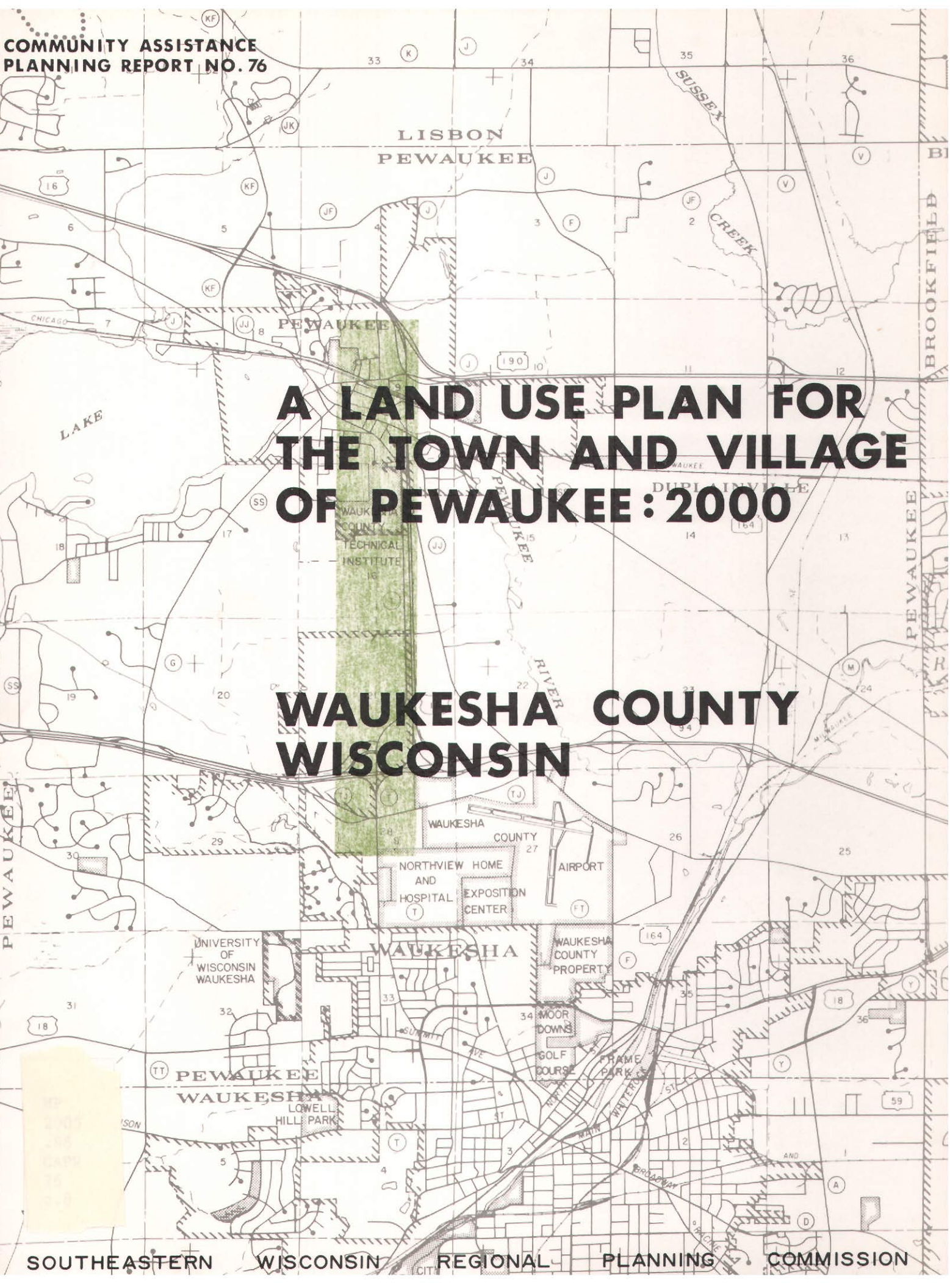
COMMUNITY ASSISTANCE
PLANNING REPORT NO. 76



A LAND USE PLAN FOR THE TOWN AND VILLAGE OF PEWAUKEE: 2000

WAUKESHA COUNTY WISCONSIN

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COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 76

A LAND USE PLAN FOR THE TOWN AND VILLAGE OF PEWAUKEE: 2000

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

The preparation of this report was financed in part by the Town and Village of Pewaukee; in part through a planning grant from the Wisconsin Department of Local Affairs and Development under Section 22.14 of the Wisconsin Statutes; and in part through a planning grant from the U. S. Department of Housing and Urban Development under Section 701 of the Housing Act of 1954, as amended.

December 1982

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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Village Hall
235 Hickory Street
Pewaukee, Wisconsin 53072

Mr. Brent J. Redford, Chairman
Town of Pewaukee
Town Hall
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Pewaukee, Wisconsin 53072

Gentlemen:

In October of 1979, the Town of Pewaukee and the Village of Pewaukee asked the Southeastern Wisconsin Regional Planning Commission for assistance in the preparation of a two-phase joint community planning study for both municipalities. It was determined that the Regional Planning Commission staff would be responsible for the preparation of the first phase, which would consist of a land use plan for the Town and Village of Pewaukee, and attendant recommendations for revisions in plan implementation devices, including zoning ordinances and land subdivision control ordinances. Municipal legal and financial consultants, selected by the Joint Planning Committee for the Town and Village of Pewaukee, would be primarily responsible for the preparation of the second phase, which would consist of an analysis of the administrative and financial structures of the Town and Village and of an analysis of the feasibility of consolidation and/or annexation to merge all or parts of the two municipalities. The Commission staff, working with the Joint Planning Committee, has now completed the requested land use plan portion of the study, the results of which are presented in this report.

In addition to setting forth a recommended land use plan and supporting plan implementation measures for the Town and the Village, this report presents pertinent information on the present stage of development in the Town and the Village, including information on population and employment levels, existing land use, sanitary sewerage, water supply, and transportation system development, and on the topography and drainage pattern, soils, woodlands, wetlands, wildlife habitat areas, prime agricultural areas, and environmental corridors of the Town and Village, all of which constitute important considerations in any local planning effort. In addition, analyses and recommendations are presented relating to the Village of Pewaukee central business district.

Based upon certain assumptions concerning future population and employment levels in the Town and the Village, the report, as already noted, sets forth a recommended land use plan. This plan, which is consistent with regional as well as local development objectives, 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 given by the elected policy-making boards and plan commissions of both municipalities, their staffs, and the Joint Planning Committee for the Town and Village of Pewaukee in the preparation of this report. The Commission staff stands ready to assist the Town and the Village in presenting the information and recommendations contained in this report to the public for its review and evaluation, and in adopting and implementing the recommendations contained herein.

Sincerely,

Kurt W. Bauer
Executive Director

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Chapter I

INTRODUCTION

BACKGROUND

State planning law provides villages, and towns that have adopted village powers, with the authority to create 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. 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 the community. The Statutes indicate that a master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality which will, in accordance with existing and future needs, best promote 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, because 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. The governing bodies of the Town and the Village of Pewaukee have recognized that both the Town and the Village are strategically located in a rapidly growing portion of the Milwaukee metropolitan area. This location, together with the fact that the Town and Village contain large areas of available, developable land, are creating intensive development pressure in both the Town and Village areas. Recognizing that they share mutual concerns regarding land use development and the provision of community utilities and services, the governing bodies of both municipalities formed a Town and Village of Pewaukee Joint Planning Committee in December 1977. This Committee was given the responsibility of making recommendations to the governing bodies of the Town of Pewaukee and the Village of Pewaukee on the following matters:

1. The need for and means of coordinating the land use plans and the zoning ordinances of the two municipalities.

2. The need for and means of conducting utility planning and development in the two municipalities.

3. The administrative, financial, and legal advantages and disadvantages of formal joint cooperation and coordination of planning, land use regulation, and municipal utility and services development as opposed to those advantages and disadvantages attendant to the formal consolidation of the two municipalities.

The Commission staff was asked by the Joint Planning Committee to assist it in formulating a sound work program that would culminate in the making of recommendations concerning these matters. After careful consideration, the Committee determined that a two-phase study would be most appropriate. The first phase would consist of the preparation of a comprehensive land use plan for

the Village and Town of Pewaukee, and would include preparation of recommendations relative to revisions in plan implementation devices, including zoning ordinances and land division ordinances. The second phase would consist of an analysis of the administrative and financial structure of the Village and Town of Pewaukee and would include an analysis of the feasibility of consolidation and/or annexation to merge all or parts of the two municipalities.

After considering alternative ways of accomplishing the required work, the Joint Planning Committee recommended, and the Town Board and Village Board agreed, that the Regional Planning Commission be retained to assist in conducting both phases of the study, with Commission participation being concentrated on the first phase of the study that would result in the preparation of a comprehensive land use plan. This report is intended to set forth the results of the first phase planning effort. The Regional Planning Commission would also assist the Joint Planning Committee in the conduct of the second phase. The bulk of the analytical work of the second phase, however, would be performed by a financial consultant selected by the Joint Planning Committee--Springsted Incorporated, Saint Paul, Minnesota--and a legal consultant selected by the Joint Planning Committee--the law firm of Quarles and Brady, Milwaukee, Wisconsin. Regional Planning Commission responsibility in the second phase would be mainly the coordination and collation of the data and analyses prepared by the financial and legal consultants.

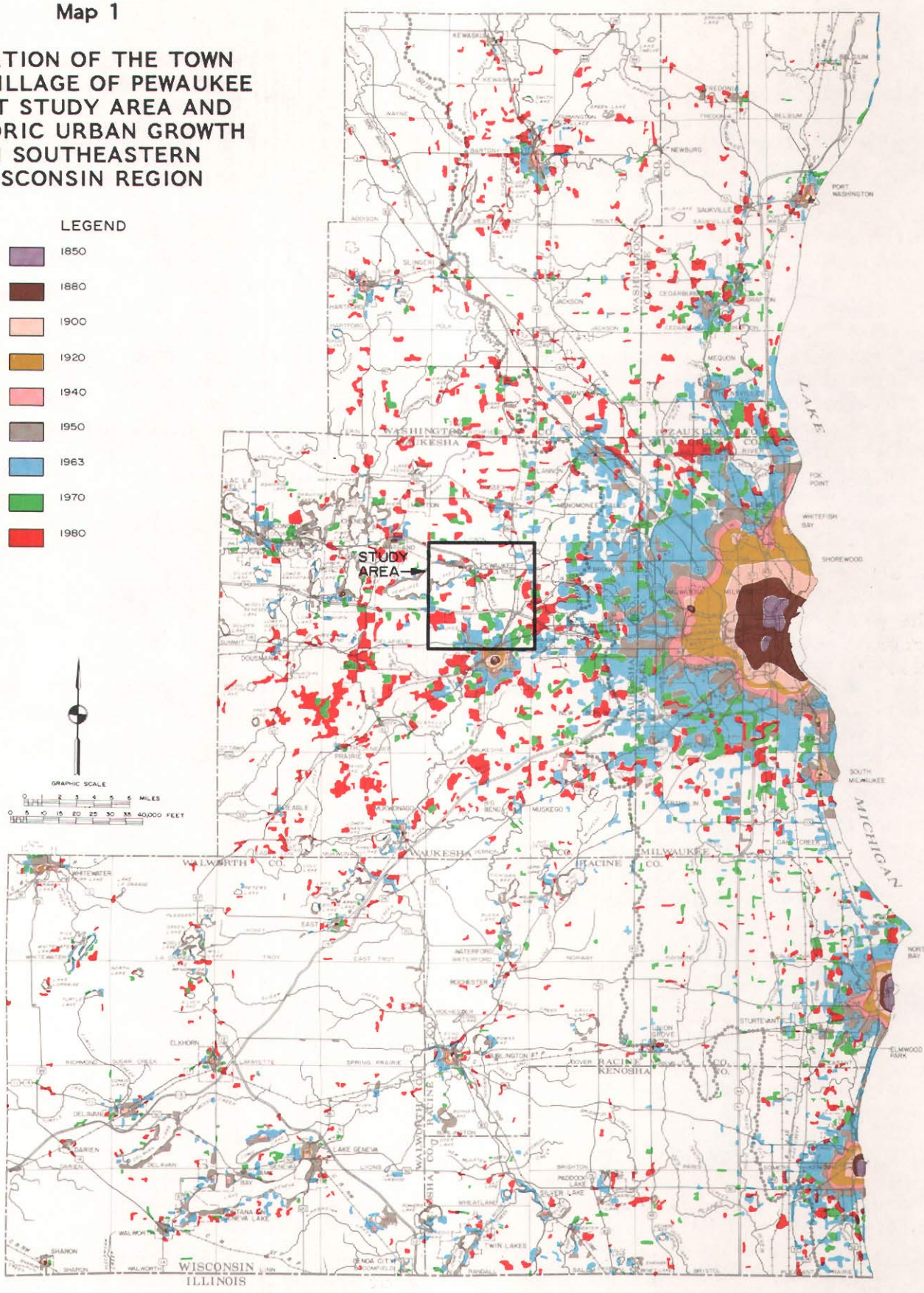
The planning effort in the first phase of the study involved extensive inventories and analyses of the factors and conditions affecting land use development within the study area and included inventories of the existing cultural and natural resource bases of the Town and Village, the formulation of a set of recommended land use development objectives, the preparation of forecasts of population levels and economic activity, the preparation of alternative land use plans which could accommodate the forecast population and employment levels while meeting the agreed upon development objectives, and the selection of a recommended plan from among these alternatives which best meets the agreed upon development objectives. It should be noted that this report also provides information and analyses which are intended to be used as a basis for further planning work conducted under the second phase of the joint community planning effort. This report is further intended to be used by both municipalities as a guide in the making of land use development decisions on a day-to-day basis over time, and to provide a basis for the preparation of plans and programs regarding the provision of community utilities and facilities, and for future modifications, if any, of the jurisdictional configuration of the two municipalities.

STUDY AREA

As shown on Map 1, the joint Pewaukee study area is located in the north central portion of Waukesha County. The study area was defined as encompassing all of U. S. Public Land Survey Township 7 North, Range 19 East, which is bounded by the City and Town of Brookfield on the east; by the City and Town of Waukesha on the south; by the Town of Delafield on the west; and by the Town of Lisbon on the north. The study area totals about 36 square miles. Of

Map 1

LOCATION OF THE TOWN AND VILLAGE OF PEWAUKEE JOINT STUDY AREA AND HISTORIC URBAN GROWTH IN SOUTHEASTERN WISCONSIN REGION



Source: SEWRPC.

this total, the Town of Pewaukee occupies 28.3 square miles, or about 79 percent; while the Village of Pewaukee occupies about 2.7 square miles, or about 7 percent. The City of Waukesha comprises the remaining 5 square miles, or about 14 percent of the study area.

During the past decade, the Town and Village have come increasingly under the influence of development pressures generated by the expansion of the Milwaukee urbanized area. These pressures are changing the character of Waukesha County and of the Town and Village of Pewaukee. As the Milwaukee urbanized area continues to expand and grow, it is likely that its influence on the character of Waukesha County and of the Town and Village will also grow. This growing influence may be expected to bring with it social, economic, and physical changes, and attendant physical development problems and opportunities. To effectively meet these challenges and still guide the physical development of the Town and Village in harmony with both areawide and local social, economic, and physical development objectives, officials from both municipalities must plan for and make a sustained effort to shape and guide this growth and change in the public interest.

STUDY OBJECTIVES

The primary purpose of the first phase of the joint Town and Village planning program was to provide the Town and Village of Pewaukee with one of the key elements of a comprehensive community development plan--a land use plan. This plan, while intended to meet local development objectives, is also intended to carry the regional plan elements into the greater depth and detail necessary for both sound local and sound regional planning. In conducting this planning effort, the following five basic study objectives were identified:

1. Identify the physical development constraints and opportunities imposed upon the study area by the existing cultural and natural resource bases.

2. Identify the land use development objectives of both municipalities and merge these into common development objectives for the planning area.

3. Determine future land use requirements within the study area to the year 2000.

4. Formulate alternative recommended land use plans for the study area.

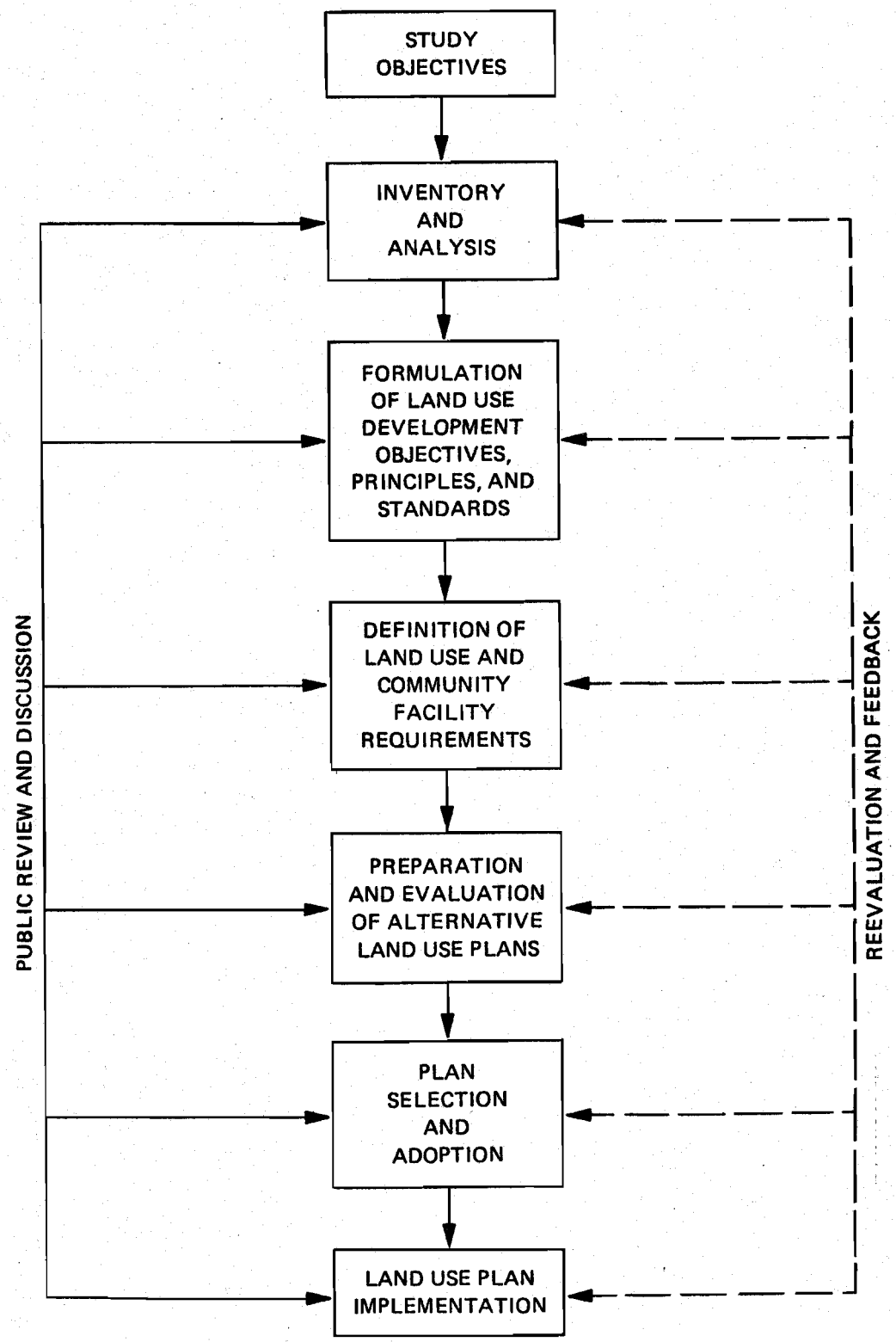
5. Select one of the alternative land use plans for the study area as the recommended land use plan and prepare related implementation strategies.

THE LAND USE PLANNING PROCESS

The land use planning process used to prepare the land use plan documented herein is summarized in Figure 1. The first step in the process consisted of an inventory and analysis of the existing cultural and natural resource bases of the study area, together with a review of existing applicable areawide and local development plans. This first stage identified the opportunities and constraints which directly relate to land use development in the area. These opportunities and constraints will be the key problems and issues to be

Figure 1

LAND USE PLANNING PROCESS



Source: SEWRPC.

addressed in the plan. It should be noted in this respect that because the comprehensive Pewaukee area land use plan was prepared within the context of areawide development plans prepared and adopted by the Regional Planning Commission, and in some cases by the Village and Town Boards, the inventory and analysis phase of the study also includes a review of the forecasts of future growth and development drawn from the adopted areawide plans as they apply to the Pewaukee area. Consequently, the process followed does not include a separate forecasting step, because that forecast has already been prepared as part of areawide planning efforts.

The second stage of the process involved the formulation of land use development objectives, principles, and standards, based upon the information gained and the conclusions drawn from the inventory and analysis stage and from public meetings held with elected and appointed public officials and interested citizens. The third stage of the process consisted of the definition of land use and related community facility requirements within the study area to the year 2000, based upon the previously formulated land use development objectives, principles, and standards. The fourth stage consisted of the formulation of alternative land use plans, and evaluating each alternative plan against the defined land use development objectives. The fifth and final stage in the process consisted of selection of one of the alternative land use plans by the joint planning committee and adoption of that plan by the plan commissions and boards of both municipalities, together with the formulation of certain key plan implementation measures.

Progress reports were presented to the Joint Planning Committee as the land use planning effort proceeded in a series of special meetings held as a part of each stage of the planning process. These meetings fostered local awareness of the land use planning program, encouraged local review and comment by local elected and appointed officials and interested citizens on work accomplished by the Commission staff during each stage of the planning process, and provided a forum where 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 periodic review and reevaluation of the plan. Accordingly, the plan, as set forth herein, should not be considered a static document. The plan should be viewed as the official land use development policy of the Town and Village of Pewaukee only for as long as it is understood and utilized by those public officials of both municipalities involved in the making of development decisions. Since attitudes, priorities, and needs change and evolve over time, it is likely that the physical development policy of the Town and Village will also change and evolve over time. Therefore, a continuing effort should be maintained by both municipalities to keep the plan current by making appropriate amendments to the plan as changing conditions may dictate.

REGIONAL INFLUENCES

Sound planning practice dictates that local plans be prepared within the framework of adopted regional 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 and its envirions 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 (see Map 2). Based upon careful demographic, economic, public financial resources, natural resources, and public utility inventories, analyses, and forecasts, 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 Town and Village of Pewaukee are the recommendations contained in the regional land use plan concerning the preservation of prime agricultural lands, preservation of primary environmental corridors, and the encouragement of a compact pattern of urban development in those areas of Waukesha County, and the study area, that are covered by soils considered to be suitable for urban use, that can be readily served by centralized public sanitary sewerage, water supply, and transit 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 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 (see Map 3). 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. As presented herein, the regional arterial street and highway system plan, in its functional and jurisdictional aspects, forms the basis for the arterial street and highway system recommended to be developed to serve and support the recommended land use plan for the study area.

The adopted regional park, outdoor recreation, and related open space plan as described in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, identifies the park and open space needs of the Region, and recommends programs to meet those needs over time (see Map 4). The report includes inventories and analyses of the Region's socioeconomic and natural resource base, existing outdoor recreation facilities and sites and their use, existing county and local park and open space plans, and of potential park and open space sites, and discusses 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 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 resource-oriented parks, for recreational corridors, and for smaller urban parks, together with their attendant recreation facility requirements.

Map 2

ADOPTED REGIONAL LAND USE PLAN AS IT RELATES TO THE JOINT PEWAUKEE STUDY AREA AND ENVIRONS

LEGEND

PRIMARY LAND USES

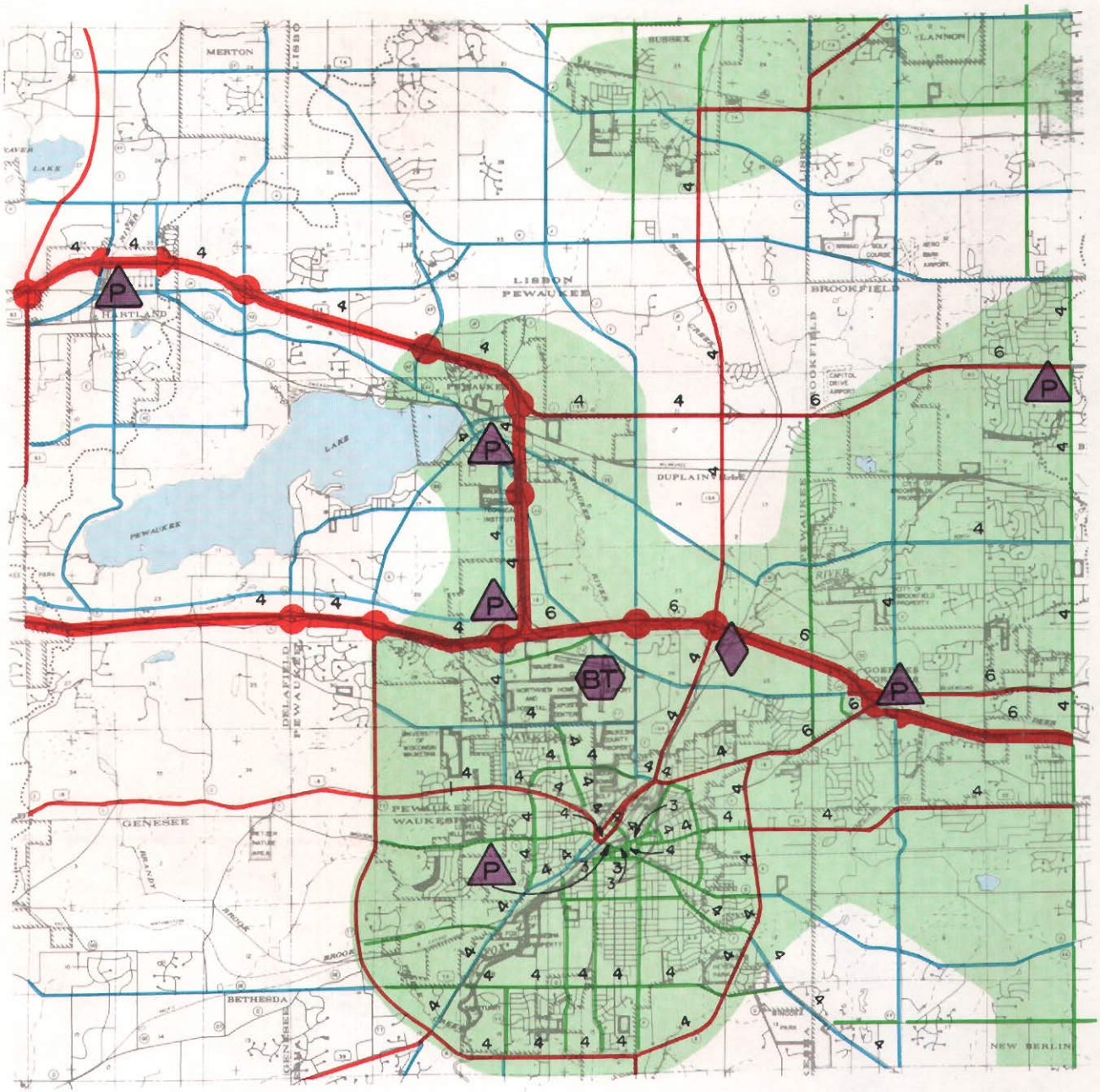
- SUBURBAN RESIDENTIAL (0.2-0.6 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- LOW DENSITY RESIDENTIAL (0.7-2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM DENSITY RESIDENTIAL (2.3-6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- HIGH DENSITY RESIDENTIAL (7.0-17.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MAJOR RETAIL AND SERVICE CENTER
- MAJOR INDUSTRIAL CENTER
- MAJOR PUBLIC OUTDOOR RECREATION CENTER M-MULTI-USE SITE
- MAJOR TRANSPORTATION CENTER A-AIRPORT
- MAJOR UTILITY CENTER S-PUBLIC SEWAGE TREATMENT PLANT
- MAJOR GOVERNMENTAL OR INSTITUTIONAL CENTER G-COUNTY, STATE, OR FEDERAL ADMINISTRATIVE OFFICE T-TECHNICAL/VOCATIONAL L-LIBRARY
- PRIMARY ENVIRONMENTAL CORRIDOR
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL AND RURAL LAND
- WATER

GRAPHIC SCALE
0 1 2 MILES
0 2,000 4,000 8,000 12,000 FEET

Source: SEWRPC.

Map 3

ADOPTED REGIONAL TRANSPORTATION SYSTEM PLAN AS IT RELATES TO THE JOINT PEWAUKEE STUDY AREA 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 CHANGE IN NUMBER OF TRAFFIC LANES

URBAN MASS TRANSIT SYSTEM

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

AIRPORT SYSTEM CLASSIFICATION

- BT-BASIC TRANSPORT

GRAPHIC SCALE

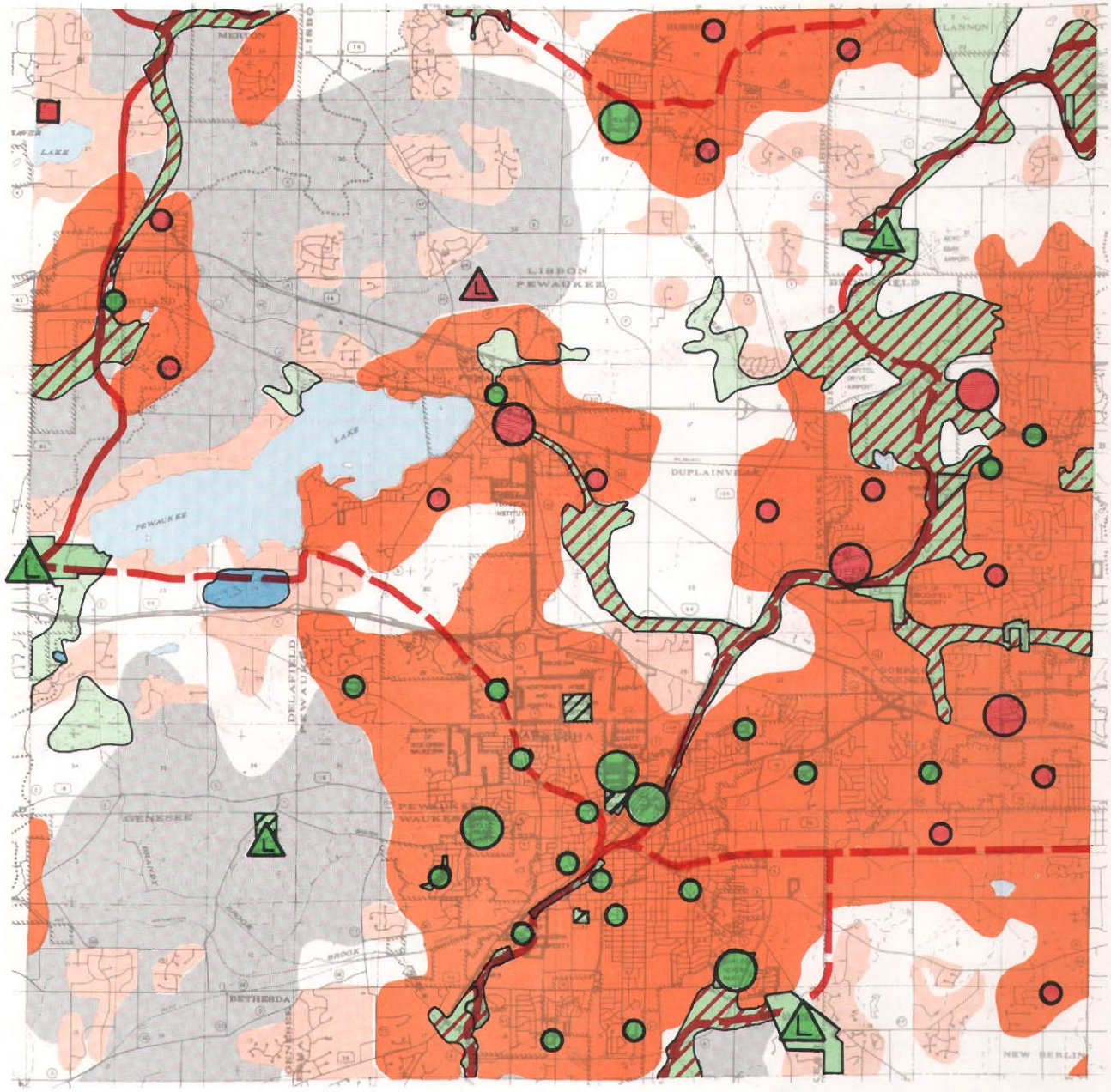
0 1/2 1 2 MILES

0 2,000 4,000 8,000 12,000 FEET

Source: SEWRPC.

Map 4

ADOPTED REGIONAL PARK AND OPEN SPACE PLAN AS IT RELATES TO THE JOINT PEWAUKEE STUDY AREA AND ENVIRONS



LEGEND

OPEN SPACE PRESERVATION ELEMENT

PRIMARY ENVIRONMENTAL CORRIDOR COMPONENT

- 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 ½ 1 2 MILES

0 2,000 4,000 8,000 12,000 FEET

Source: SEWRPC.

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 Town and Village of Pewaukee, the adopted regional housing plan and the regional water quality management plan also provided guidance in formulating the land use plan documented herein. The regional housing plan, described in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, identifies existing housing needs within 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 in the Region as a whole, the report addresses itself to the housing problems and needs of smaller subregional areas known as housing analysis areas. The Pewaukee study area is located within housing analysis areas 36 and 40. The recommended land use plan for the study area reflects certain of the specific housing recommendations contained in the regional housing plan for this geographic area.

Major findings and recommendations of the water quality management planning program for southeastern Wisconsin are described in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000. The report sets forth the basic principles and concepts underlying the areawide water quality management planning program together with the 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 water quality management plan for the Region. The plan documented in this report consists of a land use and sanitary sewer service area element, a waste water sludge management element, and a water quality monitoring element. The report also sets forth a plan implementation strategy. Certain of the water quality management plan recommendations, particularly those related to the delineation of a sanitary sewer service area for the study area, are reflected in the recommended land use plan.

In addition to the regional plan elements, there is one subregional plan element of importance to the Pewaukee area. This plan is the comprehensive plan for the Fox River watershed initially set forth in SEWRPC Planning Report No. 14, A Comprehensive Plan for the Fox River Watershed, and amended by SEWRPC Community Assistance Planning Report No. 14, Floodland Management Plan for the Village of Pewaukee. The Commission watershed plans are intended to set forth comprehensive recommendations relating to the resolution of water resource-related problems in a given watershed. In the case of the Fox River watershed, the plan as amended includes flood control recommendations designed to resolve flooding problems along the Pewaukee River and the Pewaukee Lake Outlet in the Village of Pewaukee.

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Chapter II

INVENTORY AND ANALYSIS

INTRODUCTION

Basic planning data, collected on a uniform and areawide basis is essential to the formulation of sound land use plans. Therefore, an inventory of pertinent man-made and natural resource base elements in the study area becomes the first operational step in any land use planning process. The crucial nature of factual information in the planning process should be evident, since intelligent forecasts cannot be made, nor can alternative courses of action be selected, without knowledge of the existing characteristics and conditions of the area being planned. The required planning data consist of information concerning population characteristics, economic activity levels, soils, surface drainage and floodland features, wetlands, woodlands, wildlife habitat areas, principle topographic features, existing land use, and community utilities and facilities. The inventory should not only provide definitive data on existing conditions, but should enable the identification of specific existing development problems and issues.

HISTORY

The name "Pewaukee" is a derivative of the Indian name Pewaukee-Wen-Ick, meaning snail lake, apparently due to the similarity of the shape of the lake to that of the snail. The Town of Pewaukee was first settled by I. B. Judson and Elon Fuller who built a house just west of Waukesha in 1835. Shortly thereafter the Town of Pewaukee was organized by an Act of the Territorial Legislature in 1840. The first settlement in the town consisted of a sawmill, a gristmill, a limestone quarry, a wheelwright shop, and a pump factory, all established in the vicinity of what is now the Village of Pewaukee. In the mid-1800's the Villages of Pewaukee and Prairieville (now the City of Waukesha) were considered as possible sites for the Waukesha County seat. Local officials from Prairieville formulated an aggressive political campaign to gather support for location of the county seat in their Village and were ultimately successful in achieving this objective.

Urban development within the study area has historically been concentrated in the Village of Pewaukee and in the City of Waukesha. During the early 1900's, hotel, resort, and recreational facilities were established in the Village of Pewaukee and vicinity, while the City of Waukesha slowly developed into a major industrial center in the Region. Recreational facilities associated with Pewaukee Lake, such as Waukesha Beach and recreational activities such as site-seeing by steam launch, were major attractions in the area. Through the years, the extent of recreation oriented commercial activity in the vicinity of Pewaukee Lake has declined, while a new urban development trend has established itself in the eastern and southern portions of the town, consisting of a combination of residential and industrial development. Even though the Town and Village of Pewaukee have always been somewhat overshadowed by the City of Waukesha as an employment and population center in the Southeastern Wisconsin Region, the Town and Village are now positioned directly in the path of the westward growth and expansion of the Milwaukee urbanized area.

POPULATION

Information on the size, characteristics, and distribution of the population in the study area and anticipated changes over time in these demographic factors is essential to sound local planning since, in the final analysis, the purpose of any local planning program is to benefit the residents of the community by maintaining and enhancing living and working conditions in an area. Certain of the needs which the land use plan seeks to meet are directly related to the existing and probable future resident population of the study area.

The preparation of population forecasts for the Town and Village of Pewaukee is a particularly difficult task, since both municipalities are located in a dynamic part of the Region, where rapid growth and change in population levels are occurring. The formulation of population forecasts for both communities is fraught with difficulties and uncertainties, due to the myriad of continually changing factors affecting national, regional, and local population growth and change. The population forecasts presented in this report reflect regional and county forecasts prepared by the Commission using a combination of demographic and economic activity projection techniques and normative land use planning methods.

The preparation of population forecasts for the study area is of principal importance to the land use planning process since the areas recommended to be allocated to residential, commercial and industrial development and the extent of the supporting transportation and utility systems to serve such development must be based on anticipated population levels. From a practical point of view, the design year or target year of a land use plan should be based upon the period of time over which supporting community utilities and facilities can be reasonably planned and programmed. Consequently, population forecasts have been prepared for a 20-year planning period and staged at five-year intervals.

Table 1 presents a comparison of historic and forecast population levels for the Southeastern Wisconsin Region, Waukesha County, the Town of Pewaukee, and the Village of Pewaukee. The table indicates that the Region, as a whole, experienced considerable variability in the rate of population growth between 1850 and 1900. From 1870 to 1880, the regional population only increased by 1.6 percent, whereas from 1850 to 1860 and 1880 to 1890, the population increased by 67.9 percent and 70.3 percent respectively. Between 1900 and 1960, the rate of regional population growth varied between 15 and 30 percent per decade. For the period between 1970 and 1980, the regional population only increased about 1 percent. Comparison of the rate of population change per decade in Waukesha County with that of the Region indicates that prior to the 1900's, Waukesha County grew much more slowly than the Region as a whole; whereas between 1900 and 1970, Waukesha County grew much faster than the Region as a whole. It should be further noted from Table 1 that the steadily growing population of Waukesha County is constituting a steadily increasing proportion of the total population of the Region, and may be expected to continue to do so to the year 2000.

Historical and forecast population levels for the Village of Pewaukee as shown in Table 1 indicate that the village has grown at a faster rate than Waukesha County and that this trend may be expected to continue over the planning period. It should be noted from the table that between 1930 and 1980 the rate

Table 1

COMPARISON OF HISTORICAL AND FORECAST POPULATION LEVELS FOR THE REGION, WAUKESHA COUNTY, VILLAGE OF PEWAUKEE, AND TOWN OF PEWAUKEE

Year	Southeastern Wisconsin Region Population	Percent Change	Waukesha County			Village of Pewaukee			Town of Pewaukee			Combined Totals		
			Population	Percent of Region	Percent Change	Population	Percent of Waukesha County	Percent Change	Population	Percent of Waukesha County	Pecent Change	Population	Percent of Waukesha County	Percent Change
1850	113,389	--	19,258	17.0	--	--	--	--	1,106	5.7	--	1,106	5.7	--
1860	190,409	67.9	26,831	14.1	39.3	--	--	--	1,553	5.7	40.4	1,553	5.7	40.4
1870	223,546	17.4	28,274	12.6	5.4	--	--	--	1,818	6.4	17.0	1,818	6.4	17.0
1880	227,119	1.6	28,957	12.7	2.4	--	--	--	2,192	7.6	20.6	2,192	7.6	20.6
1890[a]	386,774	70.3	33,270	8.6	14.9	--	--	--	2,759	8.3	25.8	2,757	8.3	25.8
1900	501,808	29.7	35,229	7.0	5.9	714	2.0	--	1,708	4.8	--	2,422	6.9	--
1910	631,161	25.8	37,100	5.9	5.3	749	2.0	4.9	1,800	4.9	5.4	2,549	6.9	5.2
1920	783,681	24.2	42,612	5.4	14.9	800	1.9	6.8	1,778	4.2	-1.2	2,578	6.0	1.1
1930	1,006,118	28.4	52,358	5.2	22.9	1,067	2.0	33.4	1,593	3.0	-10.4	2,660	5.1	3.2
1940	1,067,699	6.1	62,744	5.9	16.6	1,352	2.2	26.7	3,299	5.3	107.1	4,651	7.4	74.8
1950	1,240,618	16.2	85,901	6.9	36.9	1,792	2.1	32.5	5,493	6.4	66.5	7,285	8.5	56.6
1960[b]	1,573,620	26.8	158,249	10.1	84.2	2,484	1.6	38.6	5,797	3.7	5.5	8,281	5.2	13.7
1970[b]	1,756,086	11.6	231,338	13.2	46.2	3,271	1.4	31.7	7,551	3.3	30.3	10,822	4.7	30.7
1980	1,764,919	0.1	280,326	21.2	15.9	4,637	1.6	41.8	8,922	3.2	18.2	13,599	4.8	25.7
1985	1,958,650	11.0	324,450	16.6	15.7	5,880[c]	1.8	26.8	11,660[d]	3.6	30.7	17,540	5.4	29.0
1990	2,043,900	4.4	356,600	17.4	9.9	6,890[c]	1.9	17.2	14,170[d]	4.0	21.5	21,060	5.9	20.1
1995	2,131,600	4.3	388,600	18.2	9.0	7,900[c]	2.0	14.6	16,670[d]	4.3	17.6	24,570	6.3	16.7
2000	2,219,300	4.1	420,600	19.0	8.2	9,250[c]	2.2	17.1	20,070[d]	4.8	20.4	29,320	7.0	19.3

[a] The Village of Pewaukee incorporated during this decade.

[b] The City of Waukesha annexed parts of the Town of Pewaukee during this decade.

[c] Forecast population within the delineated year 2000 Village of Pewaukee sanitary sewer service area, as set forth in the Final Facility Plan prepared by Graef-Anhalt-Schloemer and Associates, Inc., 1976.

[d] Forecast population for the portions of the Town of Pewaukee within the delineated year 2000 Lake Pewaukee Sanitary District, City of Brookfield, City of Waukesha sanitary service areas and unsewered areas. This figure does not include portions of the Town of Pewaukee within the Village of Pewaukee sanitary sewer service area.

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

of population growth per decade ranged from about 26 to 42 percent. Over the course of the planning period, the rate of population growth per decade is expected to be between 35 and 50 percent. Table 1 further indicates that the Village population has historically comprised approximately two percent of the Waukesha County population, a trend that is expected to continue over the planning period.

Table 1 indicates that the Town of Pewaukee lost population from 1920 to 1940, primarily due to annexations by the Village of Pewaukee, while experiencing rapid population growth from 1940 to 1960. The table shows that between 1980 and 1990 the population of the Town is anticipated to increase by almost 60 percent, while between 1990 and 2000, the population is anticipated to increase by about 40 percent. It should be further noted from the table that the Town of Pewaukee is expected to constitute a steadily increasing proportion of the Waukesha County population, reaching a level of about 5 percent of the County population by the end of the planning period. The historic and forecast population changes for the Town and Village of Pewaukee are graphically shown in Figure 2.

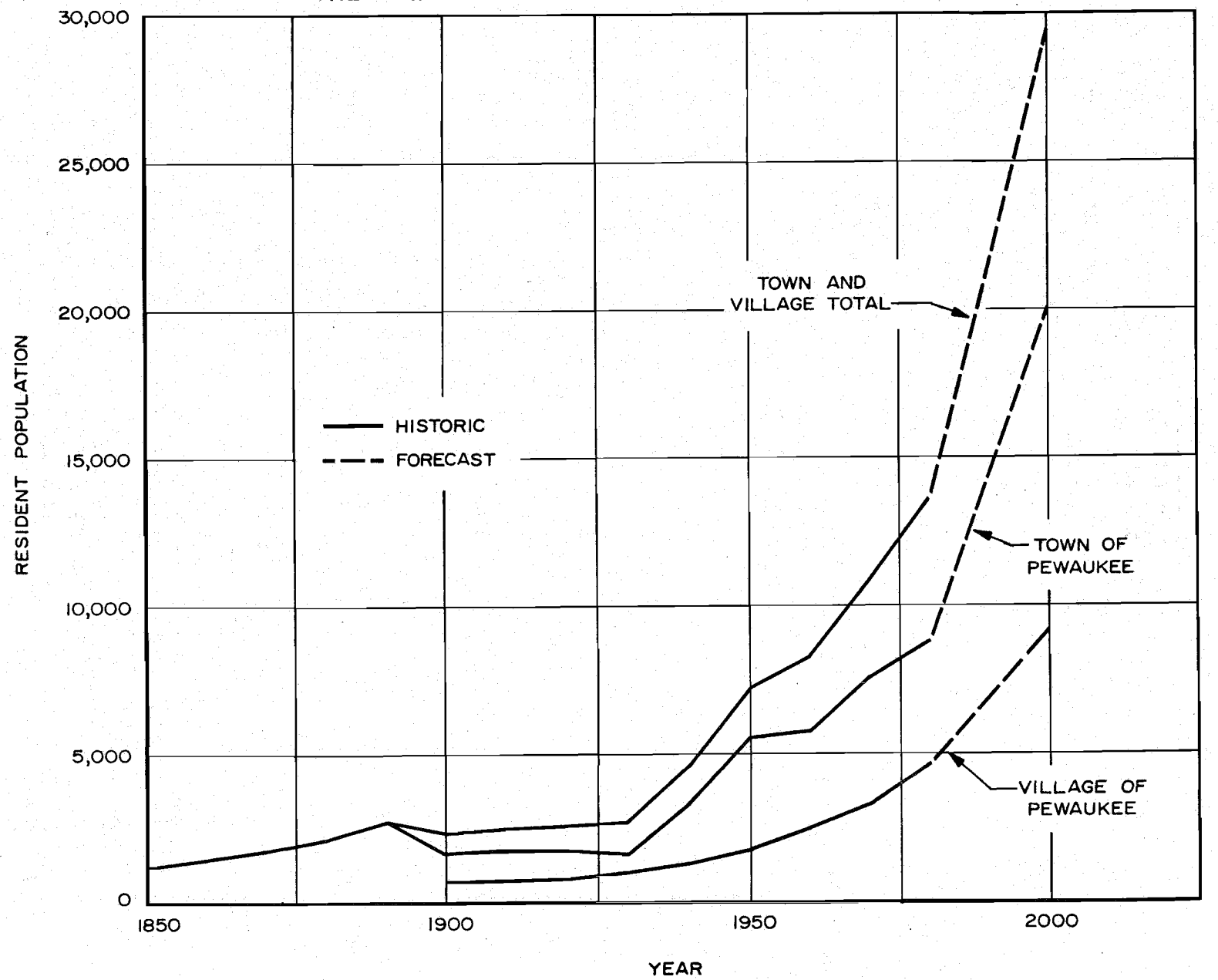
Important conclusions which directly affect the land use planning process can be drawn from the historical and forecast population figures shown in Table 1. First, the table indicates that over the planning period, the rate of population growth in the Region may be expected to gradually decrease, as will the rate of population growth in Waukesha County. However, the rate of growth in Waukesha County will steadily increase the proportion of the total population of the Region residing within Waukesha County. Both the Village and the Town of Pewaukee may be expected to experience major growth in population over the planning period, with the Town of Pewaukee receiving the majority of the incremental growth. This high population growth and development may be expected to bring about substantial changes in the Town and Village of Pewaukee as they exist today. Perhaps the most fundamental land use issue facing the Town and Village of Pewaukee during the planning period concerns the means by which both municipalities can work together to manage rapid population growth and urban development in a coordinated manner that will protect and preserve the existing character and natural resource base of the study area.

Actual and forecast population levels in the study area by sewer service subarea are shown in Table 2. The forecast population levels for the delineated Village of Pewaukee sanitary sewer service area and for the delineated sanitary sewer service area in the portion of the Town of Pewaukee to be served by the Brookfield Sewage Treatment Plant, as shown in Table 2, are based upon population projections set forth in the sewerage facilities plans recently prepared for the Village of Pewaukee and the City of Brookfield by Graef-Anhalt-Schloemer and Associates, Inc., and by Camp, Dresser & McKee, Inc., respectively.[1] Forecast population levels for the area in the Town of Pewaukee to be served by Lake Pewaukee Sanitary District sewer service are based on the assumption that the remaining developable lands within this sewer service area will be developed over the planning period for medium-density

[1]Village of Pewaukee Facility Plan, Graef-Anhalt-Schloemer and Associates, Inc., April 1976; and City of Brookfield 201 Facilities Plan Study, Camp, Dresser & McKee, Inc., October 1979.

Figure 2

HISTORIC AND FORECAST POPULATION LEVELS IN THE TOWN AND VILLAGE OF PEWAUKEE: 1850-2000



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

Table 2

ACTUAL AND FORECAST POPULATION LEVELS IN THE JOINT PEWAUKEE STUDY AREA BY SEWER SERVICE AREA COMPONENT: 1970-2000

Area	Population					
	1970[a]	1980	1985	1990	1995	2000
Village of Pewaukee Sewer Service Area	3,271	5,130[b]	5,880[b]	6,890[b]	7,900[b]	9,250[b]
Sewer Service Area in the Portion of the Town of Pewaukee to be Served by the Brookfield Sewage Treatment Plant	831	1,100[c]	3,600[d]	3,700[e]	3,800[d]	4,800[f]
Sewer Service Area in the Portion of the Town of Pewaukee to be Served by the Lake Pewaukee Sanitary District	2,304	3,170[c]	3,650[e]	4,240[e]	4,820[e]	5,400[g]
Sewer Service Area in the Town of Pewaukee to be Served by the City of Waukesha	3,100	3,370[e]	3,500[f]	5,320[e]	7,140[e]	8,960[f]
Town of Pewaukee Unsewered	731	800[e]	910[f]	910[e]	910[e]	910[f]
Town and Village of Pewaukee Total	10,336	13,579	17,540	20,060	24,570	29,320
City of Waukesha Served	12,876	15,310[e]	17,740[f]	18,630[e]	19,520[e]	20,420[f]
Study Area Total	23,752	28,889	35,280	38,690	44,090	49,740

NOTE: The figures for 1980 are based on estimates and forecasts used in various reports, and therefore do not match the figures presented in Tables 1, 5, and 6, which are actual 1980 census figures.

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

[b] Population forecast as set forth in the 201 Facilities Plan for the Village of Pewaukee, prepared by Graef-Anhalt-Schloemer and Associates, Inc., 1976. The 1985 and 1995 forecasts for the Village of Pewaukee are also set forth in the 201 Facilities Plan for the City of Brookfield.

[c] SEWRPC estimate.

[d] Population forecast as set forth in the 201 Facilities Plan for the City of Brookfield.

[e] This population forecast is an interpolation based upon a straight line projection between available actual and/or forecast population figures.

[f] Population forecast as set forth in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000.

[g] This population forecast is based upon the assumption that the remaining 468 acres of vacant developable land within the portion of the Town of Pewaukee to be provided sanitary sewer service by the Lake Pewaukee Sanitary District will be developed over the planning period in medium-density residential development, consisting of approximately 1.73 dwelling units per gross acre. It is anticipated that such development would result in about 810 additional dwelling units and about 3,910 additional persons.

Source: SEWRPC.

Table 3

COMPARISON OF HISTORIC AND FORECAST POPULATION PER HOUSEHOLD LEVELS FOR THE TOWN AND VILLAGE OF PEWAUKEE AND WAUKESHA COUNTY: 1960-2000

Year	Civil Division		
	Waukesha County	Town of Pewaukee	Village of Pewaukee
1960	3.66	3.70	3.57
1970	3.66	4.03	3.64
1980	3.11	3.33	2.56
1990	3.04	3.30	2.54
2000	3.01	3.27	2.51

Source: SEWRPC.

residential use. Based on these assumptions, it was estimated that the population within the portion of the Lake Pewaukee Sanitary District in the Town of Pewaukee may be expected to reach a level of about 5,400 persons by the year 2000. The forecast population levels for the delineated sewer service area in the Town of Pewaukee to be served by the City of Waukesha, the unsewered portion of the Town of Pewaukee, and the area to be provided sanitary sewer service within the existing corporate limits of the City of Waukesha, as set forth in Table 2, are based upon population forecasts set forth in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000. It also should be noted that the forecast population levels set forth in the sewerage facilities plans for the Village of Pewaukee and the City of Brookfield are consistent with forecasts set forth in the regional water quality management plan and the adopted regional land use plan.

Table 3 compares historic and forecast household sizes in Waukesha County, the Town of Pewaukee and the Village of Pewaukee. This table indicates that between 1960 and 1970, the average household size in the County remained relatively stable at 3.66 persons per household, whereas the average household size increased in the Town of Pewaukee from 3.70 to 4.03, and in the Village of Pewaukee from 3.57 to 3.64. The table further indicates that average household sizes in the County and in the Town and Village of Pewaukee may be expected to decline in the future with the Town of Pewaukee, however, maintaining consistently higher levels than the County or the Village of Pewaukee through the year 2000. Forecast changes in the average household size during the planning period have particularly important implications for housing and land use planning. Average household size is the basic factor used to convert population forecasts to the number of dwelling units and the number of residential acres needed in the sanitary sewer service area over the planning period. Based upon the population forecast and household size information contained in Tables 2 and 3, respectively, about an additional 5,860 dwelling units would be needed within the Village of Pewaukee sanitary sewer service area and about an additional 3,685 dwelling units would be needed within the Town of Pewaukee sewer service area by the year 2000.

In 1980, the U. S. Census Bureau reported the population of the Town and the Village of Pewaukee as being almost entirely white and almost evenly

Table 4

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

Age Group	Census Population				Forecast Population	
	1970		1980		1985	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Under 5....	20,819	9.0	20,054	7.2	23,758	7.3
5.....	29,767	12.9	24,081	8.6	24,495	7.5
6-10.....	5,187	2.2	4,237	1.5	4,819	1.4
11.....	5,912	2.6	5,556	2.0	5,221	1.6
12-13.....	11,823	5.1	11,113	4.0	10,442	3.2
14.....	5,543	2.4	5,870	2.1	5,221	1.6
15-17.....	15,424	6.6	19,241	6.8	17,992	5.5
18.....	4,277	1.9	5,412	1.9	5,997	1.8
19-59.....	110,751	47.9	154,064	55.0	186,675	57.5
60-64.....	7,069	3.0	9,784	3.5	13,025	4.3
65 and over	14,793	6.4	20,914	7.4	26,805	8.3
Total	231,365	100.0	280,326	100.0	324,450	100.0

Age Group	Forecast Population					
	1990		1995		2000	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
Under 5....	28,437	8.0	29,771	7.7	31,104	7.4
5.....	5,133	1.4	5,984	1.5	6,835	1.6
6-10.....	25,501	7.2	29,732	7.7	33,962	8.1
11.....	4,969	1.4	5,796	1.5	6,622	1.6
12-13.....	9,939	2.8	11,591	3.0	13,244	3.1
14.....	4,969	1.4	5,796	1.5	6,622	1.6
15-17.....	15,991	4.5	16,750	4.3	17,509	4.2
18.....	5,330	1.5	5,583	1.4	5,836	1.4
19-59.....	208,661	58.5	222,351	57.2	236,041	56.1
60-64.....	15,471	4.3	16,599	4.3	17,726	4.2
65 and over	32,199	9.0	38,649	9.9	45,099	10.7
Total	356,600	100.0	388,602	100.0	420,600	100.0

Source: SEWRPC.

distributed by sex, with 49 percent of the population being male and 51 percent female. The actual and forecast population levels by age group for Waukesha County and the Town and the Village of Pewaukee are shown in Tables 4, 5, and 6, respectively. The Waukesha County population figures are presented as a basis for comparison.

Tables 4, 5, and 6 reflect similar trends in the forecast age group populations for Waukesha County and the Town and the Village of Pewaukee Sewer Service Areas. As shown in Table 4, the percentage of the school-age population (ages 5-17) in relation to the total County population is expected to decrease from its 1980 level of about 25 percent to about 20 percent by the year 2000. Similarly, the percentages of the school-age populations in both the Town and Village of Pewaukee, in relation to the total populations for both municipalities, are expected to decrease from their 1980 levels of about 26 and 16 percent, respectively, to about 20 and 13 percent, respectively, by the year 2000. However, the decreases in the percentages of the school-age populations in the Town and Village are still expected to result in increases of school

Table 5

ACTUAL AND FORECAST POPULATION LEVELS FOR THE TOWN OF PEWAUKEE BY AGE GROUP: 1970-2000

Age Group	Census Population				Forecast Population	
	1970		1980		1985	
	Persons	Percent	Persons	Percent	Persons	Percent
Under 5.....	687	9.1	605	6.8	793	6.8
5.....	156	2.1	132	1.5	163	1.4
6-10.....	953	12.6	766	8.6	874	7.5
11.....	166	2.2	182	2.0	187	1.6
12-13.....	349	4.6	365	4.1	385	3.3
14.....	152	2.0	219	2.5	221	1.9
15-17.....	414	5.5	637	7.1	653	5.6
18.....	119	1.6	155	1.7	187	1.6
19-59.....	3,502	46.4	4,718	52.9	6,460	55.4
60-64.....	258	3.4	282	3.2	501	4.3
65 and over....	795	10.5	861	9.6	1,236	10.6
Total	7,551	100.0	8,922	100.0	11,660[a]	100.0

Age Group	Forecast Population					
	1990		1995		2000	
	Persons	Percent	Persons	Percent	Persons	Percent
Under 5.....	1,049	7.4	1,184	7.1	1,365	6.8
5.....	198	1.4	250	1.5	321	1.6
6-10.....	1,020	7.2	1,284	7.7	1,626	8.1
11.....	198	1.4	250	1.5	321	1.6
12-13.....	411	2.9	517	3.1	642	3.2
14.....	241	1.7	300	1.8	381	1.9
15-17.....	652	4.6	733	4.4	863	4.3
18.....	184	1.3	200	1.2	241	1.2
19-59.....	7,978	56.3	9,135	54.8	10,737	53.5
60-64.....	609	4.3	717	4.3	843	4.2
65 and over....	1,630	11.5	2,100	12.6	2,730	13.6
Total	14,170[a]	100.0	16,670[a]	100.0	20,070[a]	100.0

[a] Includes the Town of Pewaukee Sewer Service Area forecast population and the unsewered forecast population (see Table 2).

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

age children in the Town and Village of about 1,850 and 440, respectively. Also, the percentages of the populations in the 65 and over age group in both the Town and Village in relation to the total populations for both municipalities are expected to increase from their 1980 levels of about 10 and 11 percent, respectively, to about 14 and 20 percent, respectively, by the year 2000. The increases in the percentages of the 65 and over age-group populations are expected to result in increases in this age group in the Town and Village of about 1,870 persons and 1,320 persons, respectively. The above figures suggest that in terms of providing community services and facilities, both municipalities will face the situation of having to continue to meet the needs of steadily growing school-age and elderly populations.

Changes in the population and housing characteristics of the Town and Village of Pewaukee as recorded for 1960, 1970, and 1980 are shown in Table 7. The figures shown indicate a steadily increasing rate of growth in population and dwelling units since 1960. The dramatic increases, in both municipalities, in population and dwelling units since 1970 is particularly noteworthy. Between 1970 and 1980 the total population in the Town of Pewaukee increased from its 1970 level of 7,551 persons to a population in 1980 of 8,922 persons, repre-

Table 6

ACTUAL AND FORECAST POPULATION LEVELS FOR THE VILLAGE OF PEWAUKEE BY AGE GROUP: 1970-2000

Age Group	Census Population				Forecast Population	
	1970		1980		1985	
	Persons	Percent	Persons	Percent	Persons	Percent
Under 5.....	261	8.0	346	7.5	376	6.4
5.....	63	1.9	52	1.1	53	0.9
6-10.....	332	10.1	290	4.7	305	5.2
11.....	74	2.2	60	1.3	61	1.0
12-13.....	143	4.4	114	2.6	121	2.1
14.....	69	2.1	63	1.4	65	1.1
15-17.....	229	7.0	214	4.6	194	3.3
18.....	53	1.6	68	1.5	65	1.1
19-59.....	1,478	45.2	2,738	59.0	3,551	60.4
60-64.....	117	3.6	169	3.6	282	4.8
65 and over....	452	13.9	523	11.3	807	13.7
Total	3,271	100.0	4,637	100.0	5,880[a]	100.0

Age Group	Forecast Population					
	1990		1995		2000	
	Persons	Percent	Persons	Percent	Persons	Percent
Under 5.....	400	5.8	466	5.9	481	5.2
5.....	69	1.0	87	1.1	102	1.1
6-10.....	331	4.8	411	5.2	499	5.4
11.....	64	0.9	74	0.9	96	1.0
12-13.....	129	1.9	147	1.9	191	2.1
14.....	62	0.9	79	1.0	102	1.1
15-17.....	193	2.8	197	2.5	241	2.6
18.....	62	0.9	63	0.8	74	0.8
19-59.....	4,086	59.3	4,535	57.4	5,161	55.8
60-64.....	344	5.0	395	5.0	462	5.0
65 and over....	1,150	16.7	1,446	18.3	1,841	19.9
Total	6,890[a]	100.0	7,900[a]	100.0	9,250[a]	100.0

[a] Village of Pewaukee Urban Service Area forecast population (see Table 2).

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

senting an increase of about 18 percent. The total number of housing units in the Town of Pewaukee increased from its 1970 level of 1,946 units, to a 1980 level of 2,683 units, representing an increase of about 38 percent. Within the Village of Pewaukee, the total population increased from its 1970 level of 3,271 persons, to a population in 1980 of 4,637 persons, representing an increase of about 42 percent. The total number of housing units in the Village of Pewaukee increased from the 1970 level of 921 units, to a 1980 level of 1,785 units, representing an increase of about 94 percent.

Table 8 provides a summary of the residential building activity in the Town and Village of Pewaukee expressed as the number of dwelling units authorized by building permits. As shown in the table, from 1965 to 1980, a total of 1,032 new dwelling units were added to the housing stock in the Town of Pewaukee. All residential building permits issued during this period within the Town were for single-family dwelling units. The figures set forth in the table represent an average of 69 new dwelling units per year in the Town. In addition, from 1965 to 1980, a total of 748 new dwelling units were added to the housing stock in the Village of Pewaukee. Unlike the Town of Pewaukee, where only single-family residential building activity was taking place, the

Table 7

POPULATION AND HOUSING CHARACTERISTICS IN THE TOWN AND VILLAGE OF PEWAUKEE: 1960-1980

Characteristic	Town of Pewaukee						
	Year		Change 1960-1970		Year	Change 1970-1980	
	1960	1970	Number	Percent	1980	Number	Percent
Total Population	5,797	7,551	1,754	30.3	8,922	1,371	18.2
Total Housing Units	1,729	1,946	217	12.6	2,683	737	37.9
Single-Family Units	N/A	1,802	N/A	N/A	2,479	677	37.6
Multiple-Family Units (two or more per structure)	N/A	126	N/A	N/A	149	23	18.3
Mobile Homes	N/A	--	N/A	N/A	--	--	--
Occupied Housing Units	1,568	1,871	303	19.3	2,557	686	36.7
Owner-Occupied Housing Units	1,160	1,601	441	38.0	2,298	697	43.5
Renter-Occupied Housing Units	293	270	-23	-7.9	259	-11	-4.1
Vacant Housing Units and Other[a]	161	75	86	53.4	126	51	68.0

Characteristic	Village of Pewaukee						
	Year		Change 1960-1970		Year	Change 1970-1980	
	1960	1970	Number	Percent	1980	Number	Percent
Total Population	2,484	3,271	787	31.7	4,637	1,366	41.8
Total Housing Units	740	921	181	24.5	1,785	864	93.8
Single-Family Units	N/A	709	N/A	N/A	912	203	28.6
Multiple-Family Units (two or more per structure)	N/A	186	N/A	N/A	841	655	352.2
Mobile Homes	N/A	24	N/A	N/A	25	1	4.2
Occupied Housing Units	695	898	183	26.3	1,723	825	91.9
Owner-Occupied Housing Units	499	638	139	27.9	886	248	38.9
Renter-Occupied Housing Units	196	260	64	32.7	837	577	221.9
Vacant Housing Units and Other[a]	45	--	--	--	62	62	100.0

Characteristic	Combined Town and Village Total						
	Year		Change 1960-1970		Year	Change 1970-1980	
	1960	1970	Number	Percent	1980	Number	Percent
Total Population	8,281	10,822	2,541	30.7	13,559	2,737	25.3
Total Housing Units	2,469	2,867	398	16.1	4,468	1,601	55.8
Single-Family Units	N/A	2,511	N/A	N/A	3,391	880	35.0
Multiple-Family Units (two or more per structure)	N/A	312	N/A	N/A	990	678	217.3
Mobile Homes	N/A	24	N/A	N/A	25	1	4.2
Occupied Housing Units	2,263	2,769	506	22.4	4,280	1,511	54.6
Owner-Occupied Housing Units	1,659	2,239	580	34.9	3,184	945	42.2
Renter-Occupied Housing Units	489	530	41	8.4	1,096	566	106.8
Vacant Housing Units and Other[a]	206	75	-131	-63.6	188	113	150.7

NOTE: N/A indicates data not available.

[a] Other includes seasonal housing units.

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

Table 8

RESIDENTIAL BUILDING ACTIVITY IN THE TOWN AND VILLAGE OF PEWAUKEE: 1965-1980

Year	Town of Pewaukee[a]		Village of Pewaukee				Combined Town and Village Total			
	Single Family	Total	Single Family	Two Family	Multiple Family	Total	Single Family	Two Family	Multiple Family	Total
1965	74	74	N/A	N/A	N/A	N/A	74	--	--	74
1966	54	54	N/A	N/A	N/A	N/A	54	--	--	54
1967	67	67	N/A	N/A	N/A	N/A	67	--	--	67
1968	49	49	1	--	1	2	50	--	1	51
1969	40	40	11	--	3	14	51	--	3	54
1970	38	38	14	--	20	34	52	--	20	72
1971	96	96	4	1	48	53	100	1	48	149
1972	69	69	2	1	52	55	71	1	52	124
1973	65	65	--	--	96	96	65	--	96	161
1974	37	37	3	--	152	155	40	--	152	192
1975	41	41	6	10	40	56	47	10	40	97
1976	56	56	N/A	N/A	N/A	N/A	56	--	--	56
1977	151	151	24	11	88	123	175	11	88	274
1978	119	119	20	--	116	136	139	--	116	225
1979	76	76	7	1	16	24	83	1	16	100

NOTE: N/A indicates data not available.

[a]No building permits were issued for two-family or multiple-family structures during this time period.

Source: SEWRPC.

Village of Pewaukee figures indicate a consistent mix of single-family and multiple-family building activity since 1965. The village building permit figures as shown in Table 8 indicate that an average of about 50 new dwelling units are being added to the village housing stock per year.

ECONOMY

An analysis of the economic forces that operate in and around the study area is vital to the land use planning process, since such forces typically determine the economic health of the community and the capability of a community to attract and support population growth. As already noted, the Town and Village of Pewaukee are currently experiencing growth and development in response to urban growth pressures generated by expansion of the Milwaukee urbanized area. Currently, new growth and development in the eastern and southern portions of the Town are transforming large agricultural areas into major concentrations of residential, commercial, and industrial development. Similarly, new growth and development within, and in the vicinity of, the Village of Pewaukee represents a constant threat to the maintenance of the small town character of the Village. A sound land use plan can assist officials of both municipalities in the management of new growth and development so as to make such development compatible with the existing character of the study area, thus enabling both municipalities to receive the benefits of the added economic vitality and social diversity typically associated with new growth and development, while maintaining to the maximum extent practicable the desirable aspects of the existing pattern of development. Furthermore, new growth and development can take place without the loss or deterioration of desirable existing cultural or natural resource base features of the study area.

As indicated in Table 9, in 1970 the median family income in the Town of Pewaukee was $12,212, with approximately 528 families, or 31 percent of the families in the Town, earning less than $10,000 per year. About 692 families, or 40 percent, earned between $10,000 and $15,000 per year, and about 507 families, or 29 percent, earned over $15,000. Approximately 30 percent of the families in the Town earned less than $9,770, which was 80 percent of the median family income. Within the Village of Pewaukee, the 1970 median family income was $11,117, with approximately 319 families, or 40 percent of the total families in the Village earning less than $10,000 per year. About 311 families, or 39 percent, earned between $10,000 and $15,000 per year, and about 169 families, or 21 percent, earned over $15,000 per year. Approximately 29 percent of the families in the Village earned less than $8,900, which was 80 percent of the median family income in the Village. Low-income families are defined as those with a yearly income less than 50 percent of the median family income, or less than $6,160 for the Town of Pewaukee and less than $5,559 for the Village of Pewaukee in 1970. The information provided in Table 9 indicates that approximately 186 families, or 11 percent of families in the Town, and 94 families, or 12 percent of the families in the Village, were considered to be very low-income families in 1970.

Table 9 also compares family incomes in the Town and Village of Pewaukee with family incomes in Waukesha County. The table indicates that the percentage distribution of the number of families in the Town of Pewaukee in each of the 1970 income ranges was very similar to the percentage distribution of families in Waukesha County. Comparison of the percentage distribution of the number of families in the Village of Pewaukee in each of the 1970 income ranges with

Table 9

FAMILY INCOME IN WAUKESHA COUNTY AND IN THE TOWN AND VILLAGE OF PEWAUKEE: 1970

1970 Income Range	1980 Income Range Equivalents[a]	Waukesha County		Town of Pewaukee		Village of Pewaukee		Combined Town and Village Total	
		Number of Families	Percent	Number of Families	Percent	Number of Families	Percent	Number of Families	Percent
Less than $1,000	Less than $2,140	452	0.8	13	0.75	6	0.75	19	0.75
$ 1,000-$ 1,999	$ 2,140-$ 4,279	620	1.1	21	1.22	--	--	21	0.83
$ 2,000-$ 2,999	$ 4,280-$ 6,419	879	1.6	20	1.16	19	2.38	39	1.54
$ 3,000-$ 3,999	$ 6,420-$ 8,559	1,131	2.0	39	2.26	25	3.13	64	2.53
$ 4,000-$ 4,999	$ 8,500-$ 10,699	1,177	2.1	38	2.20	29	3.63	67	2.65
$ 5,000-$ 5,999	$ 10,700-$ 12,839	1,307	2.3	55	3.18	15	1.88	70	2.77
$ 6,000-$ 6,999	$ 12,840-$ 14,979	1,341	2.4	42	2.43	16	2.00	58	2.30
$ 7,000-$ 7,999	$ 14,980-$ 17,119	2,012	3.6	66	3.82	76	9.51	142	5.62
$ 8,000-$ 8,999	$ 17,120-$ 19,259	3,067	5.5	140	8.11	45	5.63	185	7.32
$ 9,000-$ 9,999	$ 19,260-$ 21,399	3,588	6.4	94	5.44	88	11.01	182	7.21
$10,000-$11,999	$ 21,400-$ 25,679	9,105	16.4	309	17.89	145	18.15	454	17.99
$12,000-$14,999	$ 25,680-$ 32,099	11,903	21.4	383	22.18	166	20.78	549	21.73
$15,000-$24,999	$ 32,100-$ 53,499	14,904	26.77	404	23.39	158	19.77	562	22.25
$25,000-$49,000	$ 53,500-$106,999	3,541	6.4	103	5.96	11	1.38	114	4.51
$50,000 or more	$107,000 or more	640	1.2	--	--	--	--	--	--
Total	--	55,667	100.0	1,727	100.0	799	100.0	2,526	100.0
Median	--	$12,212		$12,212		$11,117		--	

[a]1980 U. S. Census data on income was not available prior to publication of this report.

Source: SEWRPC.

the percentage distribution of families in Waukesha County indicates that the Village had a larger proportion of families with incomes less than $10,000.00 than did Waukesha County in 1970. Table 9 also shows the income range equivalents, expressed in 1980 dollars, for each of the 1970 income ranges. Because of the present unavailability of 1980 family income information, the 1970 family income information presented in Table 9 is provided as a general indicator of income levels in the study area. With this fact in mind, it should be noted that the considerably lower family income characteristics of the Village of Pewaukee, when compared with the family income characteristics of Waukesha County and the Town of Pewaukee, indicate that a substantial number of lower and moderate income families may currently reside within the Village of Pewaukee. It should be further noted that the previously prepared comprehensive land use plan for the Village of Pewaukee, prepared by Maynard W. Meyer & Associates, discussed the fact that a substantial number of lower income families resided in the Village of Pewaukee in 1960 and recommended that additional, affordable housing be provided within the Village for this income group. While it is likely that continued urban growth and development within the study area will have the effect of shifting considerable employment and business investment to the Village and the surrounding area, thus improving the local economy in the area and the incomes of families living within the area, provision of moderately priced housing should still be considered a significant objective of any local land use plan.

Table 10 includes the size of the employed population 14 years old and over by sex in the Town and Village of Pewaukee. In 1970, approximately 2,738 persons, or about 36 percent of the Town population, was in the labor force, the labor force being defined as all persons 14 years of age or older. As further indicated in Table 10, white-collar workers including professional, technical, and kindred workers, managers and administrators (except farm), sales workers, and clerical and kindred workers represented 1,202 persons, or about 44 percent of the total employment in the Town. Blue-collar workers including craftsmen and kindred workers, operatives (except transport), transport equipment operatives, and laborers (except farm) represented 1,138 persons, or about 42 percent of the employed population in the Town. Service workers (except private household) and private household workers represented 260 persons, or about 10 percent of the employed population in the Town. Farmers, farm managers, farm laborers and foremen comprised a total of 48 persons or about 2 percent of the total employment in the Town.

As further indicated in Table 10, about 38 percent of the Village population was in the labor force in 1970. White-collar workers including professional, technical, and kindred workers, managers and administrators (except farm), sales workers, and clerical and kindred workers represented 511 persons, or approximately 41 percent of the total employment in the Village. Blue-collar workers including craftsmen and kindred workers, operatives (except transport), transport equipment operatives, and laborers (except farm) represented 509 persons, or about 41 percent of the employed population in the Village. Service workers (except private household), and private household workers represented 156 persons, or about 12 percent of the employed population in the Village. Farmers, farm managers, farm laborers and foremen comprised the remaining 16 persons, or 1 percent of the employed population in the Village.

Table 11 shows the estimated 1972 and forecast employment levels to the year 2000 for the Town and Village of Pewaukee. As shown in the table, the forecast total employment in the Town of Pewaukee for 1980 was 5,338 persons,

Table 10

EMPLOYED POPULATION, 14 YEARS OF AGE AND OVER, BY OCCUPATION AND SEX IN THE TOWN AND VILLAGE OF PEWAUKEE: 1970

Occupation	Town of Pewaukee					
	Male		Female		Total	
	Number	Percent of Total Males Employed	Number	Percent of Total Females Employed	Number	Percent of Total Employed
Professional, Technical, and Kindred Workers	250	13.40	122	13.97	372	13.59
Managers and Administrators, Except Farm	235	12.60	56	6.41	291	10.63
Sales Workers	74	3.97	65	7.45	139	5.08
Clerical and Kindred Workers	88	4.72	312	35.74	400	14.61
Craftsmen, Foremen, and Kindred Workers	460	24.66	31	3.55	491	17.93
Operatives, Except Transportation	295	15.82	107	12.26	402	14.68
Transport Equipment Operatives	136	7.29	12	1.37	148	5.41
Labor, Except Farm	87	4.66	10	1.15	97	3.54
Farmers and Farm Managers	33	1.77	--	--	33	1.21
Farm Laborers and Foremen	15	0.80	--	--	15	0.55
Service Workers, Except Private Household	118	6.33	128	14.66	246	8.98
Private Household Workers	--	--	14	1.60	14	0.51
Occupation Not Reported	74	3.97	16	1.83	90	3.29
Total	1,865	100.00	873	100.00	2,738	100.00

Occupation	Village of Pewaukee					
	Male		Female		Total	
	Number	Percent of Total Males Employed	Number	Percent of Total Females Employed	Number	Percent of Total Employed
Professional, Technical, and Kindred Workers	84	10.95	58	11.89	142	11.31
Managers and Administrators, Except Farm	43	5.61	9	1.84	52	4.14
Sales Workers	57	7.43	53	10.86	110	8.76
Clerical and Kindred Workers	58	7.56	149	30.53	207	16.49
Craftsmen, Foremen, and Kindred Workers	177	23.08	7	1.43	184	14.66
Operatives, Except Transportation	144	18.77	83	17.01	227	18.09
Transport Equipment Operatives	62	8.08	4	0.82	66	5.26
Labor, Except Farm	23	3.00	9	1.84	32	2.55
Farmers and Farm Managers	10	1.30	--	--	10	0.80
Farm Laborers and Foremen	6	0.78	--	--	6	0.48
Service Workers, Except Private Household	73	9.52	79	16.19	152	12.11
Private Household Workers	--	--	4	0.82	4	0.32
Occupation Not Reported	30	3.91	33	6.76	63	5.02
Total	767	100.00	488	100.00	1,255	100.00

Occupation	Combined Village and Town					
	Male		Female		Total	
	Number	Percent of Total Males Employed	Number	Percent of Total Females Employed	Number	Percent of Total Employed
Professional, Technical, and Kindred Workers	334	12.67	180	13.23	514	12.87
Managers and Administrators, Except Farm	278	10.56	65	4.78	343	8.59
Sales Workers	131	4.98	118	8.67	249	6.24
Clerical and Kindred Workers	146	5.55	461	33.87	607	15.20
Craftsmen, Foremen, and Kindred Workers	637	24.20	38	2.79	675	16.90
Operatives, Except Transportation	439	16.68	190	13.96	629	15.75
Transport Equipment Operatives	198	7.52	16	1.18	214	5.36
Labor, Except Farm	110	4.18	19	1.39	129	3.23
Farmers and Farm Managers	43	1.63	--	--	43	1.08
Farm Laborers and Foremen	21	0.80	--	--	21	0.53
Service Workers, Except Private Household	191	7.26	207	15.21	398	9.97
Private Household Workers	--	--	18	1.32	18	0.45
Occupation Not Reported	104	3.95	49	3.60	153	3.83
Total	2,632	100.00	1,361	100.00	3,993	100.00

NOTE: 1980 U. S. Census data on employed population was not available prior to publication of this report.

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

Table 11

ESTIMATED AND FORECAST EMPLOYMENT FOR THE TOWN AND VILLAGE OF PEWAUKEE: 1972-2000

Area and Year	Retail	Service	Industry	Government	Transportation, Communication, and Utilities	Agriculture	Total
Town of Pewaukee							
1972[a]	544	508	1,961	1,222	113	24	4,372
1980[b]	650	832	2,316	1,380	145	15	5,338
1985[c]	756	1,156	2,671	1,537	177	6	6,303
2000[c]	1,291	1,719	3,961	2,847	226	6	10,050
Village of Pewaukee							
1972[a]	128	104	539	--	22	--	793
1980[b]	181	225	934	23	28	--	1,391
1985[c]	233	246	1,329	45	35	--	1,988
2000[c]	373	532	2,539	76	44	--	3,564
Town and Village Total							
1972[a]	672	612	2,500	1,222	135	24	5,165
1980[b]	831	1,057	3,250	1,403	173	15	6,729
1985[c]	989	1,502	4,000	1,582	212	6	8,291
2000[c]	1,664	2,251	6,500	2,923	270	6	13,614

NOTE: The employment figures shown in Table 10 are not comparable to the employment figures shown in this table.

[a] Wisconsin Department of Industry, Labor and Human Relations estimate.

[b] SEWRPC estimate by interpolation.

[c] SEWRPC forecast.

Source: Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

whereas total forecast employment for the Village of Pewaukee in 1980 was 1,391 persons. Total employment in the Town of Pewaukee by the year 2000 is anticipated to reach a level of 10,050, while the total employment in the Village of Pewaukee is anticipated to reach a level of 3,564. As further shown in Table 11, the Town and Village actual and forecast employment totals indicate that the two occupation categories expected to grow most rapidly over the planning period are the service and the industrial categories. The employment figures as shown in Table 11 were considered in determining future acreage requirements for commercial and industrial land use in the study area.

NATURAL RESOURCE BASE

The conservation and wise use of the natural resource base is vital to the physical, social, and economic development of any area and to the continued ability of the area to provide a pleasant and habitable environment for life. As a result of the relatively high rate of population growth forecast for the study area over the planning period, the natural resource base of the area could be subjected to substantial deterioration from improper land use development. Consequently, a sound land use plan for the area should identify both areas having concentrations of natural resource values that deserve protection from intensive urban development and areas having characteristics that may impose severe limitations on urban development. New development can then be directed away from, or 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: 1) soils; 2) surface drainage and associated floodland features; 3) wetland, woodland, prairie, and wildlife habitat areas; 4) rugged terrain and other topographic features; and 5) public and private parks, open space, and related features.

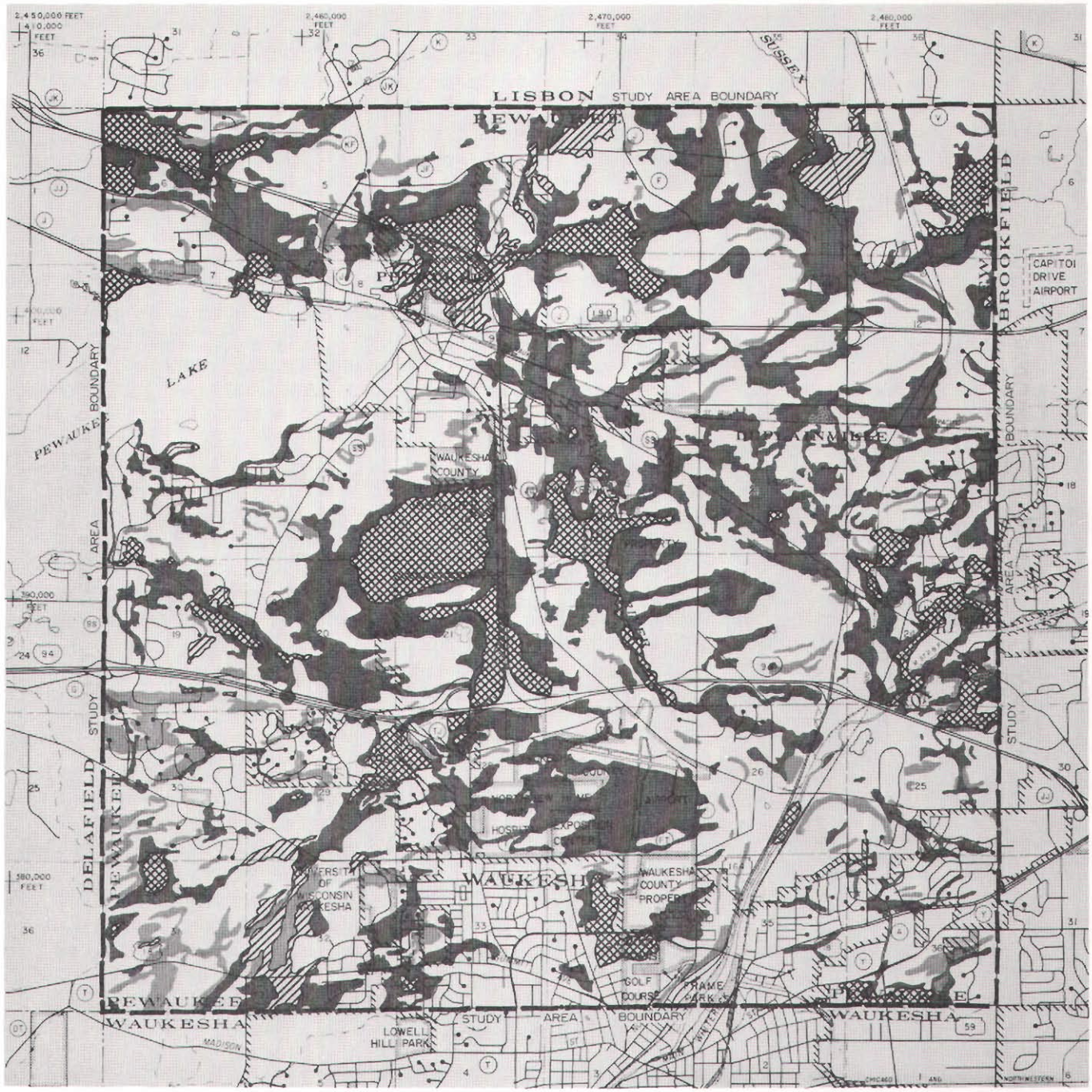
Soil

Soil properties exert a strong influence on the manner in which man uses land. The activities of man are continuing to disrupt natural soil formation processes, thus making this irreplacable 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 a part of the land use planning program for the Town and Village of Pewaukee, three interpretive soils maps were prepared which indicate the geographic extent of certain soil types in the study area, and the suitability of these soil types for various types 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 the soils. The resulting comprehensive knowledge of the character and suitability of the soils in the study area is an invaluable aid in analyzing existing land use patterns and in formulating alternative land use plans for the study area. It is further intended that the soil maps provided herein be used by the Town and Village of Pewaukee on a continuing basis as a guide in evaluating new site-specific development proposals for lands within the study area.

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

Map 5

SELECTED CHARACTERISTICS OF SOILS IN THE JOINT PEWAUKEE 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
- SOILS THAT HAVE A SLOW PERMEABILITY RATE
- OTHER SOILS

GRAPHIC SCALE
0 1/2 1 MILE
0 2000 4000 6000 FEET

Source: SEWRPC.

water table; 3) flooding or overflow; 4) underlain by shallow bedrock; and 5) slopes of 12 percent or greater. Soils which exhibit slow permeability rates occur primarily in the north-central and northeastern portions of the study area. Soils having a fluctuating or high water table and soils subject to flooding and overflow are located primarily in the riverine areas along the Fox and Pewaukee Rivers, along intermittent streams flowing through the north-central, northwest, and southwest portions of the study area, and in the large lowland area located immediately south of Pewaukee Lake. Soils having shallow depths to bedrock are limited to a small area located in the northeast corner of the study area. Soils having slopes of 12 percent or greater are widely distributed throughout the study area.

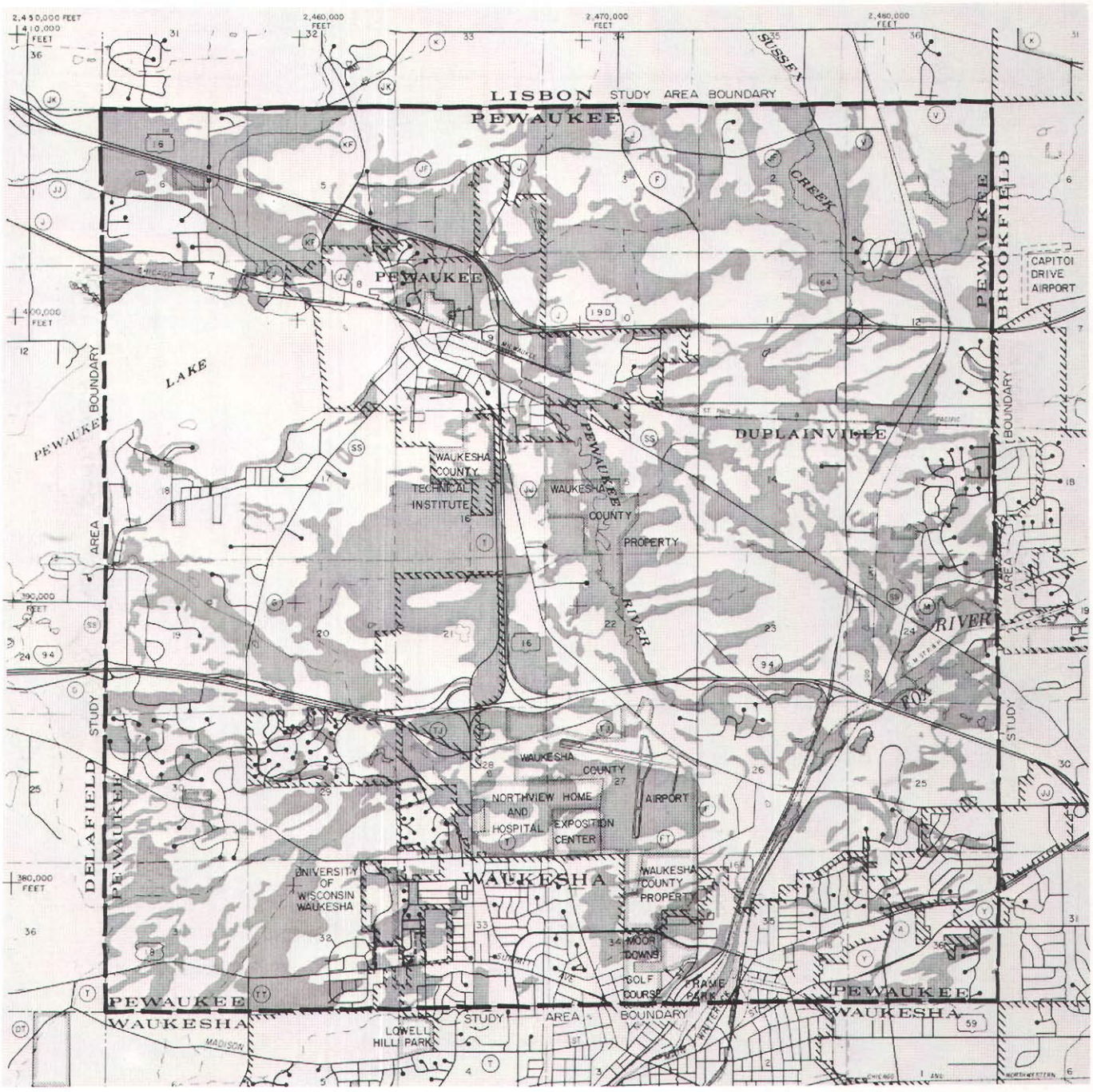
Map 6 shows the portions of the study area covered by soils having severe or very severe limitations for residential development with lots one acre or more in size served by onsite soil absorption sewage disposal systems. Approximately 9,580 acres, or 42 percent of the study area, are covered by soils of this type. Characteristically, these soils have slow permeability rates, a high or fluctuating water table, 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. The term "severe limitations" is indicative of soil limitations which are difficult and costly to overcome and which require careful planning and above-average building design and management. The term "very severe soil limitations" is indicative of soil limitations which are very difficult to overcome, with attendant costs that are generally prohibitive. While soils having severe and very severe limitations for residential development on large lots with septic tanks are scattered throughout much of the study area, the largest areas covered by such soils are located adjacent to the Pewaukee River and its tributaries and in its associated floodlands.

The soil limitations shown on Map 6 are related to the use of conventional septic tanks. The Wisconsin Department of Health and Social Services annually permits, on a county basis, the installation of a limited number of a new type of onsite sewage disposal system commonly referred to as the mound system. Unlike conventional gravity flow septic tank systems, these experimental systems utilize mechanical pumps to charge a mounded filter field. There are three classifications of soils that have limitations which can be overcome by the use of the mound system: soils having slow permeability, soils overlying shallow bedrock, and soils having a high water table. Waukesha County presently and soundly will consider the use of these experimental sewage disposal systems only to correct the problems resulting from failing septic tank systems.

Map 7 shows those portions of the study area covered by soils having severe or very severe limitations for residential development with public sanitary sewer service. Approximately 5,477 acres, or 24 percent of the study area, are covered by such soils. These soils are highly organic, poorly drained, or subject to periodic flooding and ponding, or they are located on steep slopes. Also, it should be noted that in addition to the soil limitations for residential development with public sanitary sewer service as shown on Map 7, soils having shallow depth bedrock tend to be very costly to develop for most urban uses, and particularly to serve with sanitary sewer and public water supply mains.

Map 6

SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS ONE ACRE OR MORE IN SIZE SERVED BY ONSITE SOIL ABSORPTION SEWAGE DISPOSAL SYSTEMS IN THE JOINT PEWAUKEE STUDY AREA



LEGEND

AREAS COVERED BY SOILS HAVING SEVERE OR VERY SEVERE LIMITATIONS

GRAPHIC SCALE

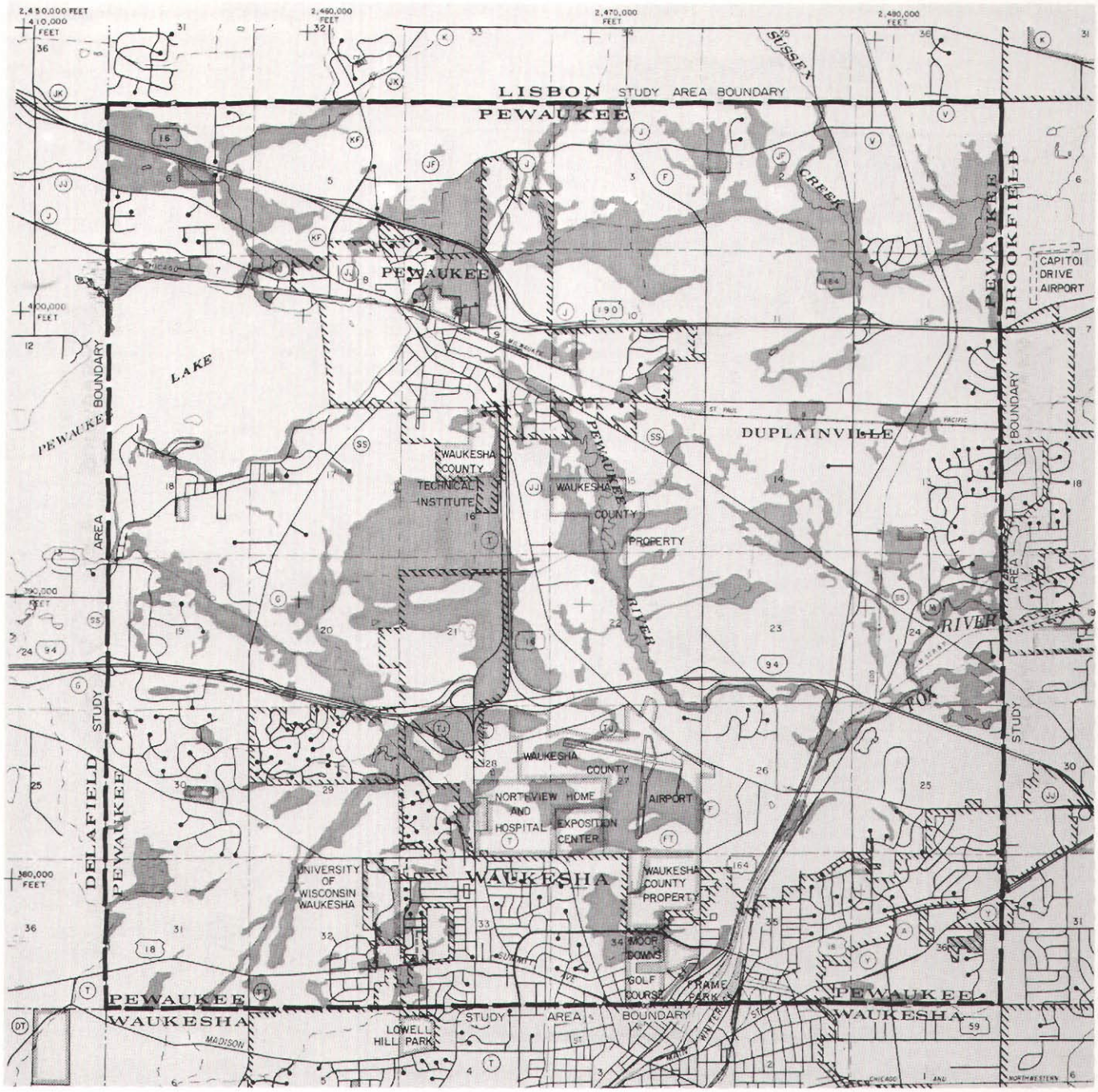
0 1 MILE

0 2000 4000 6000 FEET

Source: SEWRPC.

Map 7

SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC SANITARY SEWERS IN THE JOINT PEWAUKEE STUDY AREA



LEGEND

AREAS COVERED BY SOILS HAVING SEVERE OR VERY SEVERE LIMITATIONS

GRAPHIC SCALE
0 1 MILE
0 2000 4000 8000 FEET

Source: SEWRPC.

Selected Surface Drainage and Associated Floodland Features

Selected characteristics of the surface drainage system and related floodland features in the study area are shown on Map 8, including subbasin, subwatershed, and watershed boundaries; surface runoff patterns; major and minor lakes; perennial and intermittent streams; the boundaries of the 100-year recurrence interval flood hazard area; and areas covered by wet or poorly drained and organic soils. These aspects of the natural resource base are particularly important considerations in any land use planning effort.

Subbasin, Subwatershed, and Watershed Boundaries: As shown on Map 8, the study area is located entirely within the Fox River watershed. The study area is located in two subwatersheds of the Fox River watershed; the Pebble Creek subwatershed, which encompasses the southwest corner of the study area; and the Upper Fox subwatershed which encompasses the remaining lands within the study area. As further shown on Map 8, the subwatersheds may be further subdivided into individual drainage areas, termed subbasins. The map shows that the subbasins in the central and southeastern portions of the study area drain surface water runoff directly into the Pewaukee and Fox Rivers. Subbasins in the southwestern portion of the study area drain surface water runoff to the west and southwest, and indirectly to the Fox River. Subbasins in the northeast portion of the study area drain surface water runoff to the east and indirectly to the Fox River.

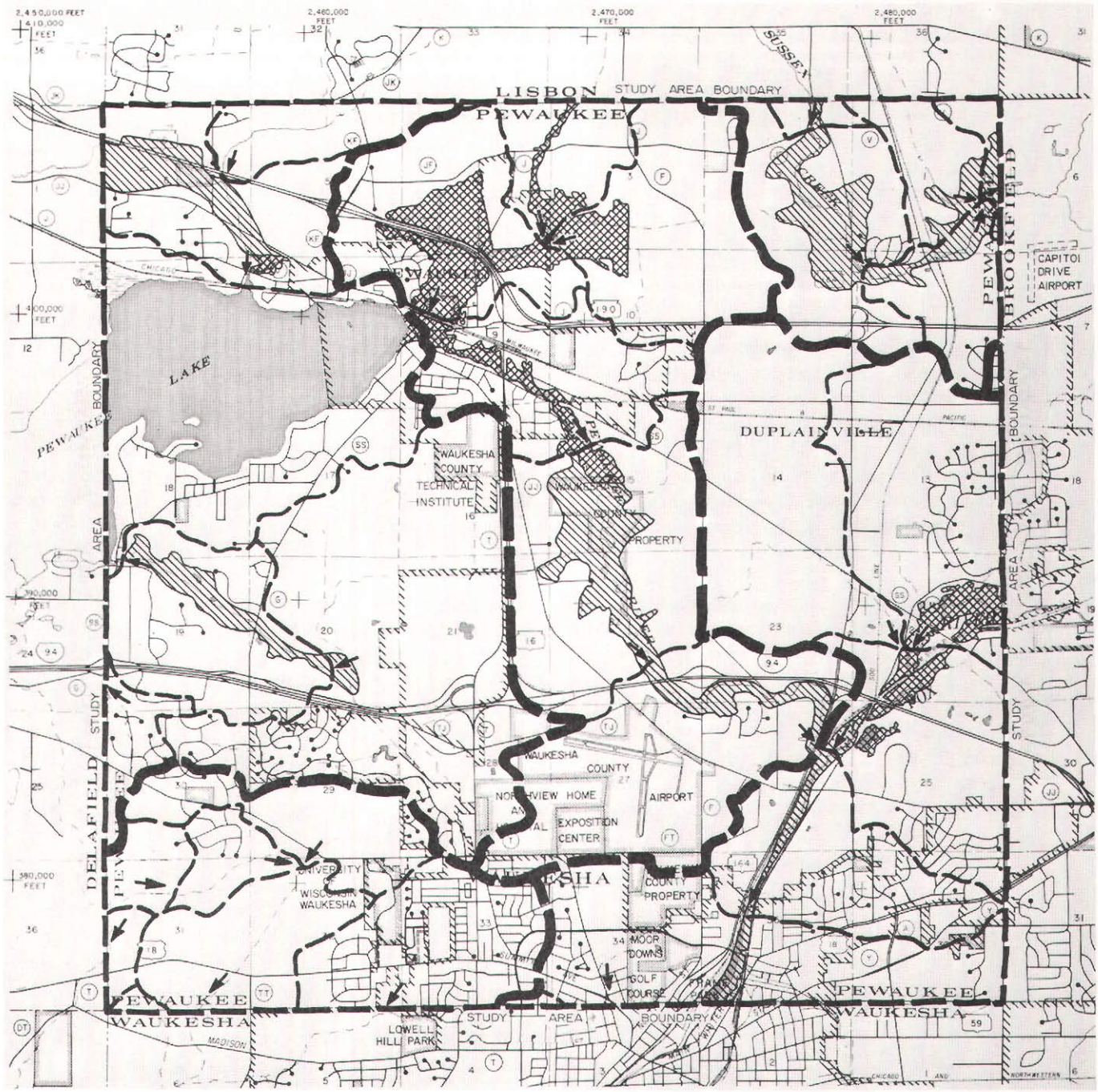
Lakes and Streams: Lakes and streams constitute focal points for water-related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in the context of open space areas, greatly enhance the aesthetic quality of the environment. Lakes and streams are highly susceptible to deterioration through improper rural and urban land use development and management. Water quality can degenerate rapidly as a result of excessive nutrient loads from malfunctioning or improperly placed septic systems, inadequately sized and improperly operated sewerage facilities, and careless agricultural practices. Lakes and streams are also adversely affected by the over-development of lakeshore and riverine areas in combination with the filling of peripheral wetlands, which act as traps to remove nutrient and sediment loadings. Such over-development, moreover, adds significantly to the nutrient and sediment loading to surface water bodies.

Lakes--Major lakes are defined herein as those lakes having 50 or more acres of surface water area. Lakes of this size are considered capable of supporting intensive recreational use with relatively little degradation of the resource. Minor lakes are defined herein as those lakes having less than 50 acres of surface water area. The primary values associated with minor lakes are ecological and aesthetic. These values are readily destroyed by improper shoreline development.

As shown on Map 8, Pewaukee Lake is the only major lake in the study area. Pewaukee Lake is located in a pre-glacial erosion valley blocked by glacial drift and, in more recent times, impounded by man. Pewaukee Lake has a total surface water area of 2,493 acres, of which 1,123 acres, or 45 percent, are located within the study area. Pewaukee Lake also has a shoreline length of 13.2 miles, of which 6.4 miles, or 48 percent, are located within the study area. There are no minor lakes in the study area.

Map 8

SELECTED SURFACE DRAINAGE AND FLOODLAND FEATURES IN THE JOINT PEWAUKEE STUDY AREA: 1980



LEGEND

- LAKE OR POND
- PERENNIAL RIVER OR 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
- SUBWATERSHED BOUNDARY
- SUBBASIN BOUNDARY
- DIRECTION OF SURFACE DRAINAGE FLOW

GRAPHIC SCALE
0 1 MILE
0 2000 4000 6000 FEET

Source: SEWRPC.

It should be noted that the Village of Pewaukee is developed around the eastern edge of Pewaukee Lake. This location provides the residents of the Village and its environs with readily accessible water-oriented recreational facilities. Furthermore, from an aesthetic point of view, the lake provides a particularly pleasant physical setting for the Village. Continued growth and development within the study area should be accomplished in a manner which maintains and enhances the natural beauty and environmental quality of this major surface water body.

Rivers and Perennial and Intermittent Streams: Rivers and perennial and intermittent streams are shown on Map 8, 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. The Fox and Pewaukee Rivers are the only two watercourses within the study area that meet this definition. The Fox River traverses the southeast corner of the study area and has a total length within the study area of approximately 3.8 miles. The Pewaukee River becomes a perennial stream approximately at the northern limits of the Village of Pewaukee; from there it flows southeasterly across the central portion of the study area to its confluence with the Fox River, approximately one mile upstream from the City of Waukesha. The Pewaukee River has a total length within the study area of approximately 7.7 miles.

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 the vital function of draining subbasin catchment areas during spring snow melts and heavy rains.

Floodlands: The floodlands of a river or a stream are the wide, gently sloping areas contiguous to, 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 rises and spreads laterally over the floodlands. A flood event is then said to occur.

For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. This is the event that may be expected to be reached or exceeded once on the average of every 100 years. Stated another way, there is a 1 percent chance that such an event may be expected to be reached or exceeded in any given year. Commission studies indicate that from 7 to 10 percent of the total land area of any given watershed will be within the 100-year recurrence interval floodplain. The 100-year recurrence interval floodplain contains within its boundaries the areas inundated by floods of 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, therefore, constitute prime locations for needed park and open space areas. Thus, every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, while encouraging compatible park and open space use.

Map 8 depicts the extent of flood hazard areas within the study area based upon the 100-year recurrence interval flood hazard area delineations set forth in SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed, and subsequent refinements of that delineation within the Pewaukee River watershed, as set forth in SEWRPC Community Assistance Planning Report No. 9, Floodland Information Report for the Pewaukee River. The flood hazard areas shown on Map 8 are located in lowland areas along the Pewaukee and Fox Rivers, Sussex Creek, and the drainage channel located along the abandoned grade of the old T.M.E.R & C. Company electric interurban railway line through the western portion of the study area. The delineated floodlands cover a total area of 2,006 acres (3.1 square miles), or 9 percent of the study area. The floodlands cover 245 acres (0.4 square mile), or 14 percent of the total area of the Village; 1,727 acres (2.7 square miles), or 10 percent of the total area of the Town; and 34 acres (0.1 square mile), or 1 percent of the part of the City of Waukesha within the study 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, the dominant plant species of which help to further identify and 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 waterlogged soil and moss and leather-leaf vegetation. Wetlands have an important set of common natural functions that make them particularly valuable resources. These functions can be summarized as follows:

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 such nutrients and sediments from reaching streams and lakes.

2. Wetlands act to stabilize stream flows, storing water during periods of wet weather, thus reducing downstream flood flows, and releasing water during periods of dry weather, thus increasing downstream low flows, and thereby protect communities against both flooding and drought.

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

4. Wetlands are important to overall ecological health and environmental diversity, providing essential breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of fish and wildlife, and thereby providing important areas of recreational, research, educational, and aesthetic value. Wetland areas also contribute to the economic functions of trapping, hunting, and fishing.

Recognizing the many environmental attributes of wetland areas, 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.

As shown on Map 9, wetlands within the study area in 1980 covered approximately 2,873 acres (4.5 square miles), or 14 percent of the study area. Wetlands covered 165 acres (0.3 square mile), or 10 percent of the total area of the Village of Pewaukee, and 2,405 acres (4.0 square miles), or 13 percent of the total area of the Town of Pewaukee, and 303 acres (0.5 square mile), or 9 percent of the part of the City of Waukesha within the study area. For the purpose of this inventory, only wetlands one acre or larger in size were identified. It should be noted that such wooded 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.

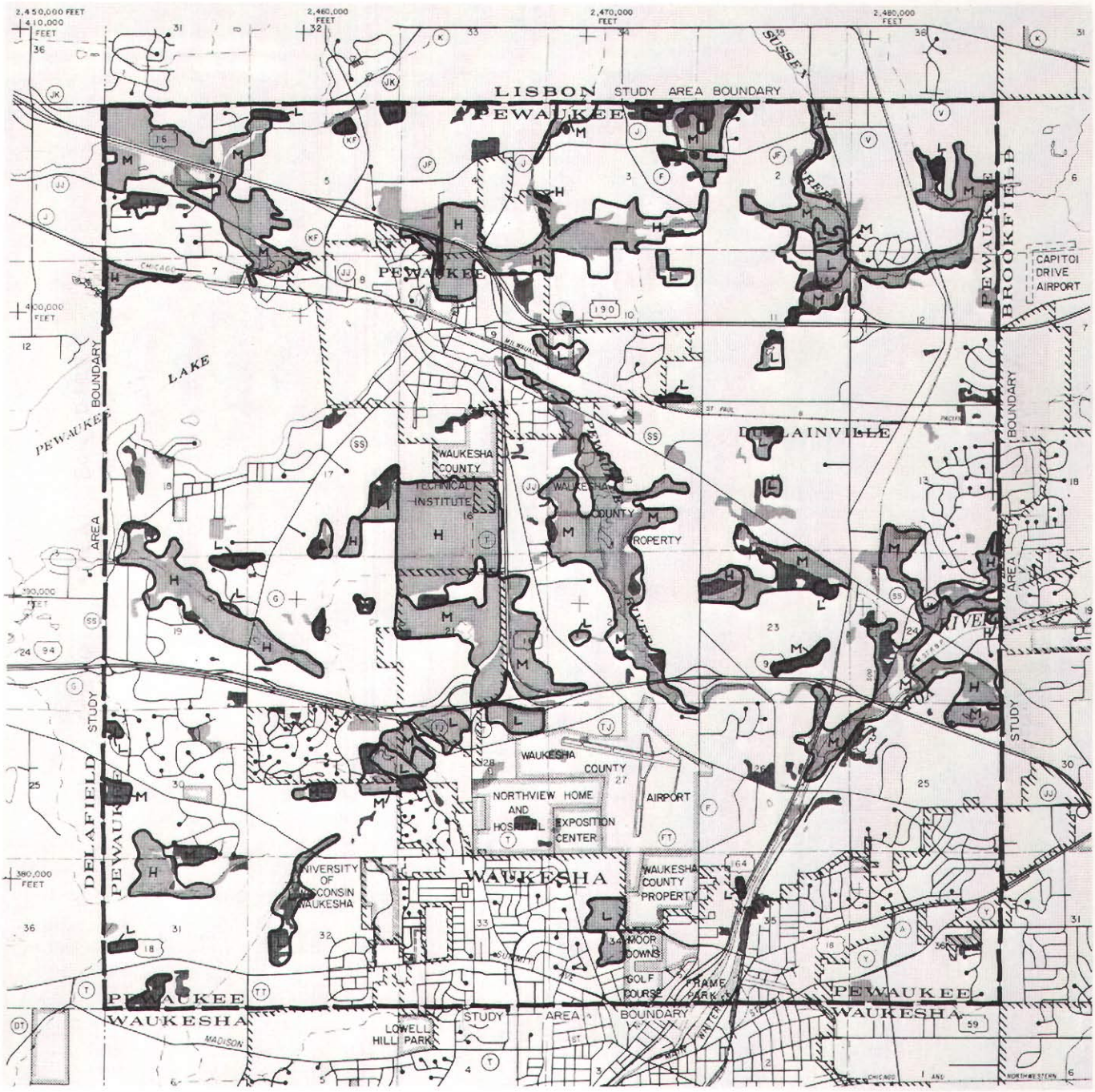
Generally, wetlands within the study area occur in the poorly drained, lowland areas adjacent to rivers and streams. However, in some instances, wetlands occur in areas isolated from watercourses, particularly in depressions formed by the rolling topography of the study area. As further shown on Map 9, major wetland areas are located along the Pewaukee River in the Town of Pewaukee, along the western side of USH 16 in the Town of Pewaukee, north of Pewaukee Lake in the northwestern portion of the Town of Pewaukee, within the northern portion of and north of the Village of Pewaukee, and in the northeastern portion of the Town of Pewaukee. In addition, small isolated areas of wetlands are scattered throughout remaining portions of the study area.

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

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

Map 9

WETLANDS, WOODLANDS, AND WILDLIFE HABITAT AREAS IN THE JOINT PEWAUKEE STUDY AREA: 1980



LEGEND

- WETLAND
- WOODLAND
- WILDLIFE HABITAT AREA AND RATING
  - H HIGH VALUE
  - M MEDIUM VALUE
  - L LOW VALUE

GRAPHIC SCALE
0 1 MILE
0 2000 4000 6000 FEET

Source: SEWRPC.

As shown on Map 9, woodlands are scattered throughout the study area. Most woodlands are located along the ridges and slopes adjacent to Pewaukee Lake, and along the edges of wetland areas associated with the Pewaukee River and the Fox River. The lack of woodlands on the flat upland portions of the study area may largely be attributed to the intensive agricultural activity which historically took place in the area. While substantial woodland areas are scattered throughout the Town of Pewaukee, the Village of Pewaukee has very few remaining woodland stands. The two most substantial woodland areas remaining within the Village consist of the large woodland area located immediately northeast of the intersection of STH 190 and USH 16, and in the southern portion of the Village, along the west side of USH 16, in the vicinity of Pewaukee High School and the Waukesha Area Technical College. As shown on Map 9, woodland areas covered about 726 acres (1.1 square miles), or 3 percent of the study area in 1980. Such areas covered 26 acres (0.1 square mile), or 2 percent of the total area of the Village, 614 acres (0.9 square mile), or 3 percent of the total area of the Town, and 86 acres (0.1 square mile), or 3 percent of the part of the City of Waukesha within the study area.

Wildlife Habitat Areas: During the past 150 years, wildlife habitat areas in the study area have gradually decreased in quality and quantity due primarily to the numerous, far-reaching, man-made alterations to the natural environment. Remaining wildlife habitat areas are an important element of the natural resource base of the study area. In addition to the important aesthetic, educational, and recreational values associated with wildlife habitats, such areas maintain an important role in the local ecology by aiding in the control of harmful insects and other noxious pests. Therefore, a conscious effort should be made to protect the remaining wildlife habitats from further intrusion, deterioration, and destruction by new development in the study area.

Wildlife habitat areas in the study area have been categorized as either high, medium, or low value.[2] The location and corresponding value rating of the

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[2]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 close to other wildlife habitat areas.

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 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.

Low-Value Habitat--These areas are of a supplementary 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 value habitat areas.

remaining wildlife habitat in the study area are also shown on Map 9. As shown on the map, the majority of wildlife habitat areas in the study area have either high or medium values. Most of these areas are located in the wetlands and woodlands associated with the Fox River, Pewaukee River, and the various unnamed intermittent streams that traverse the study area, as well as in the larger woodlands scattered throughout the northern one-half of the study area in upland areas. The low-value wildlife habitat areas generally occur in small woodland stands less than 40 acres in size in scattered isolated locations throughout the study area.

In 1980 wildlife habitat areas covered about 3,282 acres (5.1 square miles), or about 16 percent of the study area. Of this total, 919 acres, or 28 percent, were high-value habitat areas; 1,510 acres, or 46 percent, were medium-value habitat areas; and 853 acres, or 26 percent, were low-value habitat areas. Wildlife habitat areas covered about 178 acres (0.3 square mile), or 10 percent of the total area of the Village; about 2,792 acres (4.3 square miles), or 15 percent of the total area of the Town; and about 312 acres (0.5 square mile), or 10 percent of the part of the City of Waukesha within the study area.

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 in which glacial till was deposited on the bedrock during the advance and recession of ancient glacial stages. The study area generally consists of rolling ground moraine, with hills and ridges interspersed by broad undulating plains. As shown on Map 10, the elevation of the study area ranges from a low of about 830 feet above mean sea level in the southeastern portion of the planning area along the Fox River, to a high of over 1,100 feet above mean sea level in the southwestern corner of the study area. Maximum local relief approximates 270 feet.

Steep Slopes: The slope of a given parcel of land is an important determinant of the use capability 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 nearly level or gently sloping tend to be best suited for both urban development and agricultural use. Slope directly affects storm water runoff and erosion hazards. It is, therefore, important that new urban and rural land uses be carefully adjusted to the slope characteristics of the land.

Map 10 shows two classifications of steep slopes in the study area. The areas shown in the brown tone on the map contain slopes of 20 percent or greater. The problems associated with the development of these steep slopes for urban use are typically very difficult and costly to overcome and tend to preclude urban development unless major land reclamation work is undertaken. The areas shown in the orange tone on the map contain slopes ranging from 12 to 20 percent. In general, slope conditions in these areas present limitations which make high- or medium-density urban residential development difficult and costly. However, through careful planning and above average design sensitivity, low-density urban and rural residential development is possible in these areas.

Map 10

RUGGED TERRAIN AND OTHER TOPOGRAPHIC FEATURES IN THE JOINT PEWAUKEE STUDY AREA: 1980

LEGEND

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

GRAPHIC SCALE
0 1 MILE
0 2000 4000 8000 FEET

Source: SEWRPC.

Scenic Vistas and Viewpoints: Scenic vistas are areas that provide a panoramic or picturesque view of a variety of landscape features. There are two elements of a scenic vista: the picturesque view and the viewpoint. The components of picturesque views normally consist of natural features such as surface water, woodlands, wetlands, and agricultural lands. The land use plan contained herein recommends that land containing the best remaining features of the natural resource base of 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. Therefore, these viewpoints should be identified and protected from disruptive forms of development, just as the natural features comprising scenic vistas should be identified and protected.

An inventory of scenic vistas and viewpoints was conducted as a part of the joint land use planning effort. The scenic viewpoints 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, and 4) they have a view of at least three of the following natural resource features: surface waters, wetlands, woodlands, agricultural lands, or other significant features within approximately one-half of a mile.

Areas classified as scenic viewpoints in the study area are shown on Map 10, with arrows showing the direction of the scenic view.

Public and Nonpublic Parks, Open Space, and Related Features

Existing Outdoor Recreation Sites: An inventory of the size and location of outdoor recreation sites provides a basis for evaluating the extent to which community recreational needs are being met, and provides a basis for determining future outdoor recreation site needs. In 1975, existing outdoor recreational sites in the study area were identified and classified into general functional categories and site size categories in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000. This inventory was updated by field surveys conducted by the Commission staff in 1979. Existing outdoor recreation and open space sites in the study area have been classified into three general categories: general-use outdoor recreation sites, special-use outdoor recreation sites, and rural open space sites. General-use outdoor recreation sites may be defined as areas of land and water whose primary function is the provision of space and facilities for outdoor recreation activities. These sites normally consist of publicly owned parks. It should be noted that school-owned playgrounds and playfields and various nonpublic parks and school sites have also been categorized as general-use outdoor recreation sites.

Special-use outdoor recreation sites, as defined by the Regional Planning Commission, are primarily spectator rather than user oriented, or provide facilities for unique recreational pursuits. Such facilities include, for example, zoological and botanical gardens, and skeet and trap shooting areas. Rural open space sites consist of woodlands, wetlands, or wildlife habitat areas acquired by public agencies or private organizations to preserve such lands and associated natural resource amenities in an essentially open state for resource conservation and limited recreation purposes.

As previously indicated, the Regional Planning Commission has also classified outdoor recreation sites by site size. Type I and Type II outdoor recreation sites 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 ranges from 100 to 249 acres in area, while Type I parks are 250 or more acres in size. Type I and Type II parks should typically provide diverse specialized recreational opportunities which are not available in smaller park sites and should serve regional and multi-community needs. Type III and Type IV parks provide opportunities for intensive non-resource-oriented recreational activities such as basketball, ice-skating, volley ball, and tennis, and are provided primarily to meet community and neighborhood level recreational needs.

As indicated in Table 12 and shown on Map 11, there are 32 general-use outdoor recreation sites totaling 420 acres, or 2 percent of the total study area. Of this total, there are 11 sites comprising 192 acres in the Town of Pewaukee; 9 sites comprising 106 acres in the Village of Pewaukee; and 12 sites comprising 122 acres in the portion of the City of Waukesha within the study area. Within the Town of Pewaukee, publicly owned, general-use outdoor recreation sites comprise 3 sites and 40 acres, while nonpublicly owned, general-use outdoor recreation sites comprise 8 sites and 152 acres. Within the Village of Pewaukee, publicly owned, general-use outdoor recreation sites comprise 6 sites and 98 acres, while nonpublicly owned, general-use outdoor recreation sites comprise 3 sites and 8 acres. Within the portion of the City of Waukesha in the study area, publicly owned, general-use outdoor recreation sites comprise 11 sites and 116 acres, while nonpublicly owned, general-use outdoor recreation sites comprise 1 site and 6 acres.

As further indicated in Table 12 and shown on Map 11, within the Town of Pewaukee there are two nonpublicly owned special-use outdoor recreation sites comprising a total of 117 acres. There are no special-use outdoor recreation sites located in the Village of Pewaukee. Within the portion of the City of Waukesha in the study area there are three publicly owned special-use outdoor recreation sites comprising a total of 114 acres. Also within the Town of Pewaukee, there are six publicly owned, rural open space sites comprising a total of 317 acres, while within the Village of Pewaukee there are three such sites comprising a total of 12 acres. There is one rural open space site located in the portion of the City of Waukesha within the study area, totaling 63 acres, or less than 1 percent of 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 important inventory was updated in 1975. The overall objective of this inventory was to identify all remaining 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 34,598 acres. Nine of these potential park sites were located in the study area in 1975. Since then, one of the nine potential park sites, comprising 81 acres located in U. S. Public Land Survey Section 13 within the study area, has been lost to new urban residential development. All eight remaining potential park sites in the study area are located in the Town of Pewaukee. These sites were also classified as having either a high, medium, or low value for outdoor recreation sites. The value rating for each potential outdoor recreation site was

Table 12

EXISTING OUTDOOR RECREATION SITES IN THE JOINT PEWAUKEE STUDY AREA: 1980

General-Use Outdoor Recreation Sites					
Civil Division	Site Number on Map 11	Site Name	Type	Ownership	Acreage
Town of Pewaukee	1	South Park	Neighborhood (Type IV)	Town	12
	2	West Park	Neighborhood	Town	12
	3	East Park	Neighborhood	Town	16
Public Subtotal	--	--	--	3 sites	40
	4	Pewaukee Yacht Club	Neighborhood (Type IV)	Private	1
	5	Koch's Boats	Neighborhood	Commercial	1
	6	Chateauy Boats	Neighborhood	Commercial	1
	7	Slocum Golf	Multi-Community	Commercial	145
	8	Counselors West Boat Access	Neighborhood (Type IV)	Commercial	1
	9	Boehm's Boats & Bait	Neighborhood	Commercial	1
	10	Sea View Beach Club	Neighborhood	Commercial	1
Nonpublic Subtotal	--	--	--	8 sites	151
Town of Pewaukee Total	--	--	--	11 sites	191
Village of Pewaukee	11	Village Beach	Neighborhood (Type IV)	Village	1
	12	Pewaukee Village Park	Neighborhood	Village	22
	13	Pewaukee High & Elementary School	Community (Type III)	School district	71
	14	Valley Forge Park	Neighborhood (Type IV)	Village	1
	15	Pewaukee Middle School	Neighborhood	School district	2
	16	Peffer Park	Neighborhood	Village	1
Public Subtotal	--	--	--	6 sites	98
	17	St. Mary's School	Neighborhood (Type IV)	Organizational	6
	18	Smokey's Boats	Neighborhood	Commercial	1
	19	Mack's Boats	Neighborhood	Commercial	1
Nonpublic Subtotal	--	--	--	3 sites	8
Village of Pewaukee Total	--	--	--	9 sites	106
City of Waukesha	20	Meadowbrook School	Neighborhood (Type IV)	School district	16
	21	Northview School	Neighborhood	School district	2
	22	Grandview Park	Neighborhood	City	7
	23	Waukesha High School-North Campus	Community (Type III)	School district	27
	24	Hawthorne School	Neighborhood (Type IV)	School district	5
	25	Courthouse Grounds	Neighborhood	County	9
	26	Bricksons Park	Neighborhood	City	1
	27	Frame Park	Community (Type III)	City	35
	28	Greenway Terrace Park	Neighborhood (Type IV)	City	1
	29	Bantings Park	Neighborhood	City	10
	30	Horning Middle & Banting Elementary Schools	Neighborhood	School district	3
Public Subtotal	--	--	--	11 sites	116
	31	St. William's School	Neighborhood	Organizational	6
Nonpublic Subtotal	--	--	--	1 site	6
City of Waukesha Total	--	--	--	12 sites	122
Study Area Public Subtotal	--	--	--	20 sites	254
Nonpublic Subtotal	--	--	--	12 sites	166
Total	--	--	--	32 sites	420

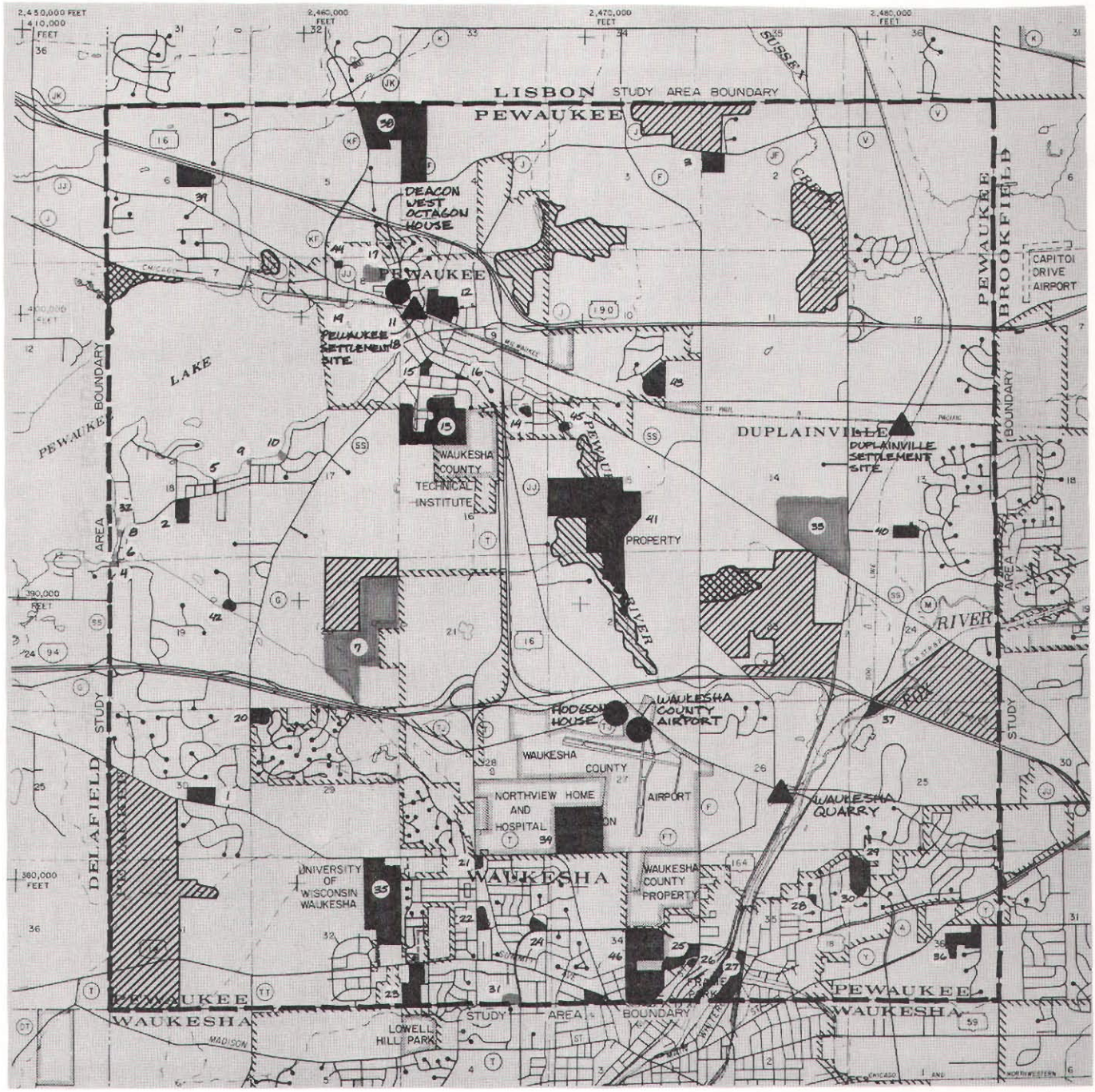
Table 12 (continued)

Special-Use Outdoor Recreation Sites					
Civil Division	Site Number on Map 11	Site Name	Type	Ownership	Acreage
Town of Pewaukee	32	Galetka Boats & Bait	Neighborhood (Type IV)	Commercial	1
	33	Waukesha Gun Club	Community (Type III)	Private	116
Town of Pewaukee Total	--	--	Community (Type III)	2 sites	117
City of Waukesha	34	Exposition Center	Community (Type III)	County	53
	35	University of Wisconsin-Waukesha	Community (Type III)	--	61
	36	Nike Site No. 2	--	--	--
City of Waukesha Total	--	--	--	3 sites	114
Study Area Public Subtotal	--	--	--	3 sites	114
Nonpublic Subtotal	--	--	--	2 sites	117
Total	--	--	--	5 sites	231

Rural Open Space Sites					
Civil	Site Number on Map 11	Site Name	Type	Ownership	Acreage
Town of Pewaukee	37	Fox River Project	Natural area	State	4
	38	Ryan Park Site	Multi-Community (Type II)	County	107
	39	Old Town Dump	Neighborhood (Type IV)	Town	16
	40	Springdale Estates Addition No. 4 Site	Neighborhood (Type IV)	Town	12
	41	Pewaukee Floodplain	Multi-Community (Type II)	County	173
	42	Spring West	Neighborhood (Type IV)	Town	5
Town of Pewaukee Total	--	--	--	6 sites	317
Village of Pewaukee	43	Village Land	Neighborhood (Type IV)	School district	9
	44	Village Land	Neighborhood (Type IV)	Village	1
	45	Village Land	Neighborhood (Type IV)	Village	2
Village of Pewaukee Total	--	--	--	3 sites	12
City of Waukesha	46	Moor Downs Golf Course	Community (Type III)	County	63
City of Waukesha Total	--	--	--	1 site	63
Study Area Public Subtotal	--	--	--	10 sites	392
Nonpublic Subtotal	--	--	--	--	--
Total	--	--	--	10 sites	392

Map 11

PUBLIC AND NONPUBLIC PARKS AND OPEN SPACE AND RELATED FEATURES IN THE JOINT PEWAUKEE STUDY AREA: 1980



LEGEND

- EXISTING PUBLIC RECREATIONAL SITE
- EXISTING NONPUBLIC RECREATIONAL SITE
- 36 SITE IDENTIFICATION NUMBER
- POTENTIAL PARK SITE
- NATURAL OR SCIENTIFIC AREA
- HISTORICAL SITE - CULTURAL
- HISTORICAL SITE - STRUCTURAL

GRAPHIC SCALE
0 1/2 1 MILE
0 2000 4000 6000 FEET

Source: SEWRPC.

based upon an analysis of the type and quality of the natural resource amenities present on the site and the natural resource requirements of selected recreational activities. As shown on Map 11, the majority of potential park sites are located in upland areas located north of IH-94 and in lowland areas along the north shoreline of Pewaukee Lake. Also, of the existing potential park sites in the study area, one site encompassing 28 acres was classified as a high-value site; four sites encompassing 798 acres were classified as medium-value sites; and the remaining three sites encompassing 582 acres were classified as low-value sites. All of the potential park sites in the study area are located in the Town of Pewaukee.

Historic Sites and Structures: In 1973, the Planning Commission conducted an inventory of notable historic sites and structures within the Region. For the purposes of this inventory, historic sites included structures, archaeological features, and other cultural features. Historic structures include architecturally or historically significant homes, churches, inns, government buildings, and other historic buildings. Archaeological sites consist of areas marked by features of human habitation prior to the establishment of early European settlements. Other cultural features include rudiments of early European settlements such as old plank roads and cemeteries. As shown on Map 11, there were three structures and two cultural features of historic value located in the Town and Village of Pewaukee in 1973. These historic structures and cultural features included the Deacon West Octagon House, and the Pewaukee settlement site, located in the Village of Pewaukee; the Hodgson House; the Waukesha County Airport; and the Waukesha quarry, located in the Town of Pewaukee. It should be noted that one of the structures, the Deacon West Octagon House in the Village of Pewaukee, is listed on the national Register of Historical Places. Furthermore, the Deacon West Octagon House and the Hodgson House are structures that have a high level of visibility to the community, and therefore, represent significant remnants of the local history in the area.

Natural and Scientific Areas: Natural area sites can be defined as areas which contain plant and animal communities which have remained essentially unchanged since pre-European settlement conditions. Such sites often serve as sanctuaries for threatened or endangered plant and animal species. Also, certain natural area sites have been designated as scientific area sites by the Scientific Areas Preservation Council. Scientific area sites have biotic communities and other significant natural features native to the Region, and have value for scientific study. As summarized in Table 13, there are five natural area sites in the study area encompassing a total of approximately 654 acres. Of these five sites, four sites encompassing 532 acres are located in the Town of Pewaukee and the other site, encompassing 122 acres, is located in the Village of Pewaukee. If urbanization within the study area 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 protect and preserve these areas.

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS

Commission studies have shown that the best remaining elements of the natural resource base of southeastern Wisconsin occur in elongated, linear patterns

Table 13

NATURAL AND SCIENTIFIC AREA SITES IN THE JOINT PEWAUKEE STUDY AREA: 1980

Classification[a]	Area Name	Location		Size (acres)	Ownership	Community Type, Features, and Remarks
		Section	Quarter Section			
NA-2	North Pewaukee Lake Wetland Complex	7	NW	40	Private	Shallow marsh, sedge meadow and shrub carr complex. This wetland complex has been disturbed by water level changes caused by ditching in the western portion of the area. Approximately 13 acres are located in the SE¼ of Section 12 in the Town of Delafield
NA-3	Glacier Road Marsh	5 8	SW NW	20	Private	Shallow marsh, sedge meadow, and fresh (wet) meadow wetland complex. The sedge meadow portion of the wetland contains a good diversity of forbs.
NA-3	Busse Hardwoods	23	NW	37	Private	Wet to mesic hardwood forest. Past history of grazing and selective logging; some very large swamp white oak in the perched portion of the area.
ASH-3	Wetland Complex	3 4 9 10	SW SE NE NW	122	Private	A wetland complex containing shrub carr, wet hardwoods, sedge meadow, and fresh (wet) meadow. Area contains a good diversity of wildlife.
ASH-3	Pewaukee River Floodplain	15 22	NW, SW NW, SE	435	Private	A wetland complex containing deep and shallow marsh, grass marsh, shrub carr and wet hardwoods. Significant wildlife noted in this area include saw whet owls, short ear owls, mink, and least weasel.

[a] NA-2: Natural Area of countywide or regional significance.
NA-3: Natural Area of local significance.
ASH-3: Animal species habitat of local significance.

Source: Natural Area Inventory, Waukesha County: 1977.

which the Commission has termed "environmental corridors." There are seven elements of the natural resource base which are considered as the basic elements of the environmental corridors. These elements are: 1) lakes and streams, and their associated shorelands and floodlands; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, or organic soils; and 7) rugged terrain and high-relief topography. In addition, there are five natural resource base-related elements which, although not a part of the natural resource base per se, are so closely linked to that base as to warrant consideration in delineating environmental corridors. These elements are: 1) existing park sites; 2) potential park sites; 3) historic sites and structures; 4) areas having natural and scientific value; and 5) scenic vistas and viewpoints. For the purposes of this study, environmental corridor lands within the study area have been classified into three categories: primary environmental corridors; secondary environmental corridors; and isolated natural areas.

Because of the many interlocking and interacting relationships existing between living organisms and their environment, the destruction or deterioration of one element may lead to a chain reaction of deterioriation and destruction. The drainage of wetlands, for example, may have far reaching effects because such drainage may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and the natural filtration and floodwater storage functions of these areas. The resulting deterioration of surface water quality may, in turn, lead to deterioration in the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply and on which lakes and low flows of rivers and streams may depend. Similarly, destruction of woodland cover, which may have taken a century or more to develop, may result in soil erosion and attendant siltation and in more rapid runoff and increased flooding, as well as in the destruction of wildlife habitat areas. Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects may eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat areas, loss of groundwater recharge, and destruction of the unique natural beauty of the area. The need to maintain the integrity of the remaining environmental corridors thus becomes apparent. Accordingly, the adopted regional land use plan 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. Environmental corridors are of particular importance in the land planning process since these lands, in addition to encompassing the last remaining elements of the natural resource base, provide the basis for park and open space acquisition recommendations contained within the land use plan for the study area.

The environmental corridors in the study area were delineated, using the following criteria:

1. Point values between 1 and 20 were assigned to each natural resource and natural resource-related element. 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 relatively 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" = 400' scale ratioed and rectified aerial photographs or 1" = 400' scale base maps of the study area.

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

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

   a. areas having a point value 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 five acres, were designated as isolated natural areas.

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

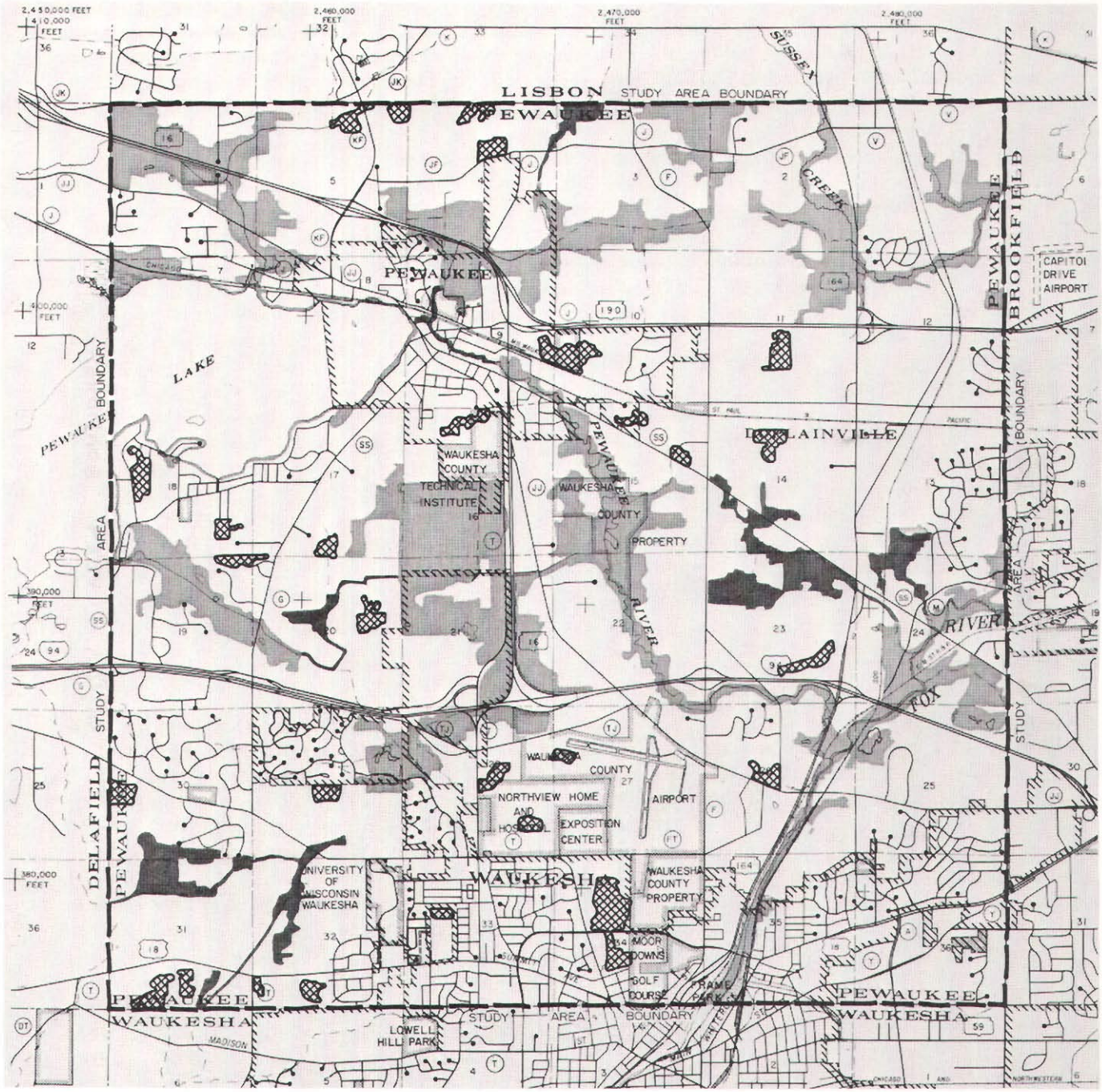
Acres of Corridor Value Lands	Maximum Continuity Distance
640+	2,640 feet (1/2 mile)
320-639	1,760 feet (1/3 mile)
160-319	1,320 feet (1/4 mile)
80-159	880 feet (1/6 mile)
40-79	660 feet (1/8 mile)
20-39	440 feet (1/12 mile)
5-19	220 feet (1/24 mile)

Map 12 depicts the delineated primary and secondary environmental corridors in the study area, as well as the isolated natural areas. As indicated on the map, a total of about 3,362 acres (5.2 square miles), or 15 percent of the study area, are encompassed within the primary environmental corridors. Of this total, approximately 2,712 acres (4.2 square miles), or about 81 percent of the total, are located in the Town of Pewaukee, and comprise about 15 percent of the total area of the Town. About 193 acres (0.3 square mile), or 6 percent of the total, are located in the Village of Pewaukee, and comprise about 10 percent of the total area of the Village. About 457 acres (0.7 square mile), or 14 percent of the total, are located in the City of Waukesha and comprise about 15 percent of the portion of the City of Waukesha in the study area. These areas should be preserved in essentially natural, open uses, and should be protected by a combination of zoning regulations and public land acquistion strategies. The primary environmental corridors within the study area should be considered inviolate and their continued protection from incompatible rural and urban development is considered to be one of the principal objectives of the land use plan documented herein.

Secondary environmental corridors encompass approximately 499 acres (0.8 square mile), or 2 percent of the study area. Of this total, about 477 acres

Map 12

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS IN THE JOINT PEWAUKEE STUDY AREA: 1980



LEGEND

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

GRAPHIC SCALE
0 1 MILE
0 2000 4000 6000 FEET

Source: SEWRPC.

(0.7 square mile), or 96 percent, are located within the Town of Pewaukee and comprise about 3 percent of the total area of the Town. The remaining 22 acres (0.1 square mile), or 4 percent, are located in the Village of Pewaukee, and comprise 1 percent of the total area of the Village. There are no secondary environmental corridors in the portion of the City of Waukesha within the study area. Secondary environmental corridors are not as important as primary environmental corridors, owing to their smaller size; however, such areas should be considered for retention in park and open space use--particularly within the urbanizing portion of the study area--as greenways, drainageways, storm water detention and retention areas, and public and private open spaces.

Isolated natural areas within the study area total approximately 402 acres (0.6 square mile), or about 2 percent of the total study area. Of this total, 280 acres (0.4 square mile), or 70 percent of the total, are located within the Town of Pewaukee, and comprise about 2 percent of the total area of the Town. About 60 acres (0.9 square mile), or 15 percent of the total, are located within the Village of Pewaukee, and comprise 3 percent of the total area of the Village. The remaining 62 acres (0.9 square mile), or 15 percent of the total, are located in the City of Waukesha and comprise 2 percent of the portion of the City of Waukesha within the study area. Although these areas are separated geographically from the primary and secondary environmental corridors in the study area, these areas may provide good locations for local parks and add to the aesthetic character and natural diversity of the area. In some instances, these areas have sufficient natural resource value to warrant conservancy zoning protection and preservation in natural, open uses in conjunction with any urban or rural development of 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 1,040 acres (1.6 square miles), or about 5 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, and therefore were located entirely in the Town, comprising about 6 percent of the total area of the Town.

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 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 that pertain to the study area are depicted on Map 13.

As shown on Map 13, lands recommended for agricultural preservation consisting of parcels 35 acres or greater in size total 2,638 acres. Lands recommended for agricultural preservation consisting of parcels less than 35 acres in size total 189 acres. Transitional farmlands recommended for agricultural preservation total 1,365 acres.

SEWRPC Community Assistance Planning Report No. 42, A Park and Open Space Plan for the Town and Village of Pewaukee, published in October of 1980, also made recommendations regarding the preservation of prime agricultural lands. The report recommends that 562 acres of prime agricultural land, representing about 2 percent of the study area, be protected through appropriate land use regulation. As shown on Map 14, these prime agricultural lands are located northeast of the Village of Pewaukee corporate limits.

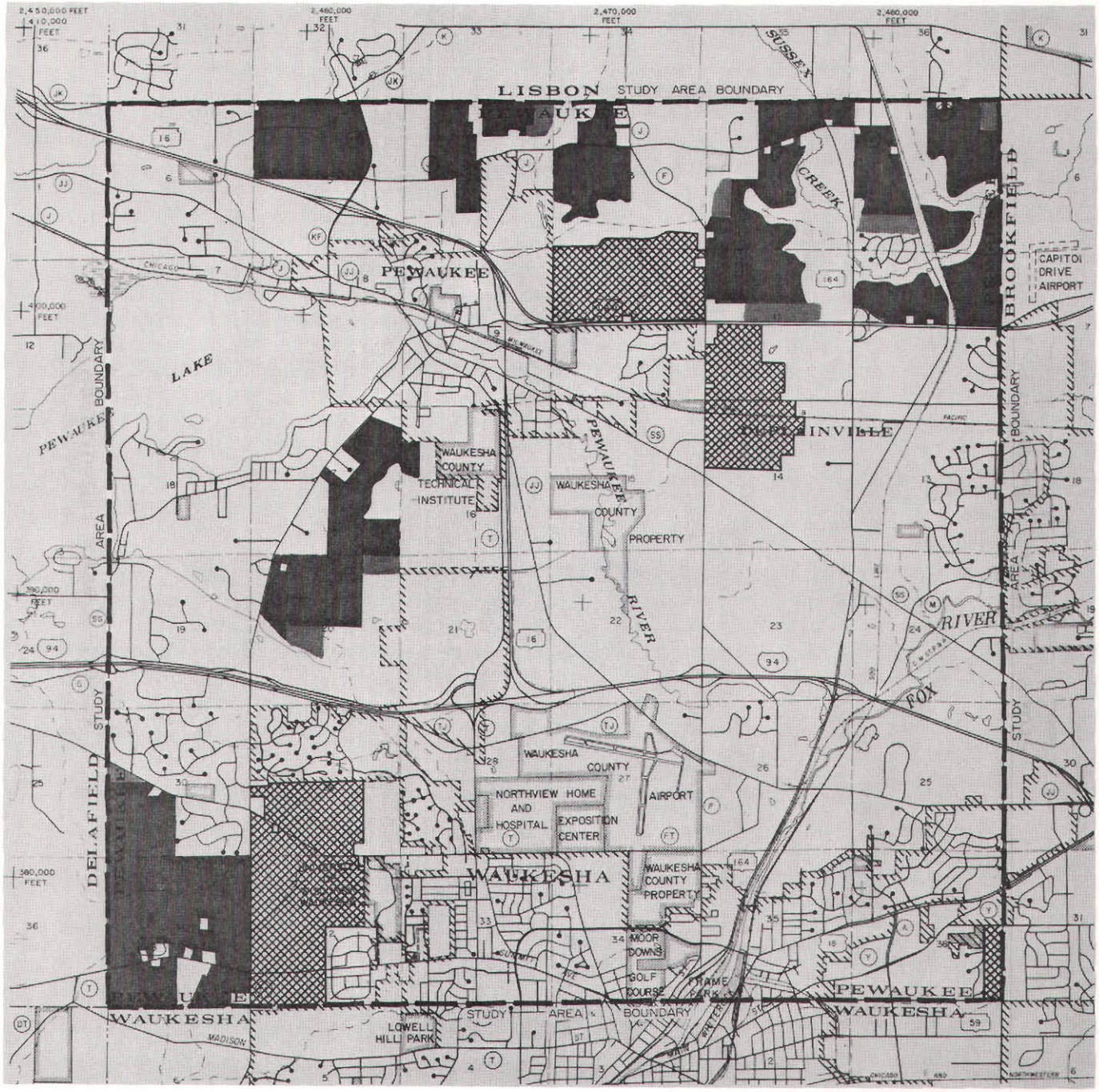
MAN-MADE ENVIRONMENT

Existing Land Use

If the land use plan for the joint Pewaukee study area is to be a sound and realistic guide to the making of decisions concerning the physical development of the study area, it must be based upon careful consideration of not only the physical characteristics of the land itself, but also the existing land use patterns. Information on the nature and extent of existing land use in the study area was gathered from Commission 1" = 400' scale, 1980 aerial photographs and from a special field survey conducted in the study area in April of 1980. This information, when assembled in mapped and tabular form, provided essential information concerning the geographic relationships between the different land uses and the character of existing development in the study area. The existing land uses in the joint community study area are shown

Map 13

AGRICULTURAL PRESERVATION AREAS AS RECOMMENDED BY THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION FOR THE JOINT PEWAUKEE STUDY AREA



LEGEND

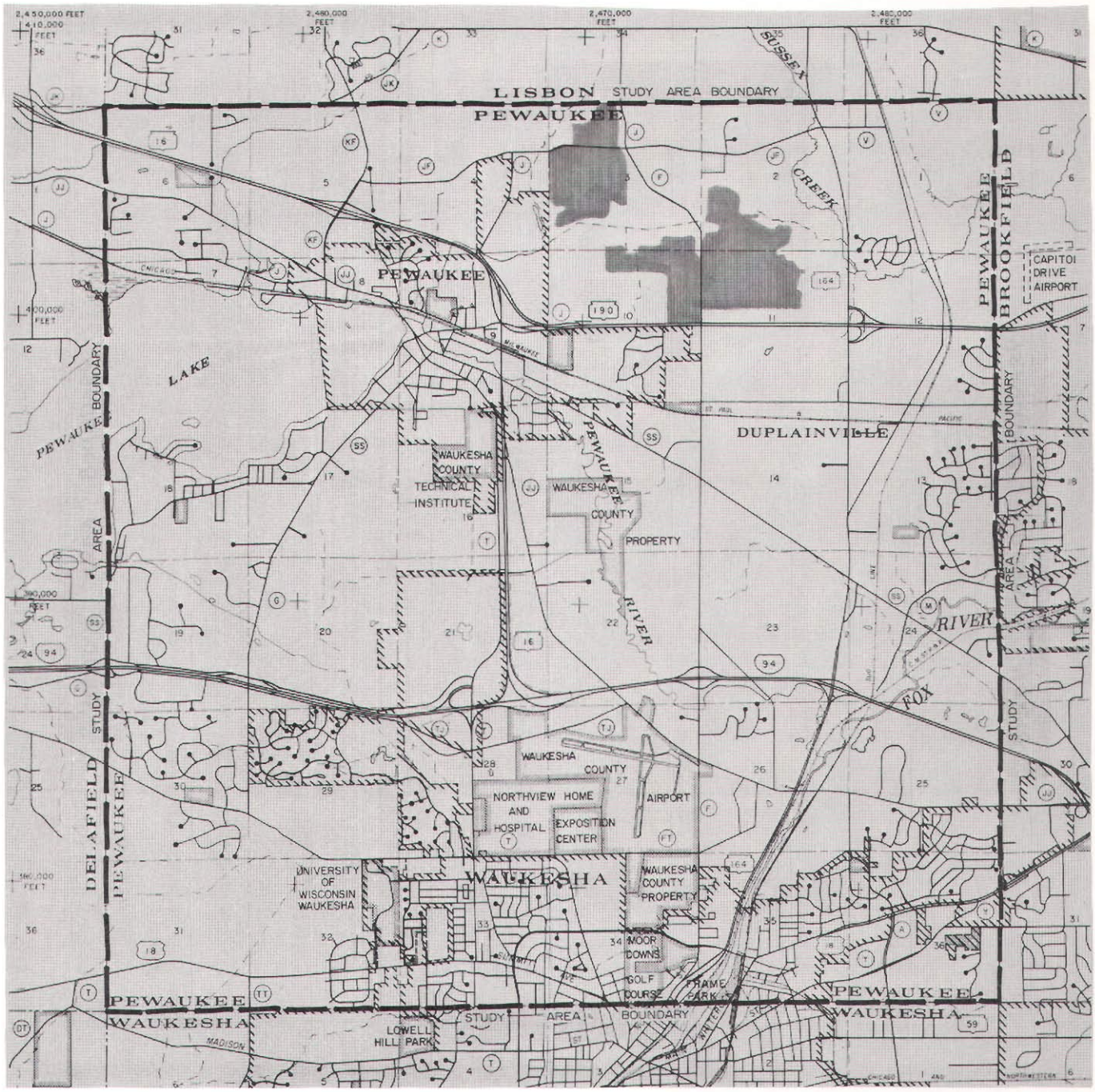
- RECOMMENDED FOR AGRICULTURAL PRESERVATION - PARCEL SIZE 35 ACRES OR GREATER
- RECOMMENDED FOR AGRICULTURAL PRESERVATION - PARCEL SIZE LESS THAN 35 ACRES
- RECOMMENDED FOR AGRICULTURAL PRESERVATION - TRANSITIONAL LANDS
- OTHER LANDS

GRAPHIC SCALE
0 1 MILE
0 2000 4000 6000 FEET

Source: Waukesha County Park and Planning Commission.

Map 14

RECOMMENDED PRIME AGRICULTURAL LANDS IN THE PARK AND OPEN SPACE PLAN FOR THE JOINT PEWAUKEE STUDY AREA



LEGEND

PRIME AGRICULTURAL LAND

Source: SEWRPC.

graphically on Map 15. Also, existing land uses within the incorporated area of the Village of Pewaukee are shown in greater detail on Map 16. The amount of land devoted to each of the various land use categories within the Town of Pewaukee, Village of Pewaukee, and that portion of the City of Waukesha within the study area is set forth in Table 14.

The study area consists of approximately 23,090 acres, or 36 square miles. In 1980, urban land uses--i.e., residential, commercial, industrial, institutional, recreational, transportation, and utility uses--in the study area occupied a total area of 8,463 acres, or about 37 percent of the study area; while rural land use--i.e., agricultural uses and related open lands, woodlands, wetlands, and surface water--occupied 14,627 acres, or about 63 percent of the study area. Urban land uses in the Village of Pewaukee in 1980 occupied 968 acres, or about 53 percent of the Village area; while rural land uses occupied 863 acres, or 47 percent. Urban land uses in the Town of Pewaukee in 1980 occupied 5,163 acres, or about 28 percent of the Town area; while rural land uses occupied 13,033 acres, or about 72 percent. Urban land uses in the part of the City of Waukesha within the study area occupied 2,332 acres, or about 76 percent of that part of the City area; while rural land uses occupied 731 acres, or about 24 percent.

Residential Land Uses: Most of the developed urban lands in the Village and in the remaining portions of the study area are being used for residential purposes. The nature and extent of residential development is 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, not including vacant residential land, accounted for approximately 40 percent of the developed urban portions of the study area, and about 15 percent of the total study area. In 1980, residential land use accounted for 348 acres, or 36 percent of the developed urban area of the Village and 19 percent of the total Village area; 2,021 acres, or 39 percent of the developed urban area in the Town, or 11 percent of the total Town area; and 1,033 acres, or 44 percent of the developed urban area of the part of the City of Waukesha within the study area, or 34 percent of this portion's total area.

As shown on Maps 15 and 16, residential land uses in the study area are concentrated within the Village of Pewaukee, along and near the shoreline of that portion of Pewaukee Lake within the study area, along the southern edge of the study area in both the Town of Pewaukee and the City of Waukesha, and along the eastern edge of the study area in the Town of Pewaukee. Since 1975, new urban residential development in the study area has occurred primarily in developing residential subdivisions along the southern edge of the study area in the City of Waukesha, in the Springdale Estates subdivision in the eastern portion of the Town of Pewaukee, and in the Pewaukee Park Hills and Willow Grove subdivisions located in the northern and eastern portions of the Village of Pewaukee.

Recent residential development within and in the vicinity of the Village of Pewaukee and the City of Waukesha represents the urban expansion of two existing population centers in the Region. The development of approximately 350 homes since 1975 in the Springdale Estates subdivision, located along the eastern edge of the Town of Pewaukee, represents a new area of urban residential development expansion which is taking place in a location relatively removed from existing urban residential development in the Town and Village of Pewaukee. Anticipated additional residential development in this eastern

Table 14

SUMMARY OF EXISTING LAND USE BY CIVIL DIVISION IN THE JOINT PEWAUKEE STUDY AREA: 1980

Category	Village of Pewaukee			Town of Pewaukee			City of Waukesha Within Study Area			Total Study Area		
	Acres	Percent of Major Category	Percent of Total	Acres	Percent of Major Category	Percent of Total	Acres	Percent of Major Category	Percent of Total	Acres	Percent of Major Category	Percent of Total
Urban[a]												
Residential												
Single-Family	272	28.1	14.8	2,020	39.1	11.1	924	39.6	30.2	3,216	38.0	13.9
Two-Family	10	1.0	0.5	1	--	--	48	2.1	1.6	59	0.7	0.3
Multiple-Family[b]	66	6.8	3.6	--	--	--	61	2.6	2.0	127	1.5	0.6
Vacant Land	82	8.5	4.5	456	8.8	2.5	130	5.6	4.2	668	7.9	2.9
Subtotal	430	44.4	23.4	2,477	47.9	13.6	1,163	49.9	38.0	4,070	48.1	17.7
Commercial												
Retail	38	3.9	2.1	130	2.6	0.7	114	4.9	3.7	282	3.3	1.2
Vacant Land	--	--	--	7	0.1	--	15	0.6	0.5	22	0.3	0.1
Subtotal	38	3.9	2.1	137	2.7	0.7	129	5.5	4.2	304	3.6	1.3
Industrial												
Manufacturing, Wholesaling, and Storage	70	7.2	3.8	303	5.9	1.7	184	7.9	6.0	557	6.6	2.4
Vacant Land	16	1.6	0.9	61	1.2	0.3	--	--	--	77	1.0	0.3
Subtotal	86	8.8	4.7	364	7.1	2.0	184	7.9	6.0	634	7.6	2.7
Transportation, Communication, and Utilities												
Freeways, Expressways, and Arterial Streets	81	8.4	4.4	730	14.1	4.0	180	7.7	5.9	991	11.7	4.3
Local and Collector Streets	99	10.2	5.4	443	8.6	2.4	293	12.6	9.6	835	9.9	3.6
Railroads and Other Transportation Facilities	23	2.4	1.2	434	8.4	2.4	19	0.8	0.6	476	5.6	2.1
Communication and Utilities	7	0.7	0.4	139	2.7	0.8	44	1.9	1.4	190	2.2	0.8
Subtotal	210	21.7	11.4	1,746	33.8	9.6	536	23.0	17.5	2,492	29.4	10.8
Governmental and Institutional	177	18.4	9.7	179	3.5	1.0	206	8.8	6.7	562	6.6	2.4
Recreational												
Public	23	2.4	1.2	79	1.5	0.4	102	4.4	3.3	204	2.4	0.9
Private	4	0.4	0.2	181	3.5	1.0	12	0.5	0.4	197	2.3	0.9
Subtotal	27	2.8	1.4	260	5.0	1.4	114	4.9	3.7	401	4.7	1.8
Urban Total	968	100.0	52.9	5,163	100.0	28.4	2,332	100.0	76.1	8,463	100.0	36.7
Rural												
Surface Water	194	22.5	10.6	1,051	8.1	5.8	32	4.4	1.1	1,277	8.7	5.5
Wetlands	180	20.8	9.8	2,328	17.9	12.8	310	42.4	10.1	2,818	19.3	12.2
Woodlands	28	3.2	1.5	542	4.2	3.0	71	9.7	2.3	641	4.4	2.8
Unused Lands and Landfills	67	7.8	3.7	289	2.2	1.6	80	10.9	2.6	436	3.0	1.9
Extractive	44	5.1	2.4	371	2.8	2.0	14	1.9	0.5	429	2.9	1.8
Agricultural and Other Open Lands[c]	350	40.6	19.1	8,452	64.8	46.4	224	30.7	7.3	9,026	61.7	39.1
Rural Total	863	100.0	47.1	13,033	100.0	71.6	731	100.0	23.9	14,627	100.0	63.3
Total	1,831	--	100.0	18,196	--	100.0	3,063	--	100.0	23,090	--	100.0

[a] These figures include associated off-street parking.

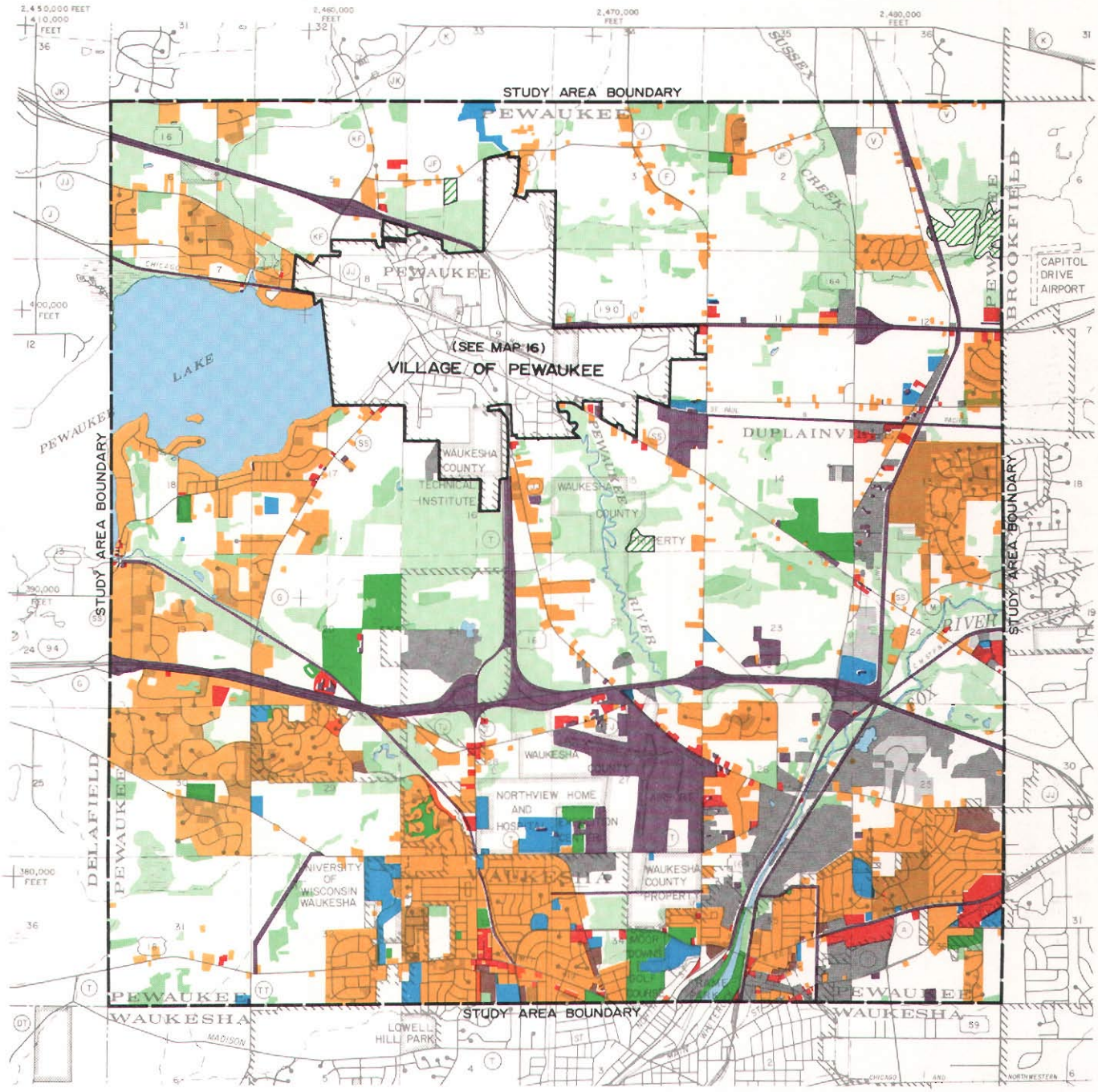
[b] These figures include mobile homes.

[c] These figures include farmsteads.

Source: SEWRPC.

Map 15

EXISTING LAND USE IN THE JOINT PEWAUKEE STUDY AREA: 1980



LEGEND

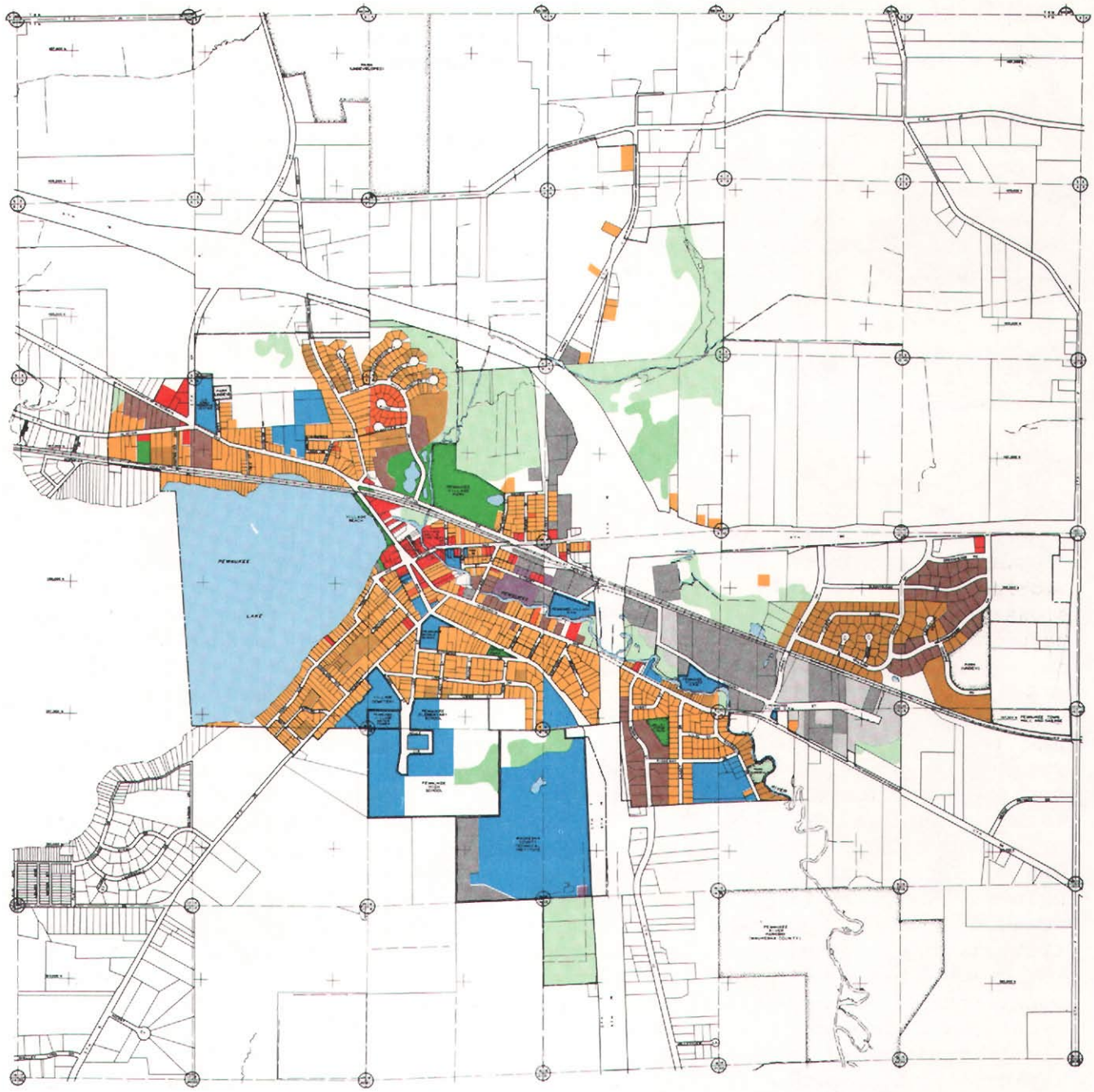
- SINGLE-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- VACANT RESIDENTIAL LAND
- COMMERCIAL
- VACANT COMMERCIAL LAND
- INDUSTRIAL
- VACANT INDUSTRIAL LAND
- GOVERNMENTAL AND INSTITUTIONAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- PARKS AND RECREATION
- WETLANDS
- WOODLANDS
- LOSS OF WETLAND OR WOODLAND TO AGRICULTURAL OR OTHER OPEN LANDS SINCE 1975
- WATER
- AGRICULTURAL AND OTHER OPEN LANDS

GRAPHIC SCALE
0 1 MILE
0 2000 4000 6000 FEET

Source: SEWRPC.

Map 16

EXISTING LAND USE IN THE VILLAGE OF PEWAUKEE: 1980



LEGEND

- SINGLE-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- VACANT RESIDENTIAL LAND
- COMMERCIAL
- INDUSTRIAL
- VACANT INDUSTRIAL LAND
- GOVERNMENTAL AND INSTITUTIONAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- PARKS AND RECREATION
- WETLAND
- WOODLAND
- WATER
- AGRICULTURAL AND OTHER OPEN LAND

GRAPHIC SCALE

0 800 1600 2400 FEET

Source: SEWRPC.

portion of the study area requires that the area land use plan work toward achieving an organized urban development structure within the study area and for the orderly and efficient provision of community utilities, facilities, and services.

Residential land use in the Village of Pewaukee can be divided into four separate geographic areas: the area south of the Pewaukee River between the Pewaukee Lake shoreline and USH 16; the area flanking Wisconsin Avenue in the western part of the Village; the area located immediately south of Wisconsin Avenue and east of USH 16; and the Pewaukee Park Hills area, located immediately north of the Village's central business district. The first two areas are comprised primarily of older single-family homes. Two types of single-family housing are predominant in these areas: conventional, year-round residences, constructed on standard urban lots consisting of about 12,000 square feet and located away from the Pewaukee Lake shoreline; and small, lakefront cottages originally constructed as summer residences on the lake's shoreline, which through the years have gradually been converted to year-round housing.

Map 16 indicates that along portions of Wisconsin Avenue, Main Street, Prospect Avenue, and Park Avenue there is some two-family and multiple-family housing interspersed among areas of primarily single-family housing. This two-family and multiple-family housing consists of a combination of conversions of older single-family homes and of new construction. Field observations made in 1980 as a part of the land use planning process indicated that because of the limited number of two-family and multiple-family land uses in these areas, there are no major land use compatibility or overcrowding problems.

New two-family and multiple-family development that is designed in orderly residential units, readily accessible to convenience retail and service uses, replaces deteriorating or dilapidated structures, and involves the consolidation of substandard size urban lots to establish buildable, standard size urban lots, can provide lasting economic and physical improvement benefits to the Village. Conversely, continued scattered development of two-family and multiple-family residential development in the older single-family residential areas of the Village could have a detrimental effect on the Village. Concentrations of two-family and multiple-family housing in older single-family residential areas of the Village which were originally designed to accommodate single-family housing density could increase the number of dwelling units, people, and cars to a point where the once pleasant small-village, single-family residential character of such areas would be irreversibly altered. Typically, under such conditions, a gradual decrease in owner-occupancy levels tends to occur, which can result in housing deterioration and a general physical decline of the area.

The demographic and economic factors previously discussed in this chapter suggest that the Village should continue to provide two-family and multiple-family housing within the community; however, special care should be taken to locate such housing in areas that can readily accommodate the attendant and necessary off-street parking, recreation, and other facility needs associated with the higher density of such housing. Furthermore, if the Village is to maintain the stability of its older, single-family residential areas, adequate zoning protection should be afforded these areas in order to assure that single-family residential use will be maintained in these areas.

The Master Plan for the Village of Pewaukee, prepared by Maynard W. Meyer and Associates in 1962, noted that development along the eastern and northern portions of the Pewaukee Lake shoreline within the corporate limits of the Village consisted of small summer cottages, the majority of which were in deteriorated or dilapidated condition. A field survey of these areas, conducted in 1980 as a part of the land use planning process, revealed that, with the exception of isolated instances of housing deterioration, housing conditions and the general quality of life along the Pewaukee Lake shoreline appeared to have improved from the conditions described in the Village's master plan. It should be noted that a detailed housing condition survey of these areas was not considered to be within the scope of work being conducted as a part of the joint community planning study. However, the field survey indicated that the relatively small lot sizes associated with existing housing along the portion of the Pewaukee Lake shoreline within the Village does give this housing a congested and somewhat overcrowded appearance in some areas.

Residential land use in that portion of the City of Waukesha within the study area consists of primarily single-family residential development. Two-family and multiple-family development within the City of Waukesha is primarily located in older residential neighborhoods associated with the Waukesha central business district, in the vicinity of the Moreland Shopping Plaza, the vicinity of the Westbrook Shopping Center, and along arterial streets and highways within the City. Residential land use in the Town of Pewaukee consists primarily of scattered low-density single-family residential development in the western portion of the Town, and a concentration of urban medium-density single-family development in the eastern portion of the Town in the area known as Springdale Estates.

Commercial Land Uses: In 1980, commercial land use in the study area, not including vacant commercial land, accounted for a total of 282 acres, or 3 percent of the developed urban portion of the study area, and about 1 percent of the total study area. Commercial land uses accounted for 38 acres, or 4 percent of the developed urban area of the Village, and 2 percent of the total area of the Village; 130 acres, or 3 percent of the developed urban area of the Town, and about 1 percent of the total area of the Town; and 114 acres, or 5 percent of the developed urban area of the part of the City of Waukesha within the study area, and about 4 percent of this portion's total area.

Commercial land uses within the study area consist of three types of facilities: neighborhood, community, and highway commercial facilities. Each of these commercial land use types is different in terms of the number and kinds of goods and services offered, as well as in the types of retail markets served. Neighborhood retail commercial land uses include activities primarily associated with the sale of convenience goods and services. Such facilities are contained within and oriented to residential neighborhood units. Community retail commercial land uses include the sale of convenience and shopper goods, and are oriented to serving the community as a whole. Highway commercial land uses are related to and dependent upon highway traffic or are specifically designed to serve the needs of such traffic, and as such, serve the needs of both the community and adjacent communities.

The principal neighborhood retail commercial land uses in the study area consist of the Village of Pewaukee central business district (CBD), the Moreland

Plaza Shopping Center in the City of Waukesha, and the cluster of commercial land uses located in the vicinity of the intersection of Grandview and Summit Avenues in the City of Waukesha.

Community retail commercial land uses consist of the Westbrook Shopping Center along USH 18 in the eastern portion of the City of Waukesha. Highway commercial land uses are scattered through much of the study area, with concentrations of these uses located along CTH TJ and CTH JJ, immediately north of the Waukesha County Airport, and along USH 18 in the eastern portion of the City of Waukesha.

Neighborhood retail land uses within the Village of Pewaukee CBD consist of food stores, professional offices, bars, restaurants, a bank, a laundromat, and other types of convenience goods outlets and services. Commercial properties within the central business district are comprised of a combination of relatively new commercial structures, older commercial structures that show varying degrees of physical deterioration, and vacant lots.

Commercial development within the area bounded by Wisconsin Avenue, Oakton Avenue, Elm Street, and the Chicago, Milwaukee, St. Paul & Pacific Railroad (the Milwaukee Road) represents the "heart" of the CBD of the Village, yet existing commercial development in this area has some major deficiencies. First, the east side of Wisconsin Avenue is comprised of relatively sparse commercial development. Commercial structures along the street have been constructed up to the front property line, providing a once continuous facade of buildings facing the eastern shore of Pewaukee Lake. Some of the buildings, however, have been razed over the years, leaving gaps in this facade. These gaps consist of relatively small parcels of land having limited economic value when considered on an individual basis. These unused parcels tend to collect debris and litter, and are often utilized by the patrons of adjacent businesses as unsanctioned off-street parking space. A substantial amount of vacant land exists in the northern portion of this area, along the southern right-of-way line of the Milwaukee Road. This property, because of its central location within the Village, could be an ideal location for additional commercial development. However, much of this property is located within the 100-year recurrence interval flood hazard area associated with the Pewaukee River, and this hazard constitutes a serious constraint to future development of this property.

Conversely, the Pewaukee CBD also has several features which could be put to use to encourage new private investment and redevelopment in the area. Such features include: 1) the open view to Pewaukee Lake that properties along the east side of Wisconsin Avenue between the Milwaukee Road and Oakton Avenue have, which could be put to creative use through relatively intensive redevelopment of these properties; 2) the mature, compact architectural character of the "store front" businesses located in the vicinity of the intersection of Wisconsin and Oakton Avenues and extending east along Oakton Avenue to Hickory Street, which could provide a basis for the architectural character of new development and the revitalization of existing structures in the CBD; and 3) the Pewaukee River which traverses the central portion of the CBD, thus providing the potential for the creation of an attractive focus for the development of commercial uses and passive recreational facilities along the river.

Industrial Land Uses: Industrial land uses within the study area include manufacturing, wholesaling, mineral extraction, and storage operations and facilities. In 1980, industrial land use in the study area accounted for a total of 557 acres, or 7 percent of the developed urban portion of the study area, and about 2 percent of the total study area. Industrial land uses accounted for 70 acres, or 7 percent of the developed urban area of the Village, and 4 percent of the total area of the Village; 303 acres, or 6 percent of the developed urban area of the Town, and about 2 percent of the total area of the Town; and 184 acres, or 8 percent of the developed urban area within the portion of the City of Waukesha in the study area, and 6 percent of this portion's total area. Industrial land uses within the study area are located at the southern edge of the study area, along both shorelines of the Fox River in the City of Waukesha, at the intersection of CTH Y and CTH A in the City of Waukesha, in the central portion of the study area in the Village of Pewaukee between the Pewaukee River and STH 190, along STH 164 and Duplainville Road in the Town of Pewaukee, off the northwest corner of CTH SS and Springdale Road in the Town of Pewaukee, and in the new Westwood Commerce Center located along the east side of STH 164, between CTH SF and IH 94 in the Town of Pewaukee. The dispersed pattern of existing industrial development in the study area, the location and extent of relatively new industrial development activities in the study area, and the strong industrial land development market in the study area require that the land use plan for the Town and Village of Pewaukee set forth specific guidance concerning the desired type, location, and extent of future industrial development in the area.

Transportation, Communication, and Utility Land Uses: Transportation, communication, and utility land uses include lands devoted to such uses as streets, highways, railroad rights-of-way, airports, and major electric power transmission facilities and rights--of-way. In 1980, these land uses accounted for a total of 2,492 acres, or 29 percent of the developed urban portion of the study area, and about 11 percent of the total study area. Transportation and utility land uses accounted for 210 acres, or 22 percent of the developed urban area of the Village, and 11 percent of the total area of the Village; 1,746 acres, or 34 percent of the developed urban area of the Town, and 10 percent of the total of the Town; and 536 acres, or 23 percent of the developed urban area within the portion of the City of Waukesha in the study area, and about 18 percent of this portion's total area.

A detailed description of the land uses which comprise the transportation system in the joint study area is set forth in a subsequent part of this chapter.

Principal communication and utility land uses within the study area consist of three Wisconsin Electric Power Company facilities. These facilities include the equipment storage and maintenance facility, located off the northwest corner of the intersection of CTH SS and CTH F in the Town of Pewaukee; the electric power system control facilities located immediately north of IH 94 between Busse Road and STH 164 in the Town of Pewaukee; and the electric power substation located along the east side of CTH F, approximately 1,000 feet north of Moreland Boulevard in the City of Waukesha. In addition, three major electric power transmission lines are located within the study area. These transmission lines consist of a line that traverses the northern portion of Section 34, and part of the northern portion of Section 35 in an east-west direction, and the eastern portion of Section 35 in a north-south direction;

a line that traverses the western portion of Section 32 in a north-south direction; and a line that traverses the northern portion of Section 19 and the southern portion of Section 20 in a northwest-southeast direction.

Governmental and Institutional Land Uses: Governmental and institutional land uses in 1980 accounted for 562 acres, or 7 percent of the developed urban portion of the study area, and about 2 percent of the total study area. Governmental and institutional land uses accounted for 177 acres, or 18 percent of the developed urban area of the Village and 10 percent of the total area of the Village; 179 acres, or 4 percent of the developed urban area of the Town, and 1 percent of the total area of the Town; and 206 acres, or 9 percent of the developed urban area within the portion of the City of Waukesha within the study area, and 7 percent of that total area. Governmental and institutional land uses are scattered throughout the study area and include public and private schools; government buildings such as village halls, fire stations, and post offices; and churches and cemeteries. Concentrations of governmental and institutional land uses are located within the southern portion of the Village of Pewaukee and in the portion of the City of Waukesha within the study area. It should be noted that the study area contains several governmental and institutional land uses which serve regional educational, administrative, and health facilities needs, including the University of Wisconsin-Waukesha campus, the Waukesha County Technical Institute, the Waukesha County Northview Home and Hospital, the Waukesha County Fair Grounds and Exposition Center, the Waukesha County Courthouse, the Lady of the Oaks Monastery, and the Carmelite Monastery.

Rural Land Uses: Rural land uses include surface water, woodlands, wetlands, unused land and land fills, resource extraction, agricultural and other open lands, and farmsteads. For the purposes of this study, farm dwellings not directly associated with agricultural production are classified as residential land use; are assigned an arbitrary lot area of 20,000 square feet and are thus excluded from the agricultural land use category. Surface water within the study area accounts for a total of 1,277 acres, or 9 percent of the rural portion of the study, and about 6 percent of the total study area. Surface water accounted for 194 acres, or 23 percent of the undeveloped area of the Village, and 11 percent of the total area of the Village; 1,051 acres, or 8 percent of the undeveloped area of the Town, and 6 percent of the total area of the Town; and 32 acres, or 4 percent of the undeveloped area of the portion of the City of Waukesha within the study area, and 1 percent of this portion's total area.

Wetlands within the study area accounted for a total of 2,818 acres, or 19 percent of the rural portion of the study area, and about 12 percent of the total study area. Wetlands accounted for 180 acres, or 21 percent of the undeveloped area of the Village and 10 percent of the total area of the Village; 2,328 acres, or 18 percent of the undeveloped area of the Town; and 13 percent of the total area of the Town; and 310 acres, or 42 percent of the undeveloped area of the portion of the City of Waukesha within the study area, and 10 percent of this portion's total area.

In 1980, woodlands within the study area accounted for a total of 641 acres, or 4 percent of the rural portion of the study area, and about 3 percent of the total study area. Woodlands accounted for 28 acres, or 3 percent of the undeveloped area of the Village, and about 2 percent of the total area of the

Village; 542 acres or 4 percent of the undeveloped area of the Town, and 3 percent of the total area of the Town; and 71 acres, or 10 percent of the undeveloped area of the portion of the City of Waukesha within the study area, and 2 percent of this portion's total area. In 1980, unused lands and land fills accounted for 436 acres, or 3 percent of the rural area portion of the study area, and about 2 percent of the total study area. Unused land and land fills accounted for 67 acres, or 8 percent of the undeveloped area of the Village, and 4 percent of the total area of the Village; 289 acres, or 2 percent of the rural area of the Town, and about 2 percent of the total area of the Town; and 14 acres, or 2 percent of the portion of the City of Waukesha within the study area, and about 1 percent of this portion's total area.

Extractive land uses accounted for 429 acres, or 3 percent of the rural portion of the study area, and about 2 percent of the total study area in 1980. These land uses accounted for 44 acres, or 5 percent of the rural area of the Village, and 2 percent of the total area of the Village; 371 acres, or 3 percent of the rural area of the Town, and 2 percent of the total area of the Town; and 14 acres, or 2 percent of the rural area within the portion of the City of Waukesha within the study area, and 1 percent of this portion's total area.

In 1980, agricultural and other open lands, which includes all croplands, pasturelands, orchards, plant nurseries, farmsteads, and fowl and fur farms, accounted for 9,026 acres, or 62 percent of the rural portion of the study area, and about 39 percent of the total study area. Agricultural and other open lands accounted for 350 acres, or 41 percent of the rural area of the Village, and 19 percent of the total area of the Village; 8,452 acres, or 65 percent of the rural area of the Town, and 46 percent of the total area of the Town; and 224 acres, or 31 percent of the rural area within the portion of the City of Waukesha within the study area, and 7 percent of this portion's total area.

Transportation System

Street and Highway System: The street and highway system within the study area should provide fluid and orderly traffic movement between residential areas and places of employment and education, shopping centers, recreational areas, and other residential areas. The system should also provide ready access to intra- and interregional highways and facilitate the movement of goods and the provision of services, as well as the movement of people. To effectively meet these objectives, the street and highway system within the study area should be comprised of a network of streets and highways providing a hierarchy of traffic movement functions within the area and consisting of local streets, collector streets, and arterial streets and highways. A well-organized street and highway system utilizes local land access streets to provide access to individual properties. Collector streets channel traffic between the arterial streets and the local land access streets and, as such, minimize the amount of through traffic within neighborhood residential areas. Arterial streets and highways provide for the expeditious movement of through traffic into, out of, and within the community, and as such are a major factor in planning locations for commercial and industrial, as well as residential, development.

The existing arterial street and highway system and related facilities within the study area are shown on Map 17, together with existing average weekday traffic volume for each road segment, and the year 2000 forecast average weekday traffic volume ranges and jurisdictional recommendations for each arterial segment, as set forth in the adopted regional transportation plan.

Arterial streets and highways provide for expeditious movement of through traffic into, out of, and within the study area, and, as such, comprise the most important component of the transportation system of the study area. The study area is traversed by two freeways, IH 94, which passes in an east-west direction through the southern portion of the study area, and USH 16, which extends northerly and westerly through the central portion of the study area from its junction with IH 94, bordering the eastern and northern edges of the Village of Pewaukee. Nonfreeway state trunk highways within the study area consist of STH 164, a north-south route traversing the central portion of the study area; and STH 190 (Capitol Drive), an east-west route traversing the central portion of the study area. The remaining portions of the arterial system within the study area consist of a network of county and local trunk highways.

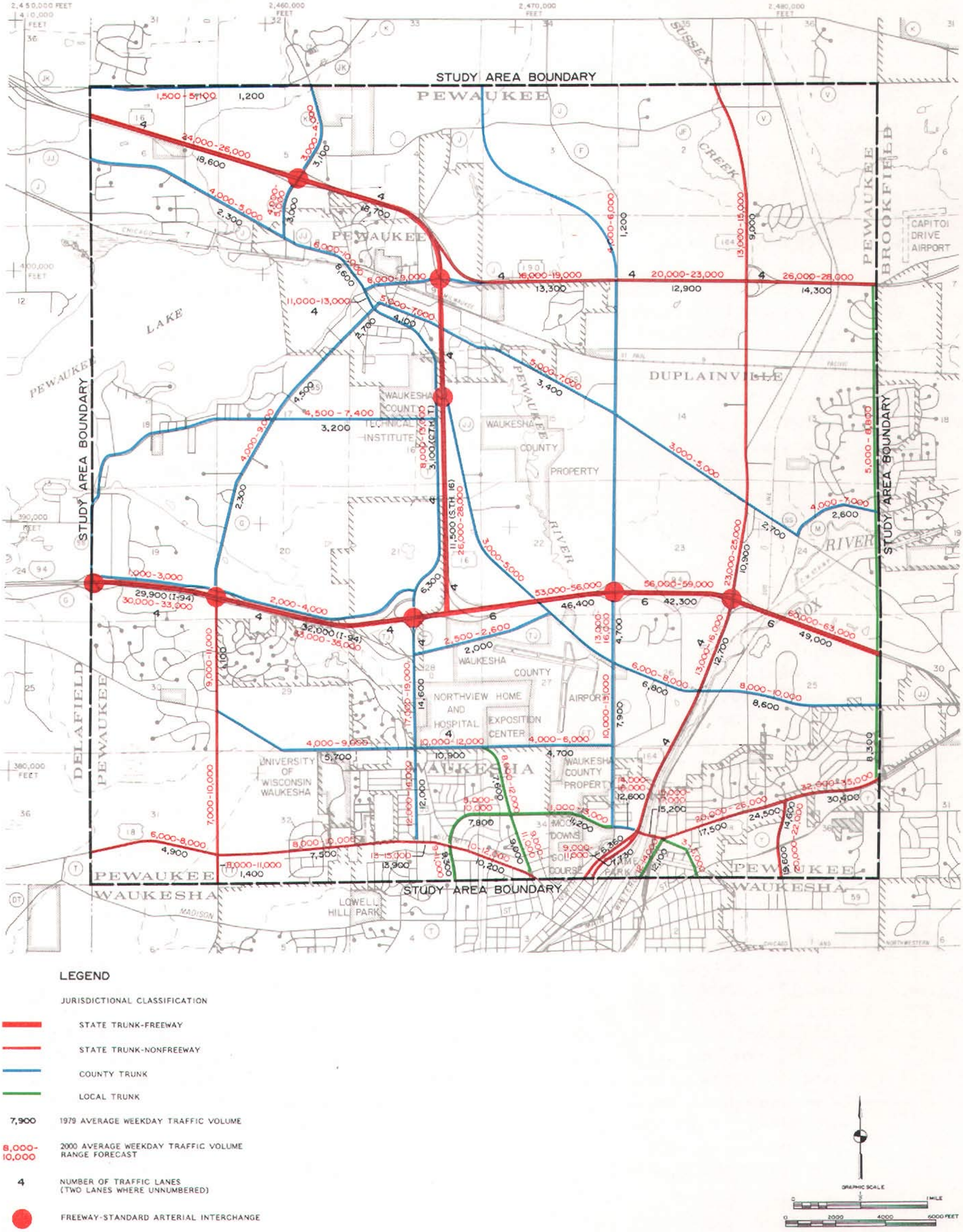
Existing average weekday traffic volumes for all arterial road segments within the study area, as shown on Map 17, indicate that the arterial streets and highways with the highest traffic volume are USH 16, IH 94, STH 164, and STH 190 (Capitol Drive). Arterial streets and highways in the study area which have lower average weekday volumes than the highways previously listed, but which still carry relatively high arterial traffic volumes, include CTH T, CTH SS, CTH JJ, CTH G, and CTH F.

As further shown on Map 17, year 2000 average weekday traffic volume forecasts for arterial road segments within the study area indicate that substantial increases in traffic volumes may be anticipated on the existing arterial streets and highways over the planning period. Arterial segments in the study area for which additional traffic lanes are recommended during the planning period in the adopted regional transportation system plan include: 1) the segment of Main Street between Oakton Avenue and Prospect Avenue (CTH G) in the Village of Pewaukee, which is recommended to be widened from two to four lanes; 2) the portion of Golf Road between CTH SS and CTH T, in the Town of Pewaukee, which is recommended to be widened from two to four lanes; 3) the portion of IH 94 between CTH T and Goerkes Corner in the Town of Pewaukee, which is recommended to be widened from four to six lanes; 4) the portion of STH 164 between CTH J and IH 94 in the Town of Pewaukee, which is recommended to be widened from two to four lanes; and 5) the portion of STH 190 between STH 164 and CTH Y in the Town of Pewaukee, which is recommended to be widened from four to six lanes. Over the planning period, the adopted regional transportation system plan also recommends that the portion of CTH SS between CTH M and CTH Y be removed from the county trunk highway system. The plan further recommends the realignment of CTH F in the northern portion of the study area so that it would connect with the existing terminus of CTH J at its intersection with CTH K immediately north of the study area and the establishment of transit service in the southeastern and central portions of the study area.

The Master Plan for the Village of Pewaukee, prepared by Maynard Meyer and Associates in 1962, set forth a series of recommendations concerning the development and expansion of land access streets, collector streets, and

Map 17

EXISTING AND PLANNED ARTERIAL STREET AND HIGHWAY SYSTEM IN THE JOINT PEWAUKEE STUDY AREA: 1980-2000



Source: SEWRPC.

arterial streets and highways within the study area. The adopted regional transportation system plan, published in May of 1978, was based upon careful quantitative analyses of existing and projected traffic volumes and existing highway and transit system capacity and use, and, as such, provides sound and effective recommendations concerning the arterial street and highway system development required to serve and support the study area. To the extent practicable, the regional transportation system plan incorporates recommendations made in The Master Plan for the Village of Pewaukee, with respect to arterial street development. The master plan for the Village also contained certain recommendations for land access and collector street development in the Village and environs which were worth considering in formulating the land use plan for the study area.

Those pertinent land access and collector street recommendations set forth in the previously prepared master plan for the Village which have not been implemented to date include: 1) the extension of Kopmeier Drive eastward to Wisconsin Avenue; 2) the extension of Prospect Avenue, in a northeasterly direction, connecting with the existing terminus of Hickory Street; 3) the extension of Hickory Street northward to the Milwaukee Road tracks, where it would connect with a new street located parallel to and along the southern right-of-way line of the Milwaukee Road tracks; 4) the extension of Dynex Drive into the undeveloped area located east of USH 16; and 5) the development of a local street system in the area located immediately east of USH 16 and south of STH 190, together with the provision of a grade-level street crossing over the Milwaukee Road tracks.

The following findings and conclusions were made regarding the land access and collector street recommendations previously described:

1. Single-family residential development, located along Kopmeier Drive in the western portion of the Village of Pewaukee, is geographically isolated from the central portion of the Village. Aside from the inconvenience to residents in the area having to take a relatively indirect route on vehicle trips to and from the Pewaukee central business district (CBD), the fact that police and fire emergency vehicles must cross two grade-level railroad crossings over the Milwaukee Road to gain access to the area indicates that for public safety reasons alone, a second access should be provided to the area. The extension of Kopmeier Drive eastward to Wisconsin Avenue, as previously described, would provide a direct street connection between this residential area and the Pewaukee CBD.

2. The street circulation system within the Village CBD necessitates U-turn traffic movements for multiple-purpose trips involving destinations along Wisconsin Avenue, Oakton Avenue, and Main Street. The previously described recommendation calling for the extension of Prospect Avenue to the existing terminus of Hickory Street, the extension of Hickory Street northward to the southern right-of-way line of the Milwaukee Road, and the provision of a new street located immediately south of the Milwaukee Road right-of-way between Wisconsin Avenue and Hickory Street extended, if provided in total, could eliminate the necessity of making U-turn traffic movements within the CBD, provide more fluid north-south traffic movements between Main Street and Oakton Avenue, and enhance the

commercial development potential of vacant lands in the area between existing commercial development on Wisconsin Avenue and the Milwaukee Road tracks.

3. The limited visibility of existing industrial development and potential industrial development land in the area located immediately east of USH 16 and south of STH 190, the poor vehicular accessibility to the area from the west and south, and no vehicular accessibility to the area from the north (STH 190) indicate that a north-south collector street is needed in the area to provide for traffic movement between STH 190 and CTH SS (Wisconsin Avenue).

The General Plan for Community Development for the Town of Pewaukee, prepared by Nelson and Associates in 1962, provided a series of recommendations concerning the expansion and development of the arterial street and highway system in the Town, as well as a proposed system of parkway drives. As shown on Map 17, pertinent arterial street and highway recommendations reflected in that plan have been incorporated into the regional transportation system plan. However, recommendations in the master plan for the Town calling for the provision of an extensive system of parkway drives are not incorporated into the regional transportation system plan.

In contrast to the parkway drive recommendations set forth in the master plan for the Town, the adopted transportation system plan sets forth recommendations concerning the provision of both scenic drives and parkway drives. A scenic drive is defined as a marked and signed route that traverses particularly pleasing landscapes and which, together with other scenic drives, constitutes a network or system providing continuity for pleasure driving, bicycling, and hiking. A parkway drive is a nonarterial roadway usually established in an elongated area of publicly owned park land which links major outdoor recreation areas within a total park and recreation system. Scenic drives are appropriately established in rural areas, whereas parkway drives are appropriately established in urban areas. As shown on Map 17, the Fox River scenic drive is the only existing scenic drive in the study area. Currently, there are no parkway drives in the study area. Neither the adopted regional transportation system plan nor the adopted jurisdictional highway system plan for Waukesha County recommend further development of scenic drives and parkway drives over the planning period. However, since parkway drives should be established in urban areas on nonarterial roadways, which typically would not be included within the jurisdictional highway system, and since a major portion of the study area is recommended for urban development over the planning period, a system of parkway drives similar to the parkway drive recommendations set forth in the previously prepared general plan for the Town of Pewaukee should be considered for the study area.

The transportation improvement program for the Kenosha, Milwaukee, and Racine urbanized areas, 1980-1984, as prepared by the Regional Planning Commission, identifies transportation projects recommended for advancement over the program period; provides a staging schedule for recommended projects; and estimates the costs and revenues of recommended projects. Each of the recommended projects set forth in the program has been placed into one of the following categories: On-System Highway Expansion, Transit Preservation, Transit Improvement, Transit Expansion, Highway Off-System, Highway Safety, and Environmental Enhancement. Preservation projects maintain the capacity or

level of service of facilities within the transportation system, while improvement and expansion projects increase the capacity or level of service of facilities within the transportation system. All projects provided for in the transportation improvement program are consistent with and work to implement the adopted regional transportation system plan.

Certain projects recommended in the transportation improvement program are located within the study area. Those projects involving improvements and expansions which will increase the capacity or level of service of the transportation system represent high-priority, short-range actions that will work to solve certain existing or anticipated traffic circulation system problems or deficiencies. Transportation system improvements and expansions, as set forth in the Transportation Improvement Program for the Kenosha, Milwaukee, and Racine Urbanized Areas in Southeastern Wisconsin: 1980-1984 for the study area, consist of the following:

1. Reconstruction of the traffic interchange between USH 16 and STH 190 and the provision of additional lanes associated with the reconstruction of that interchange.

2. Reconstruction, with additional lanes, of the intersection of CTH JJ and Springdale Road.

3. Reconstruction of the bridge carrying STH 190 over Duplainville Road.

4. The installation of traffic signals at the intersection of STH 164 and CTH SS.

Transit System Development: In recent years, the provision of public transportation in the Waukesha area has been an issue of major concern. In 1979, the Waukesha Mass Transit Citizens and Technical Coordinating Advisory Committee was reactivated by the City of Waukesha and charged with the task of determining the need and level of support within the community for a new mass transit system. The Advisory Committee had originally been created in January 1975 and worked with the Regional Planning Commission, at that time, in preparing a transit development program for the Waukesha area which recommended the provision of demand-responsive transit service in the area. The recommendations of that transit development program were rejected by the Waukesha electorate in a citywide referendum in April 1977.

In 1979, the Advisory Committee again requested the assistance of the Regional Planning Commission in the review and revision of the transit development program initially prepared by the Committee. In 1980, the Advisory Committee completed its study and prepared SEWRPC Community Assistance Planning Report No. 31, Waukesha Area Transit Development Program: 1981-1985, which recommended the reestablishment of transit service in the City of Waukesha. Since publication of the report, the recommended transit system was approved by the electorate in a citywide referendum and was placed into service in August of 1981.

The recommended plan for the Waukesha transit development program study area called for the reestablishment of a fixed-route transit system to serve the Waukesha area. The recommended system, as established, consists of nine radial routes, originating at the outer limits of the City and terminating at a common transfer point in the Waukesha central business district. As shown on

Map 18, one of the nine routes within the recommended transit system serves the Pewaukee campus of the Waukesha County Technical Institute and, as such, provides a transit service link between the Village of Pewaukee and the City of Waukesha.

Furthermore, it should be noted that there are four transit system recommendations in SEWRPC Planning Report No. 33, A Primary Transit System Plan for the Milwaukee Area, which would affect the study area. The recommendations would include the provision of commuter bus service between the City of Oconomowoc and the City of Milwaukee via USH 16 and IH 94; the provision of commuter bus service during peak traffic periods only between the City of Oconomowoc and the City of Waukesha via STH 67 and IH 94; and the provision of two transfer points, one located in the Village of Pewaukee proper and a second located in the vicinity of the CTH T-IH 94 interchange, which would link the City of Waukesha transit system with the aforementioned commuter bus service routes.

Rail Facilities: Railways within the study area consist of the main line of the Chicago, Milwaukee, St. Paul & Pacific Railroad (Milwaukee Road), which traverses the central portion of the study area in an east-west direction; the main line of the Soo Line Railroad, which traverses the eastern edge of the study area in a north-south direction immediately east of STH 164; and a branch line of the Milwaukee Road which traverses the southeast corner of the study area in a northeast-southwest direction along the Fox River.

Airport Facilities: The Waukesha County airport is located at the southern edge of the study area. The Waukesha County airport serves business-oriented air traffic and recreational flyers. SEWRPC Planning Report No. 21, A Regional Airport System Plan for Southeastern Wisconsin, published in December 1975, provides a sound and workable plan to guide the staged improvement of public airport facilities in the Region. The plan sets forth recommendations which work to coordinate airport facility development in the Region, and recommendations which provide for the coordination of airport development with areawide land use, surface transportation facility, and community facility development.

The adopted regional airport system plan recommends that Waukesha County airport be improved and reclassified as a basic transport airport, but that not all improvments necessary to meet anticipated 1995 facility requirements be provided at the airport. Map 19 depicts the recommended area land use plan for the Waukesha County airport, as set forth in the adopted regional airport system plan.

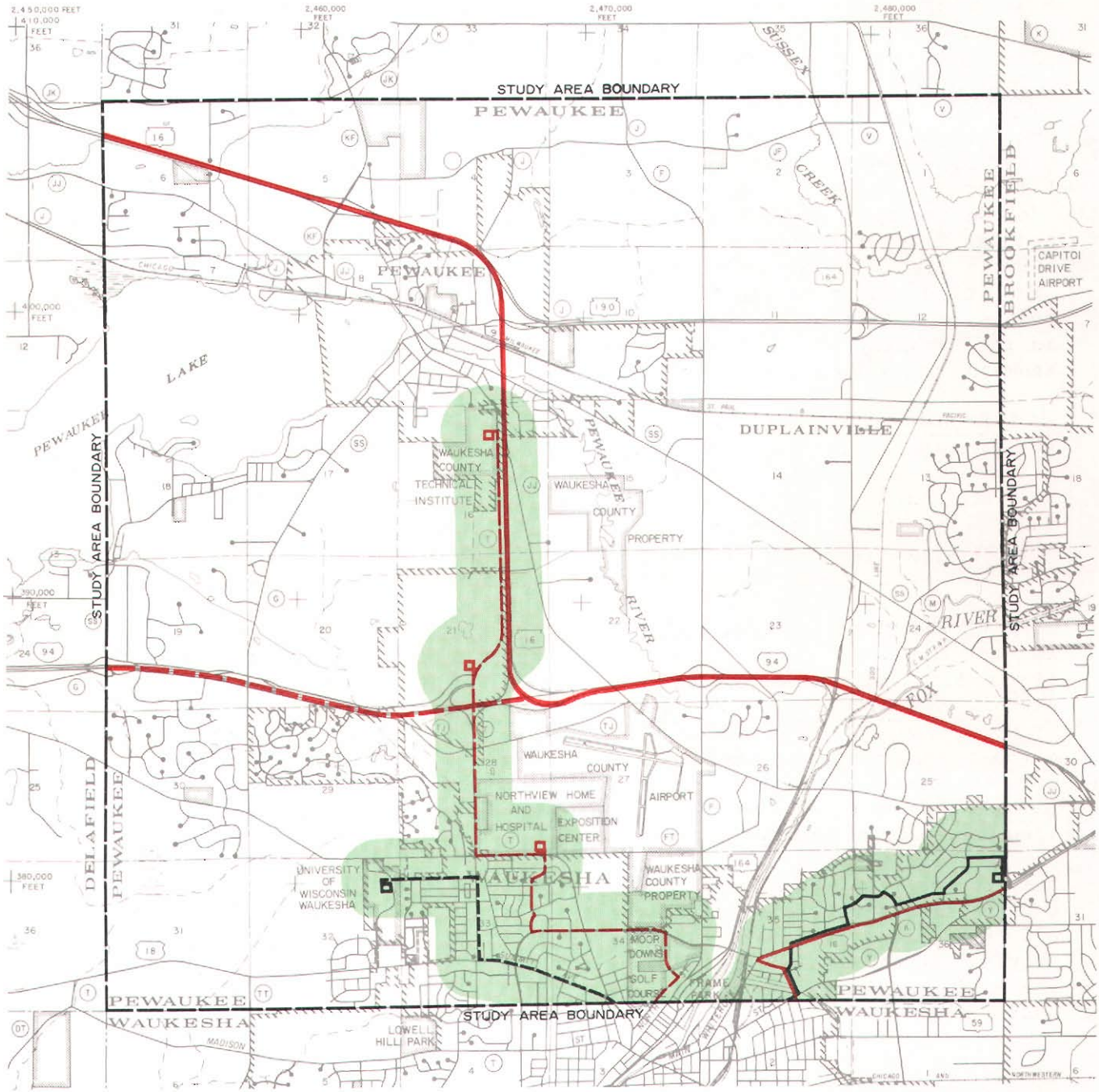
Community Utilities and Facilities

Public Sanitary Sewer Service: Since 1970, significant events took place regarding the provision of sanitary sewer service within the study area which led to the construction of a regional sewage treatment facility to serve the area rather than providing such service on a community-by-community basis. These events can be summarized as follows:

1. SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed, published in 1970, evaluated waste water treatment alternatives for the upper Fox River watershed and recommended that this portion of the watershed be provided sanitary sewer service by one treatment facility, located in Waukesha.

Map 18

PLANNED TRANSIT SERVICE IN THE JOINT PEWAUKEE STUDY AREA



LEGEND

REGULAR CITY OF WAUKESHA ROUTES

COMMUTER ROUTES

PRIMARY SERVICE

SPECIALIZED SERVICE (PEAK PERIOD ONLY)

TRANSIT SERVICE AREA

GRAPHIC SCALE

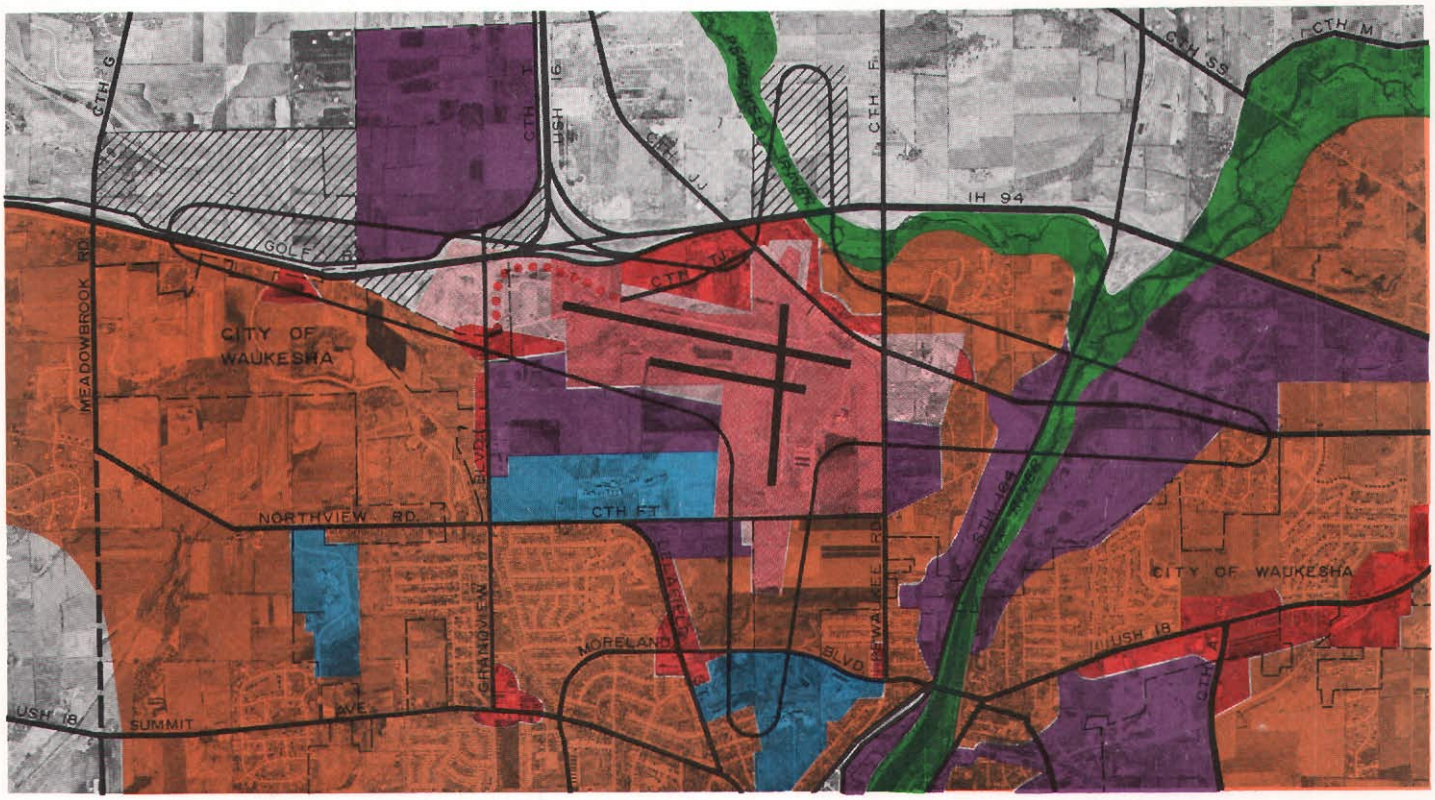
0 1/2 1 MILE

0 2000 4000 6000 FEET

Source: SEWRPC.

Map 19

RECOMMENDED AREA LAND USE PLAN FOR THE WAUKESHA COUNTY AIRPORT: 1995



LEGEND

- LANDS CURRENTLY OWNED BY WAUKESHA COUNTY FOR AIRPORT PURPOSES
- LANDS PROPOSED TO BE ACQUIRED FOR AIRPORT SITE IMPROVEMENT OR PROTECTED THROUGH EASEMENTS PROHIBITING INCOMPATIBLE LAND USE DEVELOPMENT
- LANDS ADJACENT TO AIRPORT PROPOSED TO REMAIN IN AGRICULTURE OR OTHER OPEN SPACE LAND USES, OR TO BE UTILIZED FOR NON-RESIDENTIAL URBAN LAND USES COMPATIBLE WITH AIRPORT ACTIVITY
- MEDIUM DENSITY RESIDENTIAL AND RELATED (7.3–22.8 PERSONS PER NET RESIDENTIAL ACRE)
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENT AND INSTITUTIONAL
- PRIMARY ENVIRONMENTAL CORRIDOR
- AGRICULTURAL

- PROPOSED ROAD REALIGNMENT
- MUNICIPAL LIMITS–1980
- 100 CNR NOISE RATING ISOPLETH

ARTERIAL STREET OR HIGHWAY

- EXISTING
- PROPOSED

NOTE: THE 100 CNR (COMPOSITE NOISE RATING) ISOPLETH DEFINES A NOISE ZONE AROUND AIRPORT RUNWAYS, IN WHICH THE NOISE ENVIRONMENT, DEPENDING ON A PERSONS ACTIVITY OR LOCATION, IS OBJECTIONABLE

GRAPHIC SCALE

0 1/2 1 MILE

0 2000 4000 6000 FEET

Source: SEWRPC.

2. Shortly thereafter, certain officials from civil divisions located within the upper Fox River watershed expressed opposition to the plan as published by SEWRPC. Reevaluation of the plan resulted in an amendment which recommended that the upper Fox River watershed be served by two wastewater treatment facilities--one in the City of Brookfield and one in the City of Waukesha. At that time, the amended plan was considered acceptable by all civil divisions located within the upper Fox River watershed.

3. In 1974, the City of Brookfield completed the construction of its new sewage treatment plant, which was designed to serve the needs of the City of Brookfield, as well as other civil divisions of the upper Fox River watershed. In 1974, SEWRPC Planning Report No. 16, A Regional Sanitary Sewerage System Plan for Southeastern Wisconsin, was published, which recommended that the upper Fox River watershed be served by the two treatment facilities previously described.

4. In 1976, the Lake Pewaukee Sanitary District and the Village of Pewaukee completed 201 facility plans which recommended that wastewater be transported from these communities to the Brookfield sewerage treatment plant.

5. In March of 1978, the Lake Pewaukee Sanitary District completed installation of a new sewer system which would provide sewer service to all lands within the drainage area of Pewaukee Lake, with the exception of those lands located within the corporate limits of the Village of Pewaukee. Originally, this system transported wastewater to the Village of Pewaukee treatment plant.

6. SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, was published in June of 1979, which also recommended that the upper Fox River watershed be provided sewage treatment by the Brookfield and Waukesha sewage treatment plants.

7. In July of 1980, the dual force main and pumping station that would be used to transport waste water from the Village of Pewaukee and the Lake Pewaukee sanitary district was completed. This system became operational in September of 1980.

It should be noted that, during the public informational period on the area-wide water quality management plan, the City of Brookfield was in the process of completing its sewerage facilities plan, which included the expansion of the Brookfield treatment facility and the construction of certain trunk sewers leading to that facility. One issue which arose during this facilities planning effort pertained to the extent of the sewer service area in the Town of Pewaukee to be served by the dual force main trunk sewer connecting the Town and Village of Pewaukee to the City of of Brookfield treatment facility (Pewaukee-Brookfield interceptor sewer). The sewer service area attendant to this trunk sewer, as set forth in the regional sanitary sewerage treatment plan, and as refined in the Village's sewer facility planning effort, did not envision providing service to existing or new urban development in a portion of the Town of Pewaukee generally bounded by CTH F on the west; STH 190 on the north; the Soo Line Railroad tracks on the east; and IH 94 on the south. A series of meetings held with the Town of Pewaukee concerning this matter

indicated that in addition to extensive existing development in the area, a number of land use development and water utility construction commitments had already been made by the Town, assuming the future availability of centralized sanitary sewer service in this area.

After carefully reviewing this matter, it was decided that the sewer service area in the Town of Pewaukee should be revised to reflect industrial and commercial land use development commitments in that portion of the Town generally bounded by CTH F on the west; the Milwaukee Road tracks on the north; Soo Line Railroad tracks on the east; and IH 94 on the south. It was also decided to revise the sewer service area within the Town to accommodate potential residential development lands in the portion of the Town generally bounded by CTH F on the west; STH 190 on the north; Springdale Road on the east; and the Milwaukee Road tracks and IH 94 on the south. It should be noted that in making these recommendations, offsetting reductions were made in the extent of the sewer service area in the northern portions of the Town and the Village of Pewaukee. The final recommended year 2000 sewer service area and related agreements associated with the Village and Town of Pewaukee and environs are depicted on Map 20.

Lake Pewaukee Sanitary District--As indicated on Map 21, most of the urban development within the Lake Pewaukee Sanitary District is served by a public sanitary sewer system. The existing sewer service area of the District consists of approximately 1,431 acres, or 2.2 square miles. Of this total, about 689 acres is within the study area, representing about 3 percent of the total study area. About 4,800 people reside in this sewer service area, of which about 3,200 persons reside in the study area, or 11 percent of the total resident population of the study area.

Between March of 1978 and September of 1980, wastewater from the Lake Pewaukee Sanitary District system had been transported to the treatment plant located on the Pewaukee River in the central portion of the Village of Pewaukee. Since September of 1980, all wastewater from the Lake Pewaukee Sanitary District has been transported via the Pewaukee-Brookfield interceptor sewer to the Brookfield sewage treatment facility for treatment. In 1980, the average daily flow of wastewater from the Lake Pewaukee Sanitary District to the Brookfield sewage treatment plant consisted of about 0.22 mgd (million gallons per day). The estimated 1995 recommended average daily design flow for the Lake Pewaukee sanitary district, as estimated in the City of Brookfield 201 facilities plan study, is 0.80 mgd.[2] However, additional sewage treatment capacity would be required at the Brookfield sewage treatment facility to accommodate both the estimated 1995 design wastewater flow from the Lake Pewaukee Sanitary District and the estimated wastewater flow from the other portions of the Brookfield sewer service area. Therefore, a formal agreement has been executed between the Lake Pewaukee Sanitary District and the City of Brookfield, providing for a maximum wastewater flow of 0.40 mgd from the Lake Pewaukee Sanitary District service area until the Brookfield sewage treatment facility expansion is completed some time after 1986. The agreement also provides for the renegotiation of wastewater flow allocations for the Lake Pewaukee Sanitary District after the Brookfield sewage treatment facility expansion is completed.

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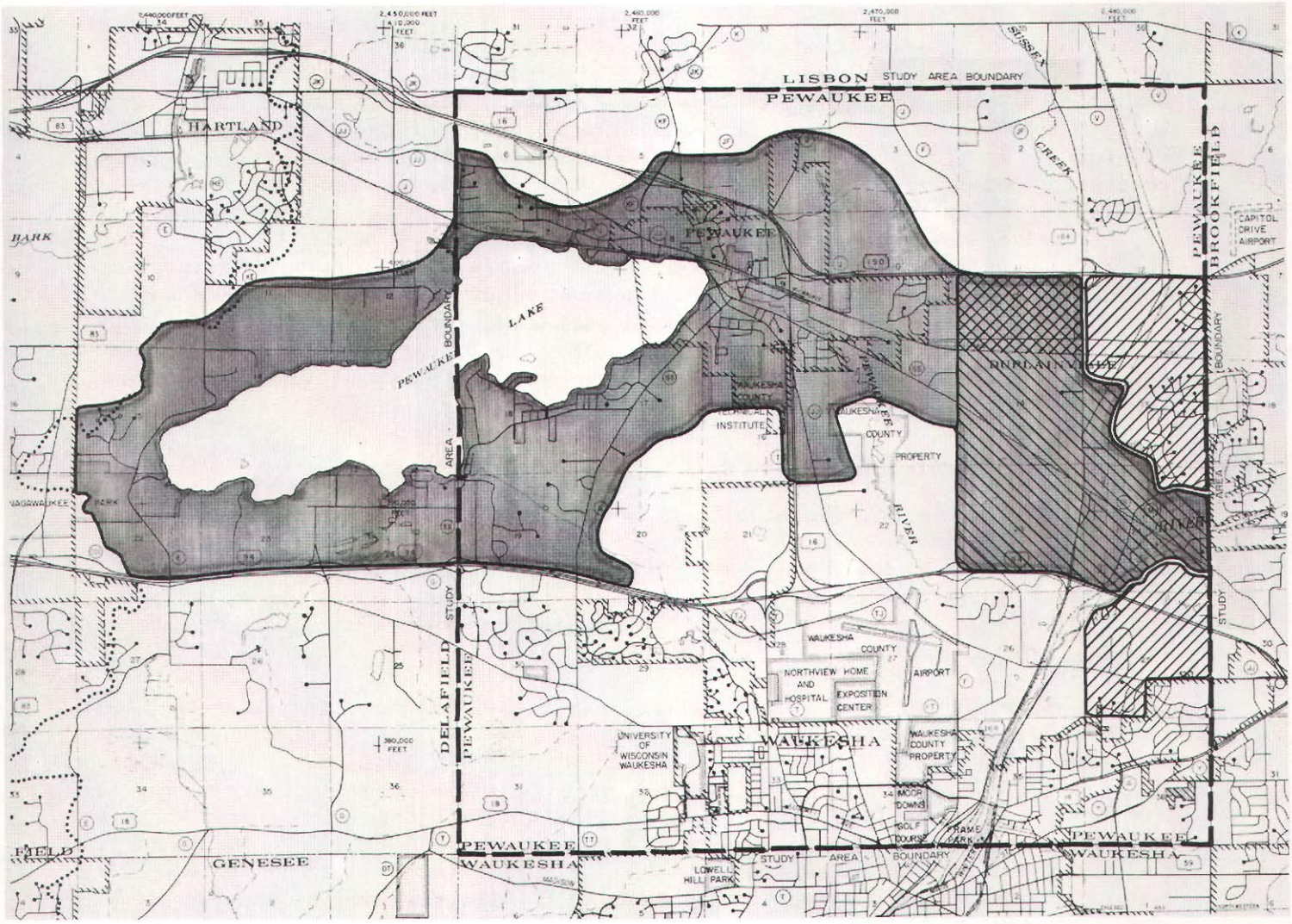
[2]City of Brookfield 201 Facilities Plan Study, Camp, Dresser & McKee, Inc., October 1979.

Map 20

FINAL RECOMMENDED SEWER SERVICE AREA AND RELATED AGREEMENTS ASSOCIATED WITH THE TOWN AND VILLAGE OF PEWAUKEE AND ENVIRONS: 2000



LEGEND

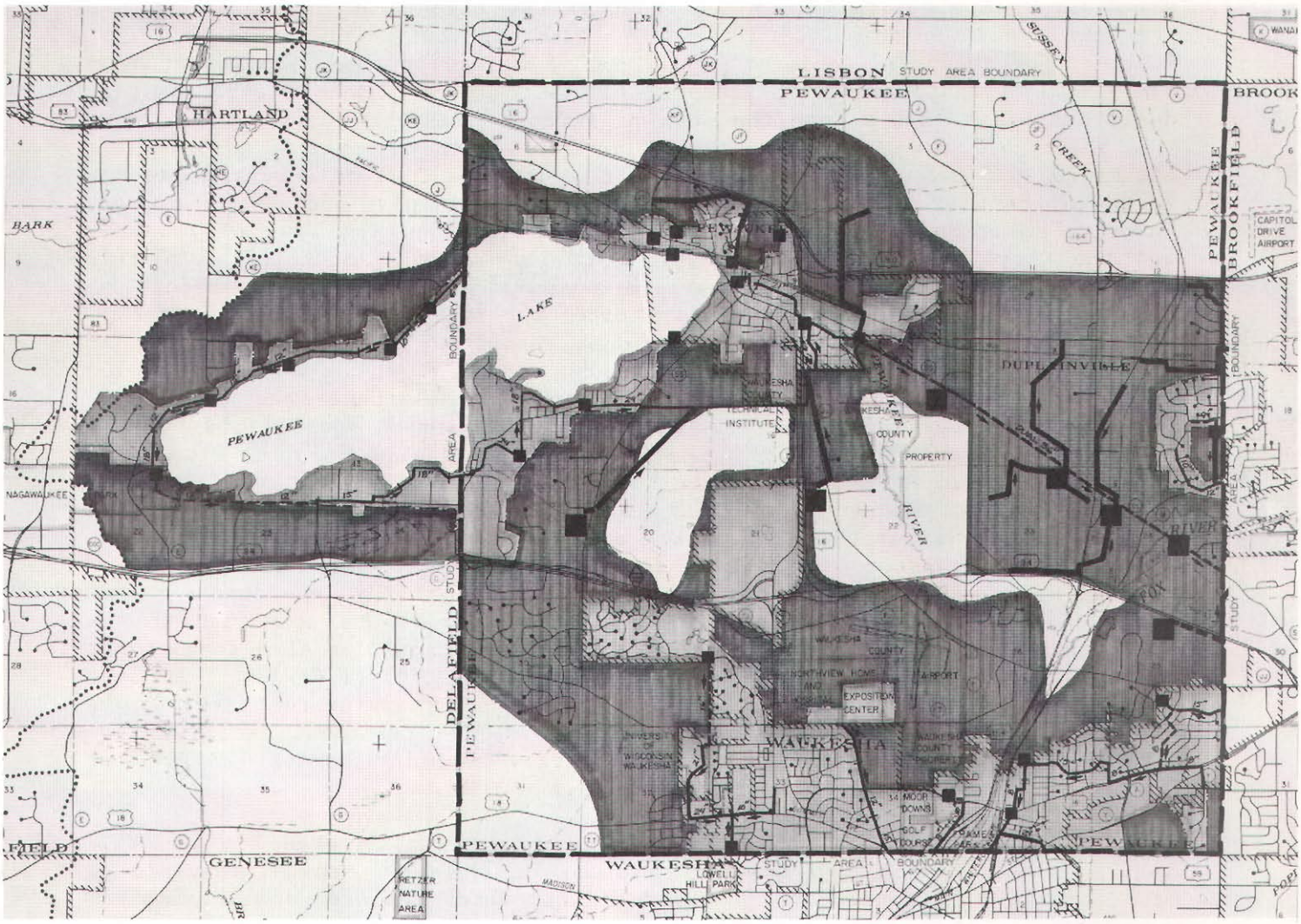
- YEAR 2000 SEWER SERVICE AREA TRIBUTARY TO PEWAUKEE-TO-BROOKFIELD TRUNK SEWER IN CTH SS
- YEAR 2000 SEWER SERVICE AREA IN TOWN OF PEWAUKEE TO BE SERVED THROUGH TRUNK SEWERS OTHER THAN THE PEWAUKEE-TO-BROOKFIELD TRUNK SEWER IN CTH SS
- PORTION OF FINAL YEAR 2000 SEWER SERVICE AREA IN TOWN OF PEWAUKEE AGREED TO BE LIMITED TO 100,000 GALLONS OF SEWAGE FLOW PER DAY UNTIL THE BROOKFIELD SEWAGE TREATMENT PLANT EXPANSION IS COMPLETED (ESTIMATED TO BE JANUARY 1986). THAT PART OF THIS AREA WEST OF STH 164 IS FURTHER AGREED TO BE DEVELOPED ONLY FOR NONRESIDENTIAL LAND USE PURPOSES. ACCEPTANCE OF SEWAGE FLOW FROM THIS AREA PENDING COMPLETION OF THE BROOKFIELD SEWAGE TREATMENT PLANT EXPANSION IS SUBJECT TO NEGOTIATION BETWEEN THE TOWN OF PEWAUKEE AND THE CITY OF BROOKFIELD. SUCH NEGOTIATIONS ARE NOT TO AFFECT PREVIOUSLY NEGOTIATED SEWAGE FLOW AGREEMENTS BETWEEN THE VILLAGE OF PEWAUKEE, THE LAKE PEWAUKEE SANITARY DISTRICT, AND THE CITY OF BROOKFIELD
- PORTION OF FINAL YEAR 2000 SEWER SERVICE AREA IN TOWN OF PEWAUKEE AGREED TO BE DEVELOPED FOR RESIDENTIAL LAND USE PURPOSES ONLY AFTER THE BROOKFIELD SEWAGE TREATMENT PLANT EXPANSION IS COMPLETED (ESTIMATED TO BE JANUARY 1986)

GRAPHIC SCALE
0 1/2 1 MILE
0 2000 4000 6000 8000 FEET

Source: SEWRPC.

Map 21

EXISTING AND PLANNED SANITARY SEWER FACILITIES IN THE JOINT PEWAUKEE STUDY AREA: 1980-2000



LEGEND

- EXISTING SEWER SERVICE AREA
- PLANNED SEWER SERVICE AREA
- EXISTING GRAVITY TRUNK SEWER, SEWER DIAMETER, AND DIRECTION OF FLOW
- EXISTING FORCE MAIN SEWER, SEWER DIAMETER, AND DIRECTION OF FLOW
- EXISTING PUMPING STATION OR LIFT STATION
- PLANNED GRAVITY SEWER AND DIRECTION OF FLOW
- PLANNED FORCE MAIN SEWER AND DIRECTION OF FLOW
- PLANNED PUMPING STATION
- EXISTING PRIVATE SEWAGE TREATMENT FACILITY TO BE ABANDONED

GRAPHIC SCALE
0 1 MILE
0 2000 4000 6000 8000 FEET

Source: SEWRPC.

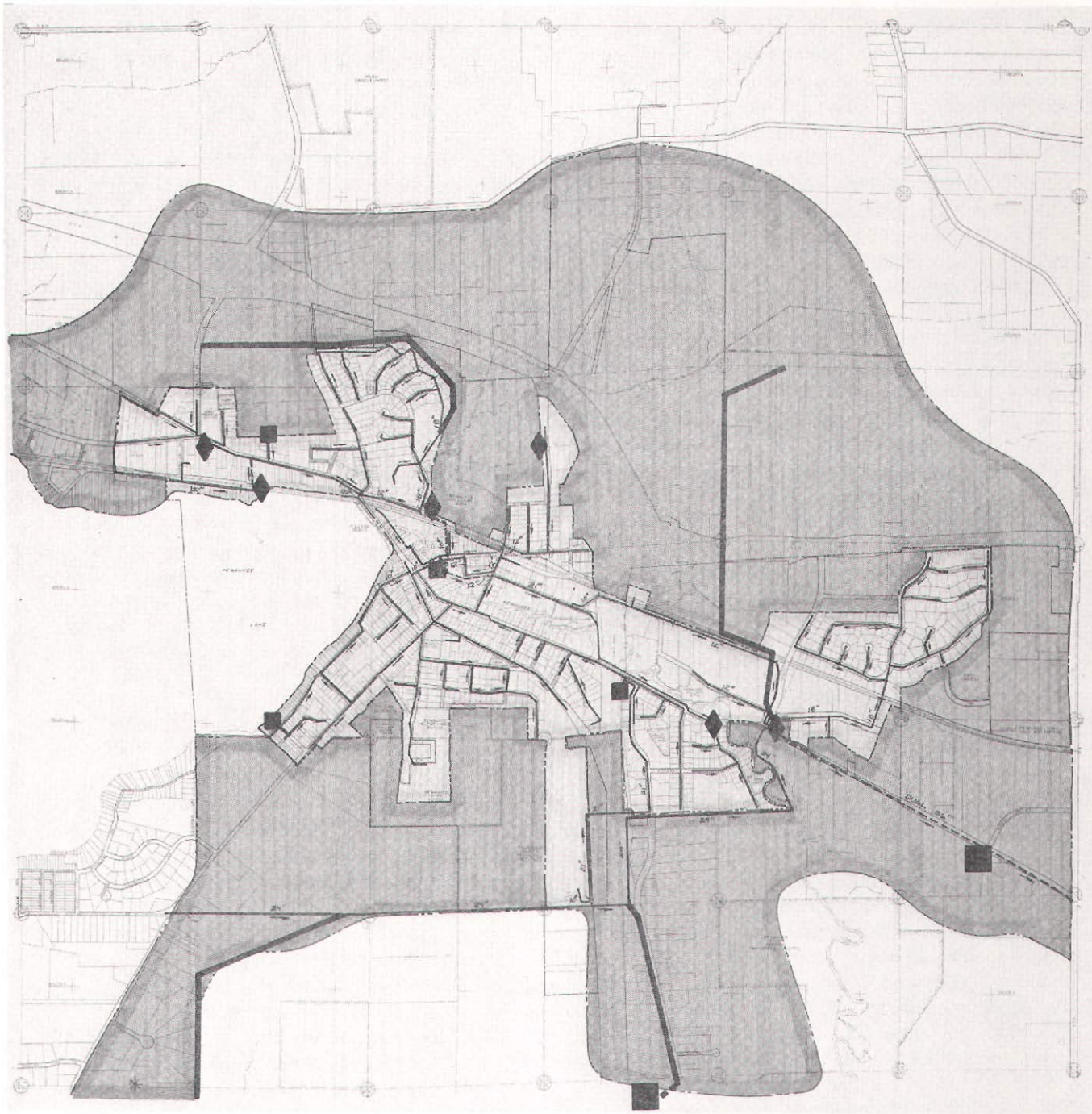
Town of Pewaukee--As indicated on Map 21, only a small area of urban residential development in the eastern portion of the Town of Pewaukee is served by the Town of Pewaukee Sanitary District No. 3. The existing sewer service area of the District consists of approximately 290 acres, or 0.45 square mile, which represents approximately 1 percent of the study area and 2 percent of the Town area. Approximately 500 people reside in this sewer service area, or 2 percent of the total resident population of the study area. Wastewater from the area is transported to the Brookfield treatment facility. In 1980, average daily wastewater flows from the Town of Pewaukee Sanitary District No. 3 to the Brookfield sewage treatment facility consisted of about 0.12 mgd. The estimated 1995 recommended daily design flow for the Town of Pewaukee, as set forth in the City of Brookfield 201 sewer facilities plan study, is 0.90 mgd. However, no formal agreement has been executed between the Town of Pewaukee and the City of Brookfield, setting forth the maximum amount of wastewater that may be treated by the Brookfield sewage treatment facility before or after completion of the planned expansion of the facility. The estimated 1995 recommended design wastewater flow would be generated by new development that is anticipated to occur in the area bounded by CTH F on the west, STH 190 on the north, Springdale Road on the east, and the Milwaukee Road tracks and IH 94 on the south (Town of Pewaukee Sanitary District No. 3), and by continued development in the Springdale Estates area. The Pewaukee-Brookfield Interceptor Sewer is operated by the Village of Pewaukee. The Town of Pewaukee Sanitary District No. 3 and the Village are in the process of formulating an agreement that will set forth the maximum amount of wastewater from the Town that will be transported by the interceptor, the means through which user charges will be established for the District's use of the interceptor sewer, and the locations where the District's sewer system may be connected to the interceptor sewer. However, it should be noted that no formal agreement has been executed between the Town of Pewaukee Sanitary District No. 3 and the City of Brookfield concerning future allocations of wastewater flows to be received from the District by the Brookfield sewage treatment facility. The extent of sewer lines and related facilities associated with the Town of Pewaukee sewerage system are shown on Map 21.

Village of Pewaukee--The existing sanitary sewer service area for the Village of Pewaukee sanitary sewerage system, as shown on Map 22, consists of approximately 729 acres, or 1.1 square miles, which represents approximately 3 percent of the study area and about 40 percent of the Village area. Approximately 5,100 people reside in this sewer service area, or about 18 percent of the total resident population of the study area. In September of 1980, the average daily flow of wastewater from the Village of Pewaukee sewerage system to the Brookfield sewage treatment facility was about 0.40 mgd. The estimated 1995 recommended average daily design flow, as set forth in the City of Brookfield 201 facilities plan study, is 2.60 mgd. In May of 1980, the Village requested a reduction in its recommended average daily design flow allocation from the City of Brookfield from 2.6 to 1.6 mgd. This allocation reduction was granted in 1981. The location and configuration of sewer lines, pumping and lift stations, and related force mains associated with the Village of Pewaukee sewerage system are shown on Map 22.

City of Waukesha--The existing sanitary sewer service area for the portion of the City of Waukesha within the study area, as shown on Map 21, consists of approximately 3,351 acres, or 5.2 square miles, which represents approximately 15 percent of the study area. Approximately 15,300 persons reside in this

Map 22

EXISTING AND PLANNED SANITARY SEWER SERVICE FACILITIES IN THE VILLAGE OF PEWAUKEE AND ENVIRONS



Source: SEWRPC.

sewer service area, or about 53 percent of the total resident population of the study area. In 1975, the City of Waukesha conducted facilities planning for the expansion of its existing wastewater treatment plant in order to correct existing treatment deficiencies and provide adequate capacity to accommodate future growth in the City. Recently, the City's treatment plant was expanded in conformance with the recommendations resulting from this planning effort. The expanded treatment plant provides secondary and tertiary waste treatment, followed by advanced waste treatment for nitrification and phosphorus removal and auxiliary waste treatment for effluent disinfection. The average hydraulic design capacity of the new plant is 16.00 mgd, with a peak hydraulic design capacity of 28 mgd. The extent of sewer lines and related facilities associated with the City of Waukesha sewerage system are shown on Map 21.

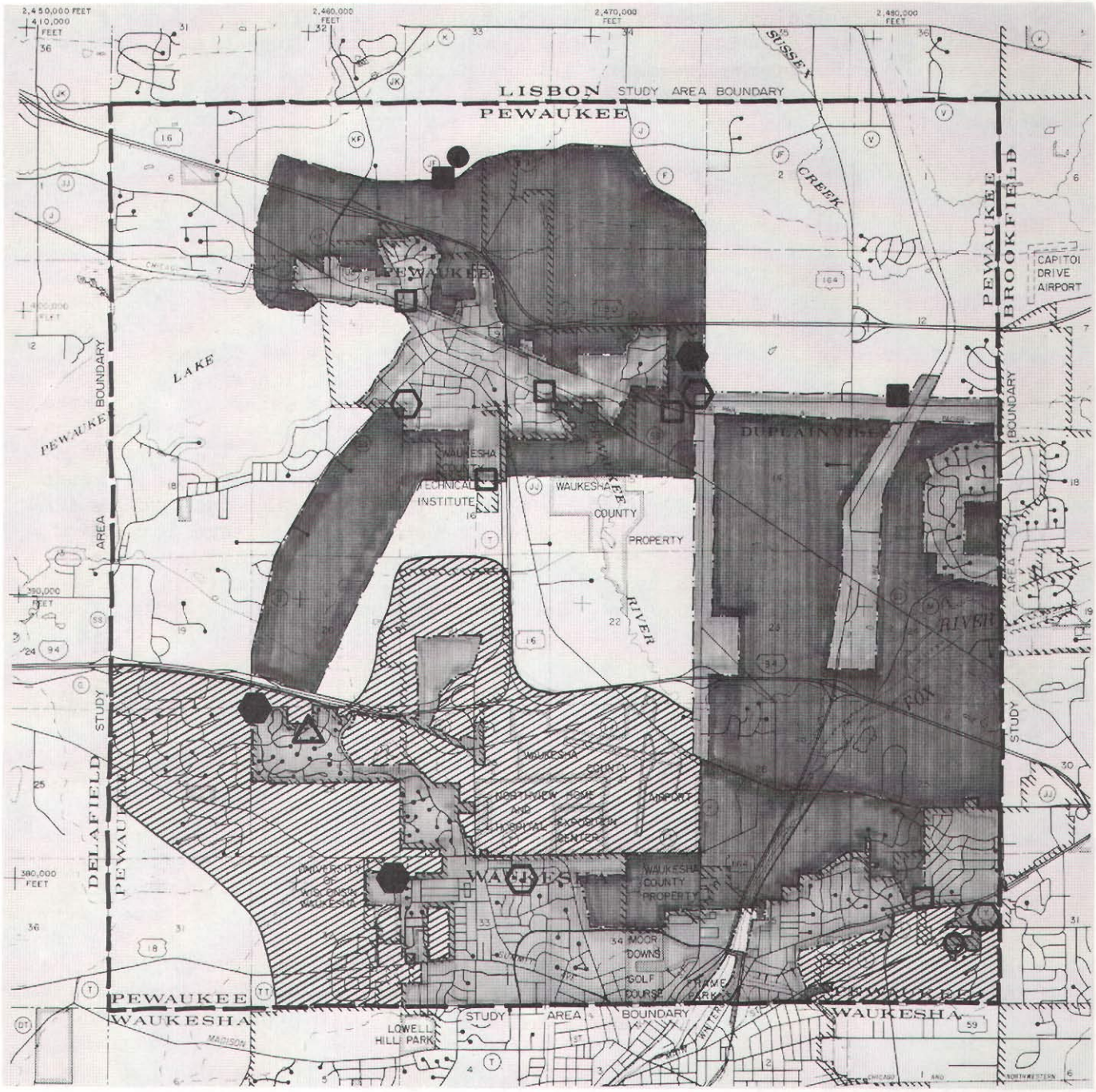
Privately Owned Wastewater Treatment Facilities and Onsite Waste Disposal Facilities: There are three privately owned wastewater facilities in the study area, consisting of the facilities serving Payne and Dolan of Wisconsin, Inc., and the Steeplechase Inn, both in the Town of Pewaukee, and the Howard B. Stark Company in the Village of Pewaukee. Onsite sewage treatment facilities within the study area--consisting of septic tanks, holding tanks, and mound systems--are primarily located in the Town of Pewaukee. There are no holding tanks or mound systems located in the City of Waukesha; however, there are six septic tanks located in the Village of Pewaukee. As of August 1980, the Town of Pewaukee had approved a total of 50 holding tank agreements. The Town of Pewaukee currently maintains a policy of permitting holding tanks in areas planned for sanitary sewer service on an interim basis until such sewer service is available. It should also be noted that a total of 29 mound systems have been installed in the Town of Pewaukee. All other development outside the existing sanitary sewer area of the Lake Pewaukee Sanitary District, the Town of Pewaukee Sanitary District No. 3, and the Village of Pewaukee is served by conventional, onsite soil absorption sewage disposal systems.

Public Water Supply Systems:

Town of Pewaukee--The Town of Pewaukee operates its own municipal water supply system. As shown on Map 23, this system serves an area of about 1,400 acres, or 2.2 square miles, which represents about 6 percent of the study area and 8 percent of the total town area. Well No. 1 is located at the site of the Town administrative building and garage, located on the west side of CTH F, immediately north of the Milwaukee Road tracks. The well is equipped with a 400 gallon per minute (gpm) pump and produces an average daily pumpage of approximately 100,000 gallons. A water storage tower with a capacity of 250,000 gallons is also located at well site No. 1. As shown on Map 23, water service within the Town of Pewaukee is confined to the southeast corner of the Town. Existing water mains extend along CTH F between Northview Road and Green Road, along Green Road between CTH F and Springdale Road, and along Duplainville Road and STH 164 between IH 94 and Green Road. A well-developed distribution system of water mains serves the Springdale Estates residential subdivision. Also, a system of distribution water mains has been installed on the east side of CTH F in the vicinity of the intersection of Busse Road and CTH F. Well site No. 2, located on the north side of Green Road approximately 800 feet west of Duplainville Road, has recently been constructed. Well No. 2 is equipped with two service pumps having a combined rating of 750 gpm and a well pump rated at 500 gpm. The site also contains a 300,000 gallon water reservoir. Well No. 2 became operational in October of 1981.

Map 23

EXISTING AND PLANNED WATER SUPPLY SYSTEMS IN THE JOINT PEWAUKEE STUDY AREA: 1980-1990



LEGEND

- EXISTING WATER SUPPLY SERVICE AREA
- LOCALLY PROPOSED WATER SUPPLY SERVICE AREA
- AREAS WHICH COULD BE SERVED BY THE CITY OF WAUKESHA

EXISTING	PROPOSED	
○	●	GROUND STORAGE RESERVOIR
□	■	WELL
⬡	⬢	STANDPIPE OR STORAGE TOWER
△		PUMPING STATION

GRAPHIC SCALE
0 1 MILE
0 2000 4000 8000 FEET

Source: SEWRPC.

Planned water main extensions to the existing water distribution system, as shown on Map 23, include the installation of additional mains on CTH SS, along the north edge of IH 94 between STH 164 and CTH F, along Marjean Lane, and in the western portion of the Springdale Estates subdivision.

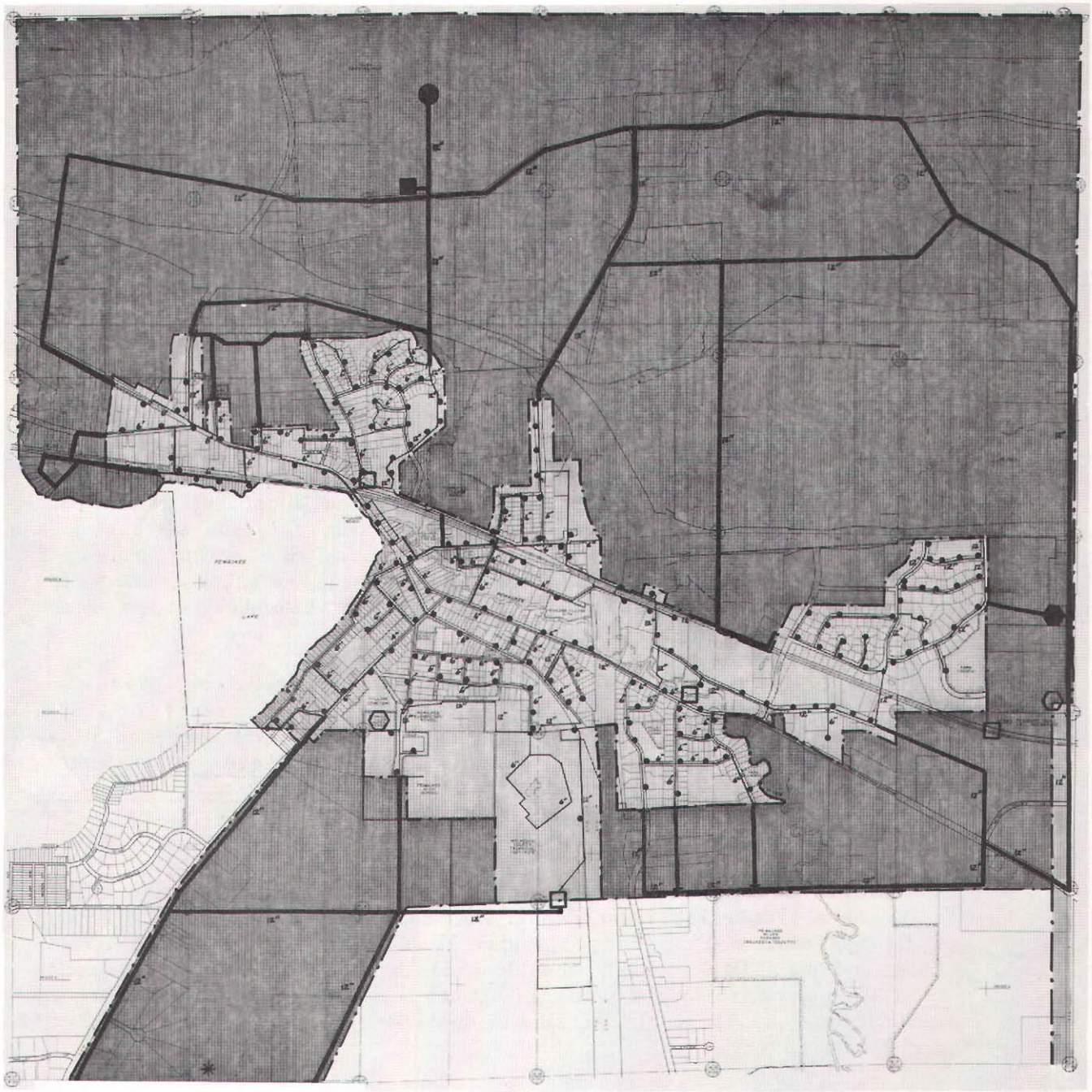
Village of Pewaukee--The Village operates its own municipal water supply system. As shown on Map 24, this system serves an area of about 830 acres, or 1.3 square miles, which represents approximately 4 percent of the study area and 50 percent of the Village area. The Village's existing water storage and distribution system is supplied by three wells. Well No. 2 is equipped with a pump rated at 500 gpm, with a booster pump rated at 300 gpm. Well No. 2 pumps water into a 125,000-gallon concrete ground storage reservoir, from which water is then pumped into the Village's distribution system. This well is located at the northeast corner of the intersection of High Street and Wisconsin Avenue. Well No. 3 is located on the south side of Hickory Street, approximately one-quarter mile east of USH 16. Well No. 3 has one well pump rated at 850 gpm and two booster pumps rated at 500 gpm. Water can be pumped directly into the system through the two 500 gpm booster pumps or into the adjacent 125,000-gallon above-ground steel storage reservoir. Well No. 4 is located immediately south of the Waukesha County Technical Institute. Water from Well No. 4 is pumped through the booster pump directly into the water distribution system. Also, the Village has two more water storage facilities, consisting of a 50,000-gallon elevated tank immediately northeast of the intersection of School Street and Lake Street, and a 250,000-gallon elevated tank located approximately 850 feet southwest of the Village's 50,000-gallon tank. It should be further noted that Well No. 1 was abandoned in 1978, because of contamination problems.

In 1976, Donahue and Associates, Inc., consulting engineers, published a comprehensive plan for the future development of the municipal water system for the Village of Pewaukee, Wisconsin. This plan analyzed the adequacy of the existing water system, including wells, water storage, and water distribution systems, to meet the present and future water demands of the Village of Pewaukee and evaluated the need for present and future improvements to the system. With the abandonment of Well No. 1, Well No. 4 was constructed in conformance with the recommendations set forth in the plan. Also, the replacement or expansion of certain portions of the water distribution system were accomplished, based on the recommendations provided in the plan. Map 24 provides detailed information concerning the existing water supply system in the Village, the existing water supply service area, and recommended improvements to the water supply system set forth in the Village's municipal water system plan in 1976, which have not yet been implemented.

City of Waukesha--The City of Waukesha operates its own municipal water supply system. As shown on Map 23, the portion of this system located within the study area serves an area of about 2,730 acres, or 4.3 square miles, which represents about 11 percent of the study. The principal water supply facilities located in the portion of the City of Waukesha within the study area include a well located on Stardust Drive in the Priedeman Estates Subdivision; a five-million-gallon ground storage reservoir located in Hillcrest Park; a 250,000-gallon water spheroid storage tower located on the north side of Davidson Road immediately west of Hillcrest School; a 250,000-gallon water spheroid storage tower located at the end of Evergreen Court and a water supply pumping station located along the south side of Woodridge Lane immediately east of Newcastle Court.

Map 24

EXISTING AND PLANNED WATER SUPPLY SYSTEM IN THE VILLAGE OF PEWAUKEE: 1980-1995



LEGEND

- EXISTING WATER SUPPLY SERVICE AREA
- PROPOSED VILLAGE OF PEWAUKEE WATER SUPPLY SERVICE AREA
- 12" EXISTING WATER MAIN (8" UNLESS OTHERWISE INDICATED)
- 12" PROPOSED WATER MAIN (8" UNLESS OTHERWISE INDICATED)
- EXISTING HYDRANT

EXISTING	PROPOSED	
□	■	WELL
⬡	⬢	STANDPIPE OR STORAGE TOWER
●	●	GROUND STORAGE RESERVOIR

✳ PLANNED WATER SUPPLY SERVICE AREA IN THE VICINITY OF CTH SS EXTENDS SOUTH TO IH 94

GRAPHIC SCALE
0 800 1600 2400 FEET

Source: SEWRPC.

Planned water supply system facilities in the portion of the City of Waukesha within the study area, as shown on Map 23, include the construction of two new water storage towers; one to be located along CTH G in the vicinity of Meadowbrook Elementary School and the other to be located in the vicinity of the intersection of Sunkist Avenue and University Drive.

Storm Water Drainage Facilities:

Town of Pewaukee--The storm water drainage system serving the Town of Pewaukee lies totally within the Fox River watershed. The system primarily consists of the storm drainage improvements within the Springdale Estates subdivision, located immediately west of Springdale Road between the Milwaukee Road tracks and CTH M. The drainage system consists principally of subsurface conduits with short reaches of surface channels in some locations. The system discharges into a tributary of the Pewaukee River. The extent of the existing storm water drainage system in the Springdale Estates subdivision area is shown on Map 25. The Town of Pewaukee has no long-range plans for future development of the storm water drainage system.

Village of Pewaukee--The storm water drainage system serving the Village of Pewaukee lies totally within the Fox River watershed and is shown on Map 25. The system consists of subsurface conduits with short reaches of surface channels incorporated into the drainage system in some locations. The storm water drainage system includes no storm water pumping facilities, but does include one storm water detention pond, located north of Capitol Drive in the northern portion of the Village. The extent of the existing storm water drainage system is shown on Map 25. The Village of Pewaukee storm water drainage system is shown in detail on Map 26.

Because of the historic flooding problems along the Pewaukee River and the Pewaukee Lake outlet in the Village of Pewaukee, in February of 1978, the Regional Planning Commission published SEWRPC Community Assistance Planning Report No. 14, Flood Management Plan for the Village of Pewaukee, an amendment to SEWRPC Planning Report No. 14, A Comprehensive Plan for the Fox River Watershed. The amended plan, as adopted, sets forth the following recommendations:

1. Construction of a turf-lined channel, together with low earthen dikes and concrete floodwalls, along that reach of the Pewaukee River bounded at the upstream end by the Milwaukee Road crossing and at the downstream end by CTH SS, with the downstream two-thirds of this reach consisting of only minor channel bottom alterations. Major channel modifications will be required at the upstream portion of this reach of the Pewaukee River.

2. Modification of the existing lake level control structure at Pewaukee Lake.

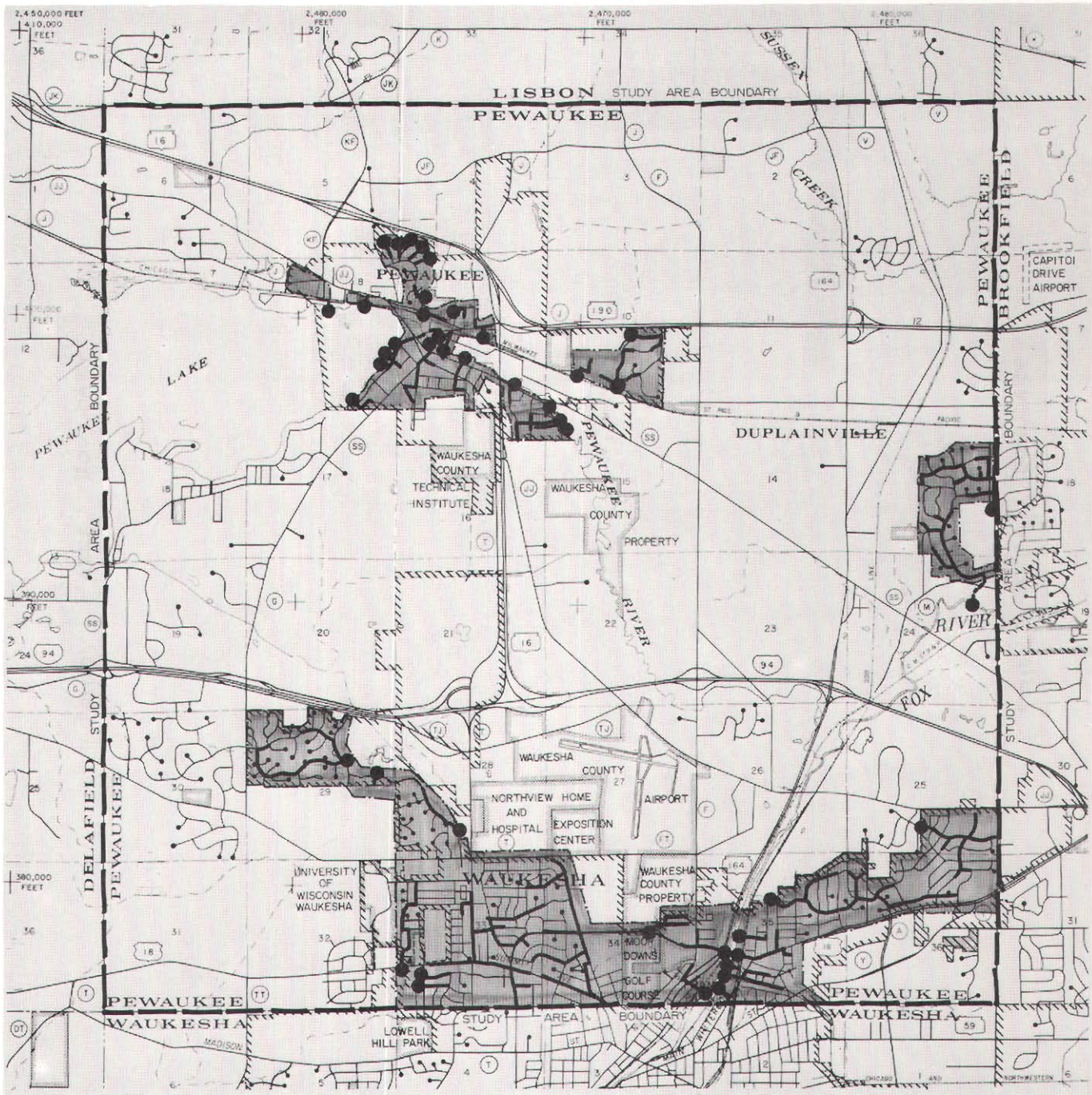
3. Enclosure of the Pewaukee Lake outlet.

4. Construction of low earthen dikes and concrete floodwalls along the eastern shore of Pewaukee Lake.

5. Floodproofing of about 25 residential and commercial structures.

Map 25

EXISTING STORM WATER DRAINAGE FACILITIES IN THE JOINT PEWAUKEE STUDY AREA: 1980



LEGEND

- STORM SEWER SERVICE AREA
- STORM SEWER
- STORM WATER DRAINAGE DITCH
- STORM SEWER OUTFALL

GRAPHIC SCALE

0 1 MILE

0 2000 4000 6000 FEET

Source: SEWRPC.

Map 26

EXISTING STORM WATER DRAINAGE FACILITIES IN THE VILLAGE OF PEWAUKEE: 1980

Source: SEWRPC.

Since the adoption of the amended plan, only the recommended enclosure of the Pewaukee Lake outlet has been constructed. The remaining recommendations should be considered in the preparation of the land use plan for the joint community study area.

Typically, curb and gutter street improvements are considered the best means of dispersing urban storm water runoff. The portions of the Village's street system which lack curb and gutter street improvements include the area generally bounded by Main Street, USH 16, the Pewaukee Elementary School site, and Prospect Avenue; the area generally bounded by Maiden Lane, USH 16, Main Street, and Clark and Caldwell Streets; and the area of the Village west of High Street.

City of Waukesha--The storm water drainage system serving the portion of the City of Waukesha witin the study area lies totally within the Fox River watershed. The system consists principally of subsurface conduits with short reaches of surface channels in some locations. The system discharges into the Fox River and into a tributary to the Pewaukee River. The extent of the existing storm water drainage system in that portion of the City of Waukesha within the study area is shown on Map 25.

Educational Facilities:

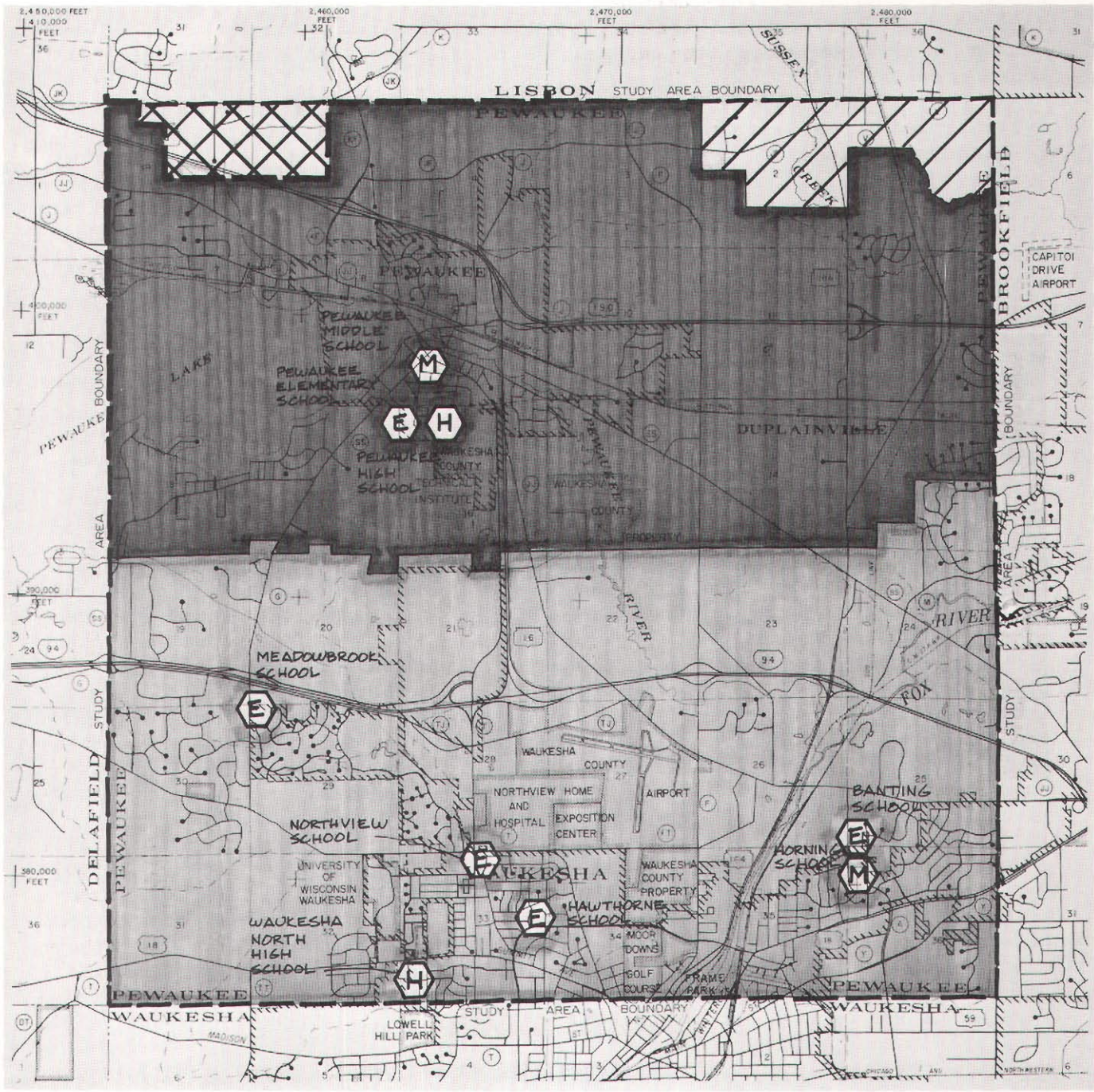
Public Schools--Public schools serving the study area are organized under two school districts. Pewaukee Elementary School, Pewaukee Middle School, and Pewaukee High School are located in the Village of Pewaukee and comprise the public schools located in the Pewaukee School District. The attendance area for the Pewaukee School District covers an area consisting of approximately the northern one-half of Pewaukee Township. Banting, Hawthorne, Hillcrest, Lowell, Meadowbrook, and Northview Elementary Schools; Horning Middle School; and Waukesha North High School are the public schools located in the Waukesha School District serving the southern one-half of the study area. The attendance area of the Waukesha School District extends east and south of the study area, encompassing all of Waukesha Township, as well as portions of Brookfield, Delafield, and Genesee Townships. It should be noted that two small portions of the study area are served by the Richmond and Hamilton School Districts. Because of the relatively small size of these two areas, an inventory of school facilities within these two school districts is not provided herein. The school district boundaries and school locations within the study area are shown on Map 27. Also, the approximate enrollment, grade levels, average class size, and the student capacity of existing public school buildings in the area are shown in Table 15.

Private Schools--There are two private elementary schools located within the study area--St. Mary's School, located on the west side of the Village of Pewaukee, and St. William's School, located on Moreland Boulevard in the City of Waukesha. Both of these schools are located adjacent to their respective parish churches. Current enrollment, grade levels, average class size, and student capacity for private school buildings in the study area are shown in Table 15.

Universities and Technical Schools--Universities and technical schools within the study area consist of Waukesha County Technical Institute, located on CTH T immediately south of the Village of Pewaukee, and the Waukesha Campus of the University of Wisconsin, located on the south side of Northview Road at the western edge of the City of Waukesha corporate limits. Waukesha County

Map 27

EXISTING SCHOOL DISTRICT BOUNDARIES AND SCHOOL LOCATIONS IN THE JOINT PEWAUKEE STUDY AREA: 1980



LEGEND

- PEWAUKEE SCHOOL DISTRICT (GRADES K-12)
- NORTHERN PART OF WAUKESHA SCHOOL DISTRICT (GRADES K-12)
- ELEMENTARY SCHOOL DISTRICT BOUNDARY (GRADES K-8)
- SOUTHERN PART OF ARROWHEAD UNION HIGH SCHOOL DISTRICT (GRADES 9-12)
- SOUTHERN PART OF HAMILTON SCHOOL DISTRICT (GRADES K-12)
- SCHOOL
  - E - ELEMENTARY SCHOOL
  - M - MIDDLE SCHOOL
  - H - HIGH SCHOOL

GRAPHIC SCALE

Source: SEWRPC.

Table 15

EXISTING PUBLIC AND PRIVATE SCHOOLS IN THE JOINT PEWAUKEE STUDY AREA: 1980

	School	Approximate Enrollment	Grade Levels	Average Class Size	Approximate Student Capacity
Pewaukee School District					
Public Schools	Pewaukee Elementary	550	K-5	25	650
	Pewaukee Middle	350	6-8	23	500
	Pewaukee High	550	9-12	17	800
	Duplainville Elementary[a]	--	--	--	120
Waukesha School District					
	Banting Elementary	550	K-6	23	600
	Bethesda Elementary	526	K-6	23	600
	Blair Elementary	434	K-6	27	450
	Hawthorne Elementary	377	K-6	23	450
	Hillcrest Elementary	218	K-6	18	400
	Lowell Elementary	439	K-6	29	450
	Meadowbrook Elementary	365	K-6	24	450
	Northview Elementary	334	K-6	22	450
	Butler Middle	991	--	--	1,100
	Central Middle	1,050	--	--	1,100
	Horning Middle	928	--	--	1,100
	North High	1,420	--	--	2,000
	South High	1,768	--	--	2,000
Private Schools	St. Mary's Elementary	200	1-8	25	250
	St. William's Elementary	280	1-8	35	315

[a] Public school classes have not been conducted at Duplainville Elementary School since the 1979-1980 school year owing to declining enrollments; however, the Pewaukee School District has rented the building to a private school.

Source: Pewaukee School District, Waukesha School District, and SEWRPC.

Technical Institute provides vocational training in a wide range of professional and paraprofessional occupational areas. The Waukesha campus of the University of Wisconsin provides a full liberal arts college curriculum at the freshman and sophomore levels. Current enrollment and student capacity for these facilities are shown in Table 16.

Public Library Service--The study area is served by the Sanborn Public Library, located off the southeast corner of the intersection of Oakton and Hickory Street in the Village of Pewaukee. The library is housed in one of the original church buildings constructed in the Village. This structure contains a basement level and a first floor, consisting of a total area of approximately 4,000 square feet. In 1980, the library maintained a collection of approximately 25,300 volumes. The legal service area of the Sanborn Public Library includes the Town and Village of Pewaukee, the Town of Lisbon, and the Town of Delafield. The library staff consists of two full-time librarians, each working a total of 30 hours per week and two part-time librarians, each working a total of 32 hours per month. The existing facility is generally adequate in meeting the library needs of the area; however, the amount of book shelf space needed to store existing volumes prevents the establishment of a fuller range of facilities and functions within the library. One of the deficiencies noted within the existing library is the lack of a meeting room in an area separate from the book storage and reading room portions of the library. At this time, the library board has no formal or informal plans for expansion, improvement, or relocation of the library.

Table 16

EXISTING UNIVERSITIES AND TECHNICAL SCHOOLS IN THE JOINT PEWAUKEE STUDY AREA: 1980

School	Approximate Enrollment (FTE)	Curriculum Level	Student Capacity (FTE)
Waukesha County Technical Institute	3,700	Associate's Degree	4,500
University of Wisconsin-Waukesha Campus	950	Freshman and Sophomore	950

Full-time teaching equivalent.

Source: SEWRPC.

Public Buildings and Related Facilities:

Police Protection Services and Facilities--Both the Town and Village of Pewaukee maintain police departments. In 1980, the Town of Pewaukee employed one full-time patrolman, one part-time partrolman, and one part-time police chief. The Town of Pewaukee police station is located in the Town Hall Administrative Building and garage, located on the west side of CTH F immediately north of the Milwaukee Road. The police facilities within the town administration building comprise approximately 350 square feet. The Waukesha County Sheriff's Department provides the major portion of required police protection services within the Town, with the Town of Pewaukee police department providing supplemental service to the Waukesha County Sheriff. The Town of Pewaukee maintains two radio-equipped patrol cars. The Town of Pewaukee has no immediate plans to expand police services or facilities.

In 1980, the Village of Pewaukee Police Department had 11 full-time employees, consisting of one police chief, two sergeants, and eight patrolmen. The Village's police station is located in the Village Hall and administrative building, located on the west side of Hickory Street approximately 300 feet south of Oakton Avenue. The police station comprises approximately 700 square feet of the total area within the Village Hall and administrative building. The Village of Pewaukee maintains three radio-equipped patrol cars. Generally, existing police facilities within the Village are meeting existing requirements; however, the police station lacks adequate square footage for the storage of records and equipment. The Village has no immediate plans to expand police services or facilities.

Fire Protection Services and Facilities--The Village and Town of Pewaukee are provided fire protection and rescue services by the Pewaukee Fire Department. The department is operated on a paid-on-call basis, and consists of a total of 65 fire fighters, including one part-time fire chief and two assistant fire chiefs. The Town and Village of Pewaukee divide operating costs associated with the department on a 74-26 percent cost-sharing basis. The Pewaukee fire department has reciprocal service agreements with all fire departments within Waukesha County, whereby additional men and equipment can be called if additional manpower is required in a given emergency. The Pewaukee Fire Department operates three fire stations within its jurisdiction. These fire stations are located in the Village's administrative building on Hickory Street in the Village of Pewaukee; at the intersection of Meadowbrook Road and Northview Road, in the Town of Pewaukee; and on Green Road approximately 600 feet west of the intersection of Duplainville Road and Green Road

in the Town of Pewaukee. In 1980, the Pewaukee fire department had a total of 14 pieces of fire fighting and rescue equipment--nine pumper-tanker trucks, one dry chemical approach truck, and four rescue squads. In addition, the department has various kinds of emergency and support equipment.

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 fire department stations to determine a reasonable basis for fire insurance premiums. In rating a community, total deficiency points in several areas of evaluation are used to assign a numerical rating of from one to ten, one representing the best protected and ten representing an essentially unprotected community. Class nine usually indicates a community without effective public water supply and hydrant protection, while lower categories have such facilities. According to the Insurance Services Office of Wisconsin, the Village and Town of Pewaukee have a rating of six in those areas which are within 1,000 feet of a hydrant supplied by a municipal water system and a nine in the remaining portions of the Town and Village.

Municipal Administrative Facilities--Both the Town and Village of Pewaukee maintain separate administrative facilities. The Pewaukee Town Hall/Administrative Building includes the offices of the Town Clerk, the Town Assessor, the Town Building Inspector, the Town Planner, the Town Water Utility, and the Town Police Department. The western portion of the existing administrative building comprises garages and general storage space for the Town's road maintenance and public works functions. The Town of Pewaukee administrative building has been constructed in a manner which makes it possible to add a second story to the existing building when additional building space is required. Because the building is located on the side of a hill, it is envisioned that a second story addition to the building could be provided with a grade-level entrance into the second story on the north side of the existing building.

As previously indicated, the Village of Pewaukee administrative building is located on Hickory Street in the center of the Village. This facility contains the functions of the Village Administrator, Village Clerk, Building Inspector, Police Department, and Fire Department. The village administrative building is located within the 100-year recurrence interval floodplain, as delineated in SEWRPC Community Assistance Planning Report No. 9, Floodland Information Report for the Pewaukee River. The portion of the Village's administrative building housing the Clerk's office, Building Inspector's office, and Village Administrator's office lack adequate space for general office functions and for the storage of Village records. Also, it is anticipated that relatively early in the planning period, one additional clerk and a village engineer would be employed by the Village. No additional office space is available within the existing facility for these anticipated additional employees. The Village of Pewaukee has no plans for the expansion or relocation of village administrative facilities.

Public Works Facilities--Both the Town and Village of Pewaukee operate separate public works and street and road maintenance functions. As previously indicated, the public works garage and storage area for the Town of Pewaukee is separated into the Town's administrative building, located on the west side of CTH F immediately north of the Milwaukee Road tracks. The Village of Pewaukee has a public works garage located on the south side of Hickory Street

in the western portion of the Village industrial park, located immediately east of USH 16 and south of the Milwaukee Road tracks. Neither the Town nor the Village of Pewaukee has plans for the expansion of existing public works facilities or the establishment of new public works facilities.

Existing Land Use Regulations

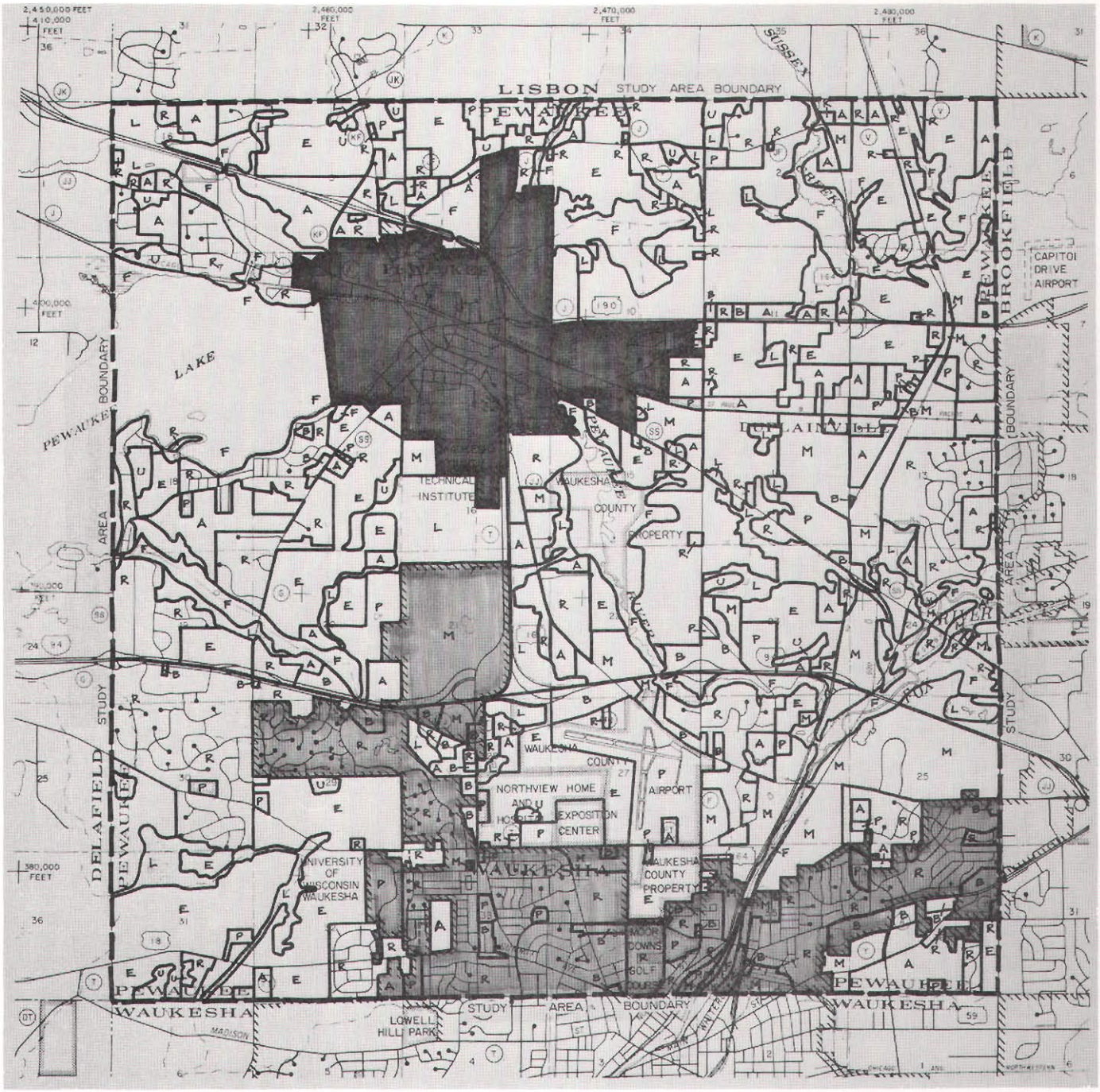
Zoning: All land development and building activities in the Town of Pewaukee are regulated by the Town zoning, building, and land division ordinances. In 1979, the Town Plan Commission initiated work on the preparation of a new zoning ordinance for the Town. Factors, such as the primarily rural orientation of the land use regulations in the old ordinance, which was adopted in 1966; the preponderance of overlay zoning districts in the ordinance, which were becoming increasingly difficult to interpret and administer; and the gradually increasing pressures for urban development within the Town, indicated that a new, updated zoning ordinance was needed. When adopted, the new Town zoning ordinance will provide an up-to-date approach to land use regulation within the Town by providing standards and procedures which should encourage the orderly development of both urban and rural land uses. The zoning district regulations in this ordinance consist of two agricultural districts, 12 residential districts, five business districts, five industrial districts, two institutional districts, one park district, two conservancy districts, one floodland district, and one shoreland overlay district. The location and configuration of these proposed districts are illustrated on Map 28. Also, Table 17 presents a brief summary of the regulations contained in each district.

The current Village of Pewaukee zoning ordinance was adopted in 1963. The zoning district regulations in this ordinance consist of one agricultural district, four residential districts, four business districts, two industrial districts, two recreation districts, and one conservancy district. The location and configuration of these districts are illustrated on Map 29. Also, Table 17 presents a brief summary of the regulations contained in each district.

While the overall structure and organization of the Village's existing zoning ordinance is sound, the ordinance does have several deficiencies that should be corrected. None of the zoning district regulations contained within the ordinance are prefaced by an intent clause. The land use development intent of each zoning district should be set forth so that decision-makers and property owners understand the purpose of each zoning district in relation to the Village's physical development objectives. Also, public and private schools are permitted by conditional use permit in the agricultural district and in any of the residential districts. In order to provide a more permanent indication of where public and private schools are to be located in the community, and to avoid assigning a false level of development potential on such property, a separate zoning district should be provided within the zoning ordinance that permits schools and similar institutional land uses. Two recreation districts are provided in the zoning ordinance; however, there does not appear to be a clear distinction in the development intent and types of uses permitted in each of these districts. Also, the ordinance sets forth only minimal requirements and standards regarding the provision of off-street parking. The parking section of the ordinance should be updated and expanded.

Map 28

EXISTING ZONING IN THE TOWN OF PEWAUKEE AND IN THE PORTION OF THE CITY OF WAUKESHA WITHIN THE STUDY AREA: 1980



LEGEND

- VILLAGE OF PEWAUKEE
- CITY OF WAUKESHA
- TOWN OF PEWAUKEE
- ZONING DISTRICT BOUNDARY

GENERALIZED TOWN OF PEWAUKEE AND CITY OF WAUKESHA ZONING DISTRICTS

- E EXCLUSIVE AGRICULTURAL
- A AGRICULTURAL
- R RESIDENTIAL
- B BUSINESS
- M MANUFACTURING, WHOLESALING, AND WAREHOUSING
- P PARK AND INSTITUTIONAL
- F FLOODPLAIN
- U UPLAND CONSERVANCY
- L LOWLAND CONSERVANCY

GRAPHIC SCALE
0 2000 4000 6000 FEET

Source: SEWRPC.

Table 17

SUMMARY OF EXISTING ZONING IN THE JOINT PEWAUKEE STUDY AREA: 1980

District	Permitted Uses	Conditional Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Town of Pewaukee Zoning Ordinance (pending adoption by the Town of Pewaukee Board of Supervisors)									
A-1 Agricultural District	Apiculture, dairying, floriculture, grazing, raising of livestock, poultry, grain, tree fruits, nuts, berries, vegetables and seed crops, forest and game management, general-use farm buildings	Animal hospitals, shelters, and kennels; commercial egg production; feedlots; fur farms, and housing for farm laborers	35 acres	35 acres	600	60	25	50	45
A-2 Agricultural District	All uses permitted in the A-1 Agricultural District, agricultural warehousing, animal hospital services, horticultural services, and stables	Bird seed and grain processing, poultry and small game dressing, and recreational vehicle and boat storage	10 acres	10 acres	300	60	25	50	40
Rs-1 Single-Family Residential District	Single-family dwellings with attached or detached garages	Raising of fish and fowl for family consumption	5 acres	5 acres	300	45	30	35	35
Rs-2 Single-Family Residential District	Single-family dwellings with attached or detached garages	The keeping of certain pets in outdoor pens or detached structures	2 acres	2 acres	220	45	25	35	35
Rs-3 Single-Family Residential District	Single-family dwellings with attached or detached garages	Planned unit developments	1 acre	1 acre	150	45	20	35	35
Rs-4 Single-Family Residential District	Single-family dwellings with attached or detached garages	Planned unit developments	20,000 square feet	20,000 square feet	110	40	20	35	35
Rs-5 Single-Family Residential District	Single-family dwellings with attached or detached garages	Planned unit developments	15,000 square feet	15,000 square feet	100	40	15	35	35
Rs-6 Single-Family Residential District	Single-family dwellings with attached or detached garages	Planned unit developments	12,500 square feet	12,500 square feet	90	30	12	35	35
Rs-7 Single-Family Residential District	Existing single-family residential uses that are smaller than 12,500 square feet, and were "Lots of Record" on date of approval of this Ordinance	--	--	--	--	--	--	--	--
Rd-1 Two-Family Residential District	Two-family dwellings with attached or detached private garages	Planned unit developments	22,000 square feet	11,000 square feet	130	40	10	30	35
Rd-2 Two-Family Residential District	Two-family dwellings with attached or detached private garages	Planned unit developments	18,000 square feet	9,000 square feet	120	40	10	30	35
Rm-1 Multiple-Family Residential District	Three- and four-unit multiple-family dwellings with attached or detached private garages	Planned unit developments	0.5 acre	7,260 square feet	120	35	25	35	35
Rm-2 Multiple-Family Residential District	Three- to eight-unit multiple-family dwellings with attached or detached garages	Planned unit developments and mobile home parks	0.33 acre	4,840 square feet	120	35	25	35	35
Rm-3 Multiple-Family Residential District	Three- to sixteen-unit multiple-family dwellings with attached or detached garages	Planned unit developments and housing for the elderly	0.25 acre	3,630 square feet	150	35	25	35	35
B-1 Neighborhood Business District	Retail establishments providing convenience goods and services	Any use similar in character to the permitted uses	2 acres	2 acres	200	100	40	40	35
B-2 Community Business District	All permitted ues in the B-1 Business District; department, furniture, and jewelry stores; indoor theaters; bowling/pool establishments; other similar uses	Fast food stores, restaurants, taverns, service stations, hotels, and motels	8 acres	8 acres	400	100	40	40	35

Table 17 (continued)

District	Permitted Uses	Conditional Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Town of Pewaukee Zoning Ordinance (continued)									
B-3 General Business District	All permitted uses in the B-1 or B-2 Business Districts	Auto sales and service, body shops, night clubs and taverns, public and private institutions, commercial recreation facilities, and other similar uses	7,200 square feet	7,200 square feet	60	Equal to the average of the existing buildings adjacent to or facing the proposed building	Equal to the average of the existing buildings adjacent to or facing the proposed building	25	35
B-4 Professional Office District	Professional offices of a lawyer, dentist, doctor, etc.; real estate and insurance offices; music, photography, and dance studios; other similar uses	Any use similar in character to the permitted uses	10,000 square feet	10,000 square feet	90	Equal to the average of required front yard in adjacent district on each side of proposed use	10	25	35
B-5 Highway Business District	Auto sales and service, drive-in establishments, service stations, fast food stores, motels and hotels, restaurants, farm implement sales, and other similar uses	Any use similar in character to the permitted use	30,000 square feet	--	120	40	10	25	35
M-1 General Wholesale Business/ Warehousing District	Establishments for the wholesale of goods and materials, storage buildings or yards for goods and materials	Temporary storage of vehicles used in the transport of goods and materials; buildings, structures, or tanks used for storage of chemicals; flammable liquids, and gaseous or vaporous substances; temporary holding of animals not for slaughter	30,000 square feet	--	120	30	10	25	35
M-2 Limited Industrial District	All uses involving the manufacture or fabrication of materials within the confines of a building	Storage of explosives or flammable materials related to permitted use	40,000 square feet	--	140	45	25	25	35
M-3 General Industrial District	All permitted uses in the M-2 District, all other manufacturing, fabricating, and storage uses	Storage, manufacture, or fabrication of chemicals, explosives, or flammable liquids; landfills; and solid and other waste disposal sites	50,000 square feet	--	150	35	25	25	40
M-4 Industrial Park District	--	All permitted uses in the M-1, M-2, and M-3 Districts provided such uses are wholly contained within a building	40,000 square feet	--	120	30	30	30	35
M-5 Extractive District	--	Mining or extraction of rock, slate, gravel, sand, topsoil, and other minerals, and related operations	--	--	80	200- extractive operation 100- accessory uses	200- extractive operation 100- accessory uses	200- extractive operation 100- accessory uses	75
I-1 Urban Institutional District	Churches, schools, hospitals, libraries, museums, and public administrative and utility offices	Bus terminals, cemeteries, public garage and storage areas, radio and television towers, and water storage tanks and towers	7,200 square feet	--	60	Equal to the average front yard on each side of the use parcel or district	Equal to side yard on adjacent use parcels or districts	25	35[a]
I-2 Rural Institutional District	Churches, schools, public administrative offices, and public service buildings, including fire and police stations	Airports, bus terminals, cemeteries, transit parking areas, and water storage tanks and towers	2 acres	--	220	75	25	25	35[a]
P-1 Park and Recreation District	Boat access, formal gardens, forests, golf course, general recreation areas, picnic areas, tennis courts, ball fields, and other similar recreational uses	Conservatories, fairgrounds, exhibition halls, golf driving ranges, recreation centers, stadiums, wildlife preserves, zoos, and campgrounds	--	--	80	40	40	40	35
LC Lowland Conservancy District	Agricultural uses; fishing; hunting; harvesting of wild crops; preservation of scenic, historic, and scientific areas; public and private open space areas	--	--	--	--	Equal to most restrictive adjacent zoning district	Equal to most restrictive adjacent zoning district	Equal to most restrictive adjacent zoning district	25

Table 17 (continued)

District	Permitted Uses	Conditional Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Town of Pewaukee Zoning Ordinance (continued)									
UC Upland Conservancy District	Agricultural uses; fishing; hunting; forest and game management; preservation of scenic, historic, and scientific areas; public and private open space areas; single-family dwellings with attached or detached garages	Raising of fish, fowl, or poultry for family consumption	5 acres	5 acres	300	45	30	35	35
F-1 Floodland District	Maintain and improve water quality, prevent flood damage, protect wildlife habitat	--	--	--	--	--	--	--	--
SO Shoreland Overlay District	Must comply with all shoreland provisions of the Waukesha County Shoreland-Floodland Protection Ordinance in addition to regulations within underlying Town Zoning District	--	--	--	--	--	--	--	--
Village of Pewaukee Zoning Ordinance									
R-1 Residential District	Single-family dwellings	Fire and police stations, community centers, libraries, parks and museums, and public utilities	18,000 square feet	18,000 square feet	120	35	One-story--16 one side total of 40 both sides, Two-story--18 one side total of 45 both sides	25	35
R-2 Residential District	Single-family dwellings	All conditional uses permitted in the R-1 Residential District	15,000 square feet	15,000 square feet	100	35	One story--12 one side total of 30 both sides, Two story--14 one side total of 35 both sides	25	35
R-3 Residential District	Single-family dwellings	All conditional uses permitted in the R-1 Residential District, public and private schools, cemeteries, churches, two-family dwellings	12,000 square feet	12,000 square feet	80	35	One story--10 one side total of 25 both sides, Two story--12 one side total of 30 both sides	25	35
R-4 Residential District	Single-family dwellings	All conditional uses permitted in the R-3 Residential District	10,500 square feet	10,500 square feet	70	35	One story--8 one side total of 20 both sides Two story--10 one side total of 25 both sides	25	35
R-5 Residential District--Multiple-Family	Multiple-family dwellings of three to eight units per building	All conditional uses permitted in the R-1 Residential District, multiple-family dwellings of greater than eight units	15,000 square feet	5,000 square feet	100	35	15 one side 35 both sides	50	35
B-1 Neighborhood Business District	Retail establishments providing convenience goods and services	All conditional uses permitted in the R-1 Residential District, public passenger terminals, drive-in theaters, food establishments, motels, and auto sales and service	500 square feet	--	As determined by the area of the principal building	25	10	50	35
B-2 Community Business District	All uses permitted in the B-1 Business District; hotels; churches; department, furniture, and variety stores; and other similar uses	All conditional uses permitted in the R-1 Residential District	750 square feet	--	As determined by the area of the principal building	--	10	50	45
B-3 Integrated Business District	--	All permitted uses and conditional uses permitted in the B-2 Business District	2 acres	--	200	100	25	50	45
B-4 Highway Business District	--	Restaurants, gift stores, motels, places of entertainment, and other similar uses serving a residential area	As determined by the area of the principal building	--	200	50	50	50	35
OLI Office and Limited Industry	General or clerical offices, professional offices, and other similar uses	Schools and training centers, electronics research facilities, wholesalers or distributors	As determined by the area of the principal building	--	100	35--if both sides of street zoned same 50--if opposite side of street is more restrictive zone	20--except 50 if adjacent to residential district	30	45

Table 17 (continued)

District	Permitted Uses	Conditional Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
Village of Pewaukee Zoning Ordinance (continued)									
B-5 Restricted Business District	All uses permitted in the B-1 Business District, other similar uses for convenience shopping and service needs	All conditional uses permitted in the B-1 and B-4 Business Districts	20,000 square feet	--	100	30 50--more than one street yard	25	50	35
M-1 Industrial District	Commercial bakeries, lumber yards, distributors and wholesalers, metal fabrication and assembly, machine shops, wood and paper products, automotive repairs, and other similar uses	All conditional uses permitted in the R-1 Residential District, heavy manufacturing, wastewater treatment plants, sanitary landfills, and mineral extraction	As determined by the principal building	--	100	25	20--except 30 on street side of corner lot	50	45
A-1 Agricultural District	Truck and general farming, grazing, dairying, livestock and poultry raising, other similar uses	All conditional uses permitted in the R-1 Residential District, airports, public and private schools, drive-in theaters, food establishments, wastewater treatment plants, landfills, and mineral extraction	5 acres	5 acres	300	100	100	100	50
C-1 Conservancy District	River bank and lake shore protection, soil rebuilding, reforestation, hunting, fishing, public hatcheries, wildlife preserves, and water control facilities	Grazing, wild crop harvesting, forestry, dams, power and communication transmission lines, accessory structures, truck farming, orchards, drainage, and cultivation	--	--	--	--	--	--	--
P-1 Recreation District	Water and ice fishing, boating, skin diving, skating, ice boating, sledding, and skiing	--	--	--	--	--	--	--	--
P-2 Recreation District	Parkland, river bank protection, swimming, water skiing, fishing, diving, skin diving, trapping, hunting, skating, sledding, and reforestation	Public recreation facilities such as swimming pools, gymnasiums, tot lots, playgrounds, skating rinks, golf courses, driving ranges, beaches, and other similar uses	--	--	--	--	--	--	--
Floodway District	Drainage and movement of water, navigation, fishing, stream bank protection, flood overflows, and water measurement and control facilities, park and recreational areas	Marinas, parking lots, loading areas, and authorized filling	--	--	--	--	--	--	--
Floodplain Overlay District	Any use of land, except structures, that is permitted in the basic use district	Residential, commercial, industrial, and other nonresidential structures when fill requirements are met	--	--	--	--	--	--	--
City of Waukesha Zoning Ordinance									
C-1 Conservancy District	Grazing, harvesting of wild crops, hunting, fishing, forestry, dams, transmission lines, park and recreational areas	--	--	--	--	--	--	--	--
R-1 Single-Family Residential District	Single-family dwellings, schools, churches, public libraries and museums, cemeteries, public parks, and playgrounds	Private noncommercial recreation areas, utility stations, extraction of minerals	20,000 square feet	20,000 square feet	100	35	1-1½ story--10 one side total of 30 both sides, 2-2½ story--15 one side total of 35 both sides	50	35
R-1-S Single-Family Suburban Residence District	Single-family dwellings	Schools, churches, public libraries and museums, utility stations, public parks, and playgrounds	12,000 square feet	12,000 square feet	90	35	1-1½ story--10 one side total of 25 both sides, 2-2½ story--15 one side total of 30 both sides	45	35
R-2 Single-Family Residence District	All permitted and conditional uses permitted in the R-1 Residence District; municipal, county, state, and federal administrative buildings; storage yards, and other similar uses	Two-family dwellings, hospitals, and professional offices	8,000 square feet--single-family dwelling 9,000 square feet--two-family dwelling	8,000 square feet--single-family dwelling 4,500 square feet--two-family dwelling	65--single-family dwelling 70--two-family dwelling	25	Single-family 1-1½ story--8 one side total of 20 both sides, 2-2½ story--10 one side total of 25 both sides, Two-family 1-1½ story--8 one side total of 20 both sides, 2-2½ story--12 one side total of 28 both sides	40	35

Table 17 (continued)

District	Permitted Uses	Conditional Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
City of Waukesha Zoning Ordinance (continued)									
R-2-A Two-Family Residence District	Single- and two-family dwellings	--	8,000 square feet--single-family dwelling 9,000 square feet--two-family dwelling	8,000 square feet--single-family dwelling 4,500 square feet--two-family dwelling	65--single-family dwelling 70--two-family dwelling	25	Single-family 1-1½ story--8 one side total of 20 both sides, 2-2½ story--10 one side total of 25 both sides; Two-family 1-1½ story--8 one side total of 20 both sides, 2-2½ story--12 one side total of 28 both sides	40	35
R-3 One- to Four-Family Residence District	All permitted uses permitted in the R-2 Residence District; one-, two-, three-, and four-family dwellings; hospitals	All conditional uses permitted in the R-2 Residence District, clubs, and rest homes	8,000 square feet--single- and two-family dwelling 9,000 square feet--three-family dwelling 10,000 square feet--four-family dwelling	8,000 square feet--single-family dwelling 4,000 square feet--two-family dwelling 3,000 square feet--three-family dwelling 2,500 square feet--four-family dwelling	65--single- and two-family dwelling 70--three-family dwelling 80--four-family dwelling	25	Single-family 1-1½ story--8 one side total of 20 both sides, 2-2½ story--10 one side total of 25 both sides; Two-family 1-1½ story--8 one side total of 20 both sides, 2-2½ story--10 one side total of 22 both sides; Three- and four-family 1-1½ story--10 one side total of 22 both sides, 2-2½ story--12 one side total of 28 both sides	40--single- and three-family dwelling 35--two-family dwelling 45--four-family dwelling	35
R-4 Multi-family Residence District	All permitted and conditional uses in the R-3 Residence District, apartments, motels, and clinics	Motels, trailer parks, funeral homes, and high-rise apartment buildings	7,000 square feet--single- and two-family dwelling 8,000 square feet--three-family dwelling 10,000 square feet--multi-family dwelling 40,000 square feet--trailer park	7,000 square feet--single-family dwelling 3,500 square feet--two-family dwelling 2,650 square feet--three-family dwelling 2,500 square feet--multi-family dwelling 2,000 square feet--trailer park	60--single- and two-family dwelling 65--three-family dwelling 75--multi-family dwelling 200--trailer park	25	Single- and two-family 1-1½ story--6 one side total of 16 both sides, 2-2½ story--8 one side total of 20 both sides; Three-family 1-1½ story--6 one side total of 16 both sides, 2-2½ story--8 one side total of 20 both sides, 3-3½ story--10 one side total of 24 both sides; Multi-family 1-1½ story--10 one side total of 20 both sides, 2-2½ story--12 one side total of 25 both sides, 3-3½ story--14 one side total of 30 both sides; Trailer park 15 one side total of 30 both sides	Single-family 30; Two-family 30 - 1-1½ story, 35 - 2-2½ story; Three-family 35 - 1-1½ story, 40 - 2-2½ story, 45 - 3-3½ story; Multi-family 40 - 1-1½ story, 45 - 2-2½ story 50 - 3-3½ story Trailer park 30	40

Table 17 (continued)

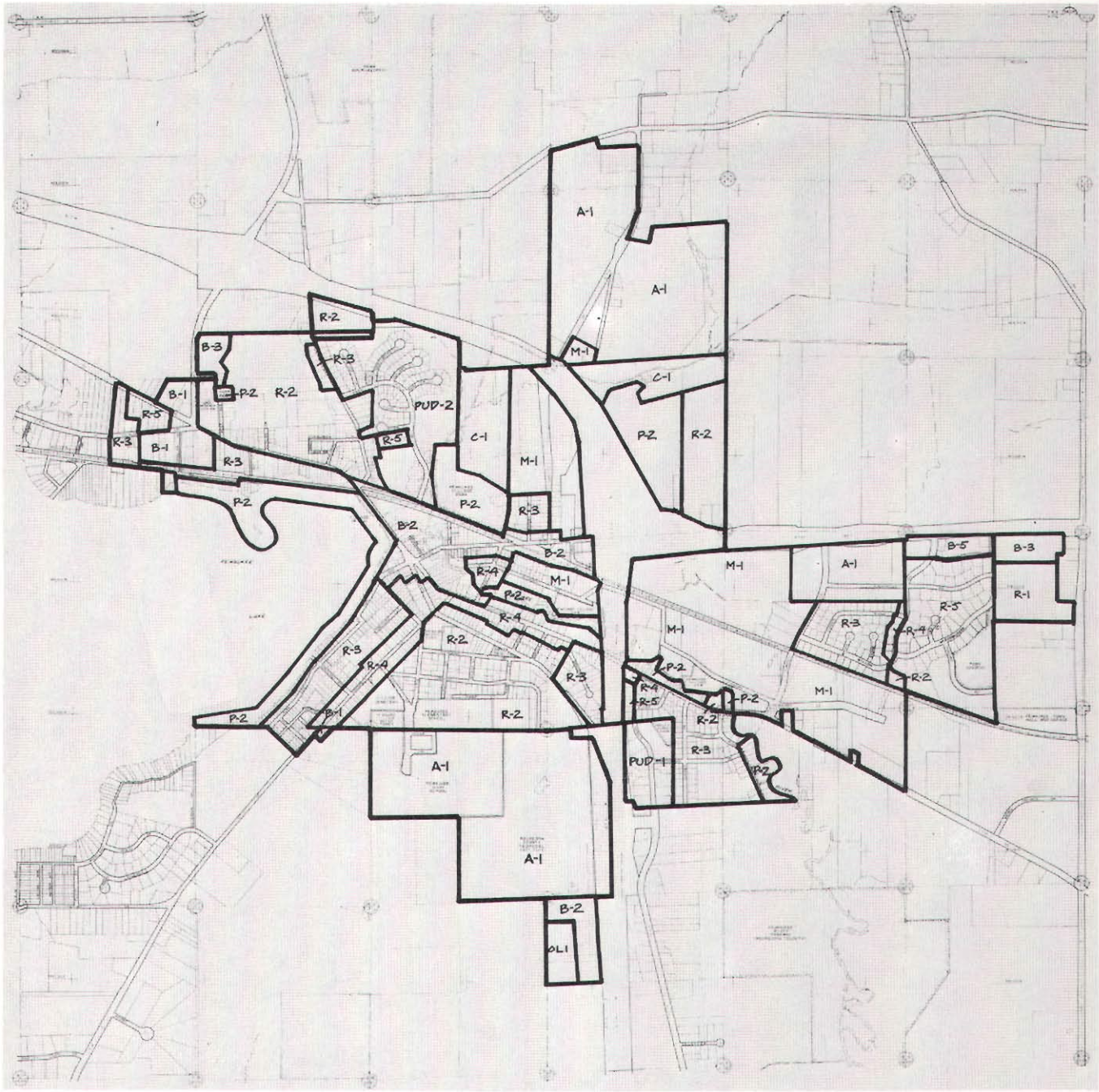
District	Permitted Uses	Conditional Uses	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
City of Waukesha Zoning Ordinance (continued)									
B-1 Neighborhood Business District	Retail establishments providing convenience goods and services, and any use permitted in the residential district adjoining the B-1 District	--	Nonresidential same as R-3 District dwellings	Nonresidential same as R-3 District dwellings	Nonresidential same as R-3 District dwellings	25	Nonresidential same as R-3 District dwellings	Nonresidential same as R-3 District dwellings	30
B-2 Central Business District	All permitted uses in the B-1 Business District, banks, eating and drinking places, night clubs, trade or business schools, hotels, auto services, and other similar uses	--	None except when adjoining a residence district, then same as for B-1 District	None except when adjoining a residence district, then same as for B-1 District	None except when adjoining a residence district, then same as for B-1 District	None except adjoining a residence district, then same as for B-1 District	None except adjoining a residence district, then same as for B-1 District	None except adjoining a residence district, then same as for B-1 District	--
B-3 General Business District	All permitted uses in the B-2 Business District, wholesale and warehousing, commercial recreation, bottling works, and other similar uses	--	Same as B-2 Central Business District	Same as B-2 Central Business District	Same as B-2 Central Business District	Same as B-2 Central Business District	Same as B-2 Central Business District	Same as B-2 Central Business District	40
B-4 Limited Development District	Clinics, professional and business offices such as: doctor, dentist, artist, lawyer, planner, engineer, architect, and other similar professions	--	--	--	50	25	None except when adjoining a residence district, then not less than ½ of the height of the building but not less than 15 feet in any case	10--Except when adjoining a residence district, then not less than that required by residence district	30
M-1 Light Manufacturing and Warehouse District	All permitted uses in the B-3 Business District, manufacturing of such products as: food products, pottery, light sheet metal products, laboratories, and novelties	--	--	--	--	25	None except when adjoining a residence district, then not less than 25 feet each side	30--single story, 40--two story, 50--three story, 5 feet more each additional story	50
M-2 General Manufacturing District	All permitted uses in the M-1 District, auto salvage, railroad yard and freight stations	Auto assembly; boiler shops; poison manufacturing; flour or grain mill; forge or foundry works; plaster, perfume, match, and ink manufacturing, and other similar uses	--	--	--	25	None except when adjoining a residence district, then not less than 50 feet each side	40--single story, 50--two story, 60--three story, 5 feet more each additional story	50
P-1 Public Open Space	Dams, transmission lines, historical buildings, gardens and forests, recreational facilities, and other similar uses	--	--	--	--	25	25	25	--
P-2 Cemeteries	*Recreational* uses, cemeteries, crematoria, monuments, chapels	--	--	--	--	25	25	25	--
P-3 Public Lands and Institutions	All permitted uses in the P-1 District, public administration buildings, schools, churches, hospitals, libraries, zoos, arboretums, museums, and other similar uses	--	--	--	--	25	25	25	--

[a] Except for radio or television transmitting towers.

Source: SEWRPC.

Map 29

EXISTING ZONING IN THE VILLAGE OF PEWAUKEE: 1980



LEGEND

	ZONING DISTRICT BOUNDARY

ZONING DISTRICTS:

A-1	AGRICULTURAL
R-1	RESIDENTIAL
R-2	RESIDENTIAL
R-3	RESIDENTIAL
R-4	RESIDENTIAL
R-5	RESIDENTIAL - MULTIPLE FAMILY
B-1	NEIGHBORHOOD BUSINESS
B-2	COMMUNITY BUSINESS
B-3	INTEGRATED BUSINESS
B-4	HIGHWAY BUSINESS
OLI	OFFICE & LIMITED INDUSTRY
M-1	INDUSTRIAL
C-1	CONSERVANCY
P-1	RECREATION
P-2	RECREATION

PLANNED UNIT DEVELOPMENT APPROVALS

PUD-1	VALLEY FORGE
PUD-2	PEWAUKEE PARK HILLS

GRAPHIC SCALE
0 800 1600 2400 FEET

Source: SEWRPC.

A review of the Village zoning map indicated several deficiencies concerning the manner in which zoning districts have been depicted. The floodplain district regulations within the Village's zoning ordinance text are intended to be applied to certain areas located within the delineated 100-year recurrence interval floodplain, in addition to the other regulations pertaining to the districts on the zoning map. The delineated limits of the floodplain are not shown on the Village zoning map. In order to clarify the relationship between floodplain regulations and the regulations of underlying zoning districts, the limit of the delineated floodplain within the Village should be depicted on the zoning map. The zoning map also depicts a substantial area within the central portion of the Village zoned R-4 Residential District. The R-4 Residential District provides for single-family dwellings as permitted uses and multiple-family dwellings as conditional uses. The organization of this district regulation provides the potential for creating an indiscriminate mixture of single-family and multiple-family dwellings. These are residential land use types which have operational characteristics that, in some instances, may be in conflict with each other. While it is recognized that multiple-family housing is needed within the Village, the locations for such housing should be carefully selected so as not to disrupt the single-family residential character of established residential areas. Therefore, multiple-family dwellings should be permitted within a new multiple-family residential zoning district. Also, the residential districts should be modified to provide for single-family and, perhaps, two-family housing.

The study area, as noted in Chapter I, contains the portion of the City of Waukesha located within Pewaukee Township. The City of Waukesha zoning ordinance provides 16 zoning district classifications, as outlined in Table 17. Zoning districts located in the portion of the City of Waukesha within the study area are shown on Map 28.

Land Division Ordinances: The subdivision and improvement of land within both the Town and Village of Pewaukee are regulated by their respective zoning ordinances. Both ordinances require that preliminary and final subdivision plats be filed for all divisions of land which create five or more parcels at any one time or by successive divisions within a period of five years. The ordinances require 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. Also, both ordinances set forth specific data requirements to be provided on all preliminary and final plats. Furthermore, both ordinances require a subdivider to install subdivision improvements prior to final plat approval and to make provision for park and school sites or pay a fee in lieu of site dedication. Since both ordinances for the Town and Village of Pewaukee provide the basic requirements set forth above, no major modifications to these ordinances would be required.

Official Map Ordinances: Neither the Town nor Village of Pewaukee have adopted official map ordinances. Official map ordinances can be an effective tool in reserving land for future streets, highways, and parkways within a municipality's corporate limits, and in its one-and-one-half mile extraterritorial plat approval jurisdictional area. An official map ordinance primarily consists of a map reflecting the existing and proposed street and park developments within the municipality. An official map or maps for the Town and Village of Pewaukee should be prepared upon completion of the joint community planning study.

SUMMARY OF PRINCIPAL FACTORS AFFECTING LAND USE PLANNING IN THE JOINT PEWAUKEE STUDY AREA

This chapter has provided an inventory and analysis of the population and economic characteristics of, and the man-made and natural resource features in, the study area. Certain of these characteristics and features pose either constraints on, or opportunities for, future land use devlopment in the study area. This information not only provides the framework within which a land use plan is formulated, but is also used to define the specific physical development land use objectives of the study area. The principal man-made and natural resource factors affecting land use planning in the joint Pewaukee study area and in the Pewaukee central business district (CBD) are summarized in graphic form on Maps 30 and 31, respectively. The following list provides a complete summary of the principal factors affecting land use planning in the study area:

1. The resident population of the Town of Pewaukee is anticipated to increase from its 1980 level of 8,922 persons to a year 2000 level of 20,070 persons. The resident population of the Village of Pewaukee is anticipated to increase from a 1980 level of 4,637 persons to a year 2000 level of 9,250 persons. The total resident population of the study area (including the City of Waukesha portion) was estimated in 1980 to consist of approximately 29,000 persons. The year 2000 forecast population for the study area is anticipated to reach a level of 49,740 persons.

2. The forecast school age population within the Town and the Village of Pewaukee is expected to increase from its 1980 level of about 3,090 persons to 5,390 persons by the year 2000. Also, persons 65 years of age and older within the study area are expected to increase from the 1980 level of about 1,380 persons to about 4,570 persons by the year 2000.

3. Historically, the population of the Village of Pewaukee has been comprised of a larger proportion of middle- and low-income families than the resident population in the Town of Pewaukee.

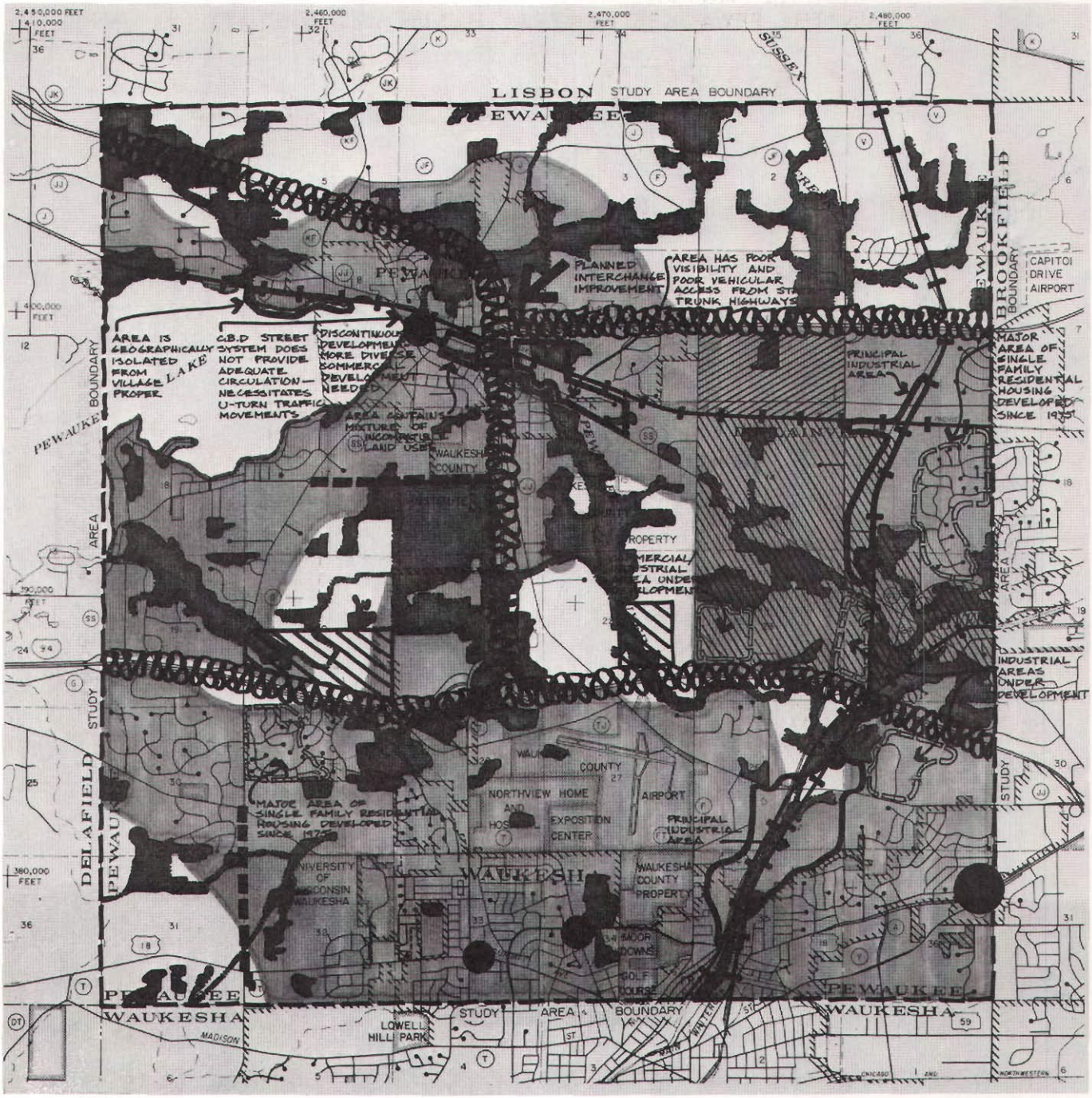
4. Delineated environmental corridors should be considered for preservation as a part of the land use planning process.

5. Since 1975, the general area known as Springdale Estates, located immediately north of CTH M along the west side of Springdale Road, has become a major area of urban expansion and development in the east-central portion of the study area.

6. The Westwood Commerce Center, an office/light industrial development located at the intersection of IH 94 and STH 164, and a planned commercial/industrial development at the intersection of CTH F and IH 94 represent the first major commercial/industrial developments along the north side of IH 94 in the southeast portion of the Town of Pewaukee. These developments indicate that continued pressure toward urban development of lands north of IH 94 may be anticipated in the near future and throughout the planning period.

Map 30

PRINCIPAL FACTORS AFFECTING LAND USE PLANNING IN THE JOINT PEWAUKEE STUDY AREA



LEGEND

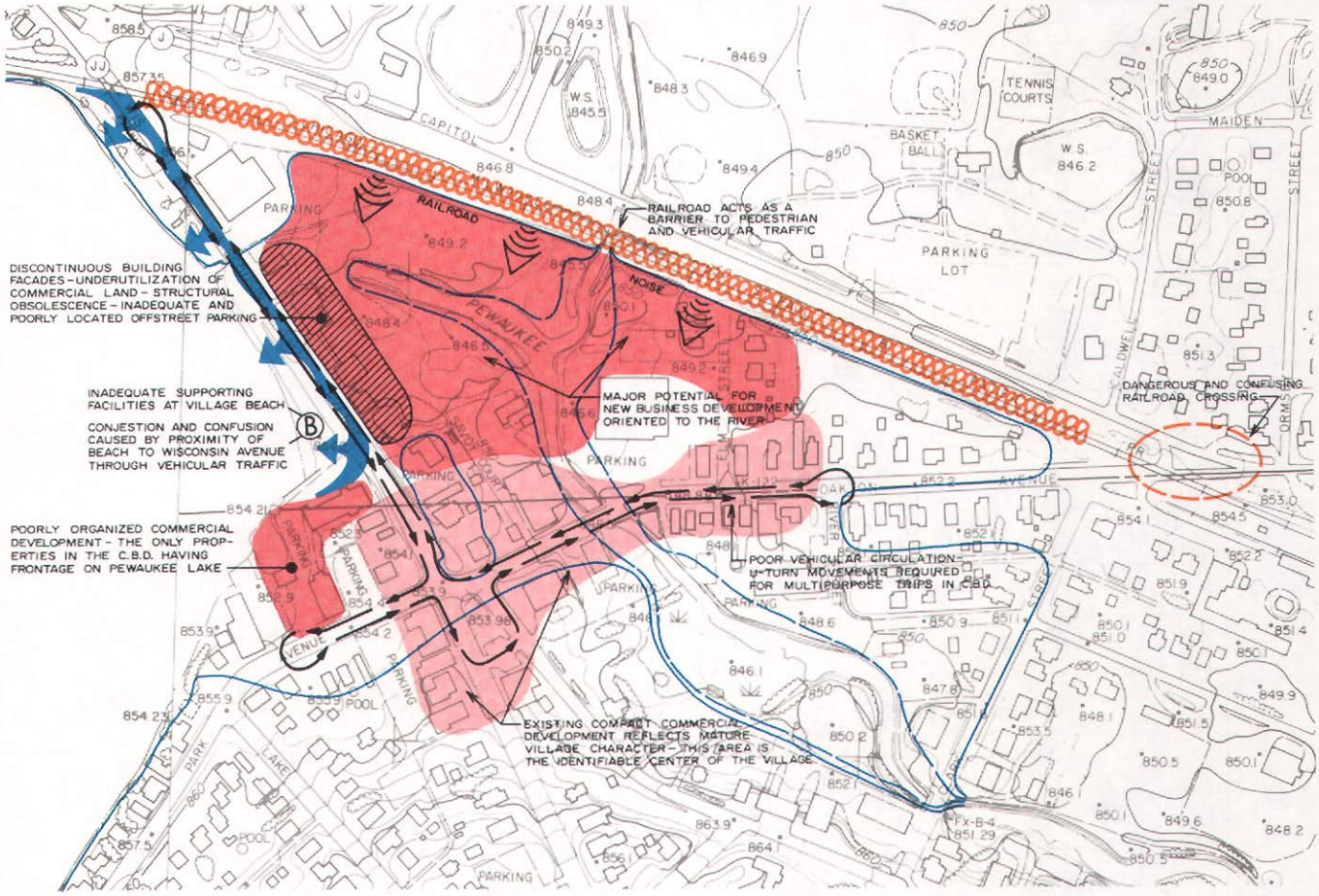
- MAJOR PHYSICAL BARRIER
- AREA DESIGNATED FOR NONRESIDENTIAL LAND USE AS PER SANITARY SEWER SERVICE AREA AGREEMENT
- AREA DESIGNATED FOR RESIDENTIAL LAND USE AS PER SANITARY SEWER SERVICE AREA AGREEMENT
- YEAR 2000 SANITARY SEWER SERVICE AREA
- AREA DESIGNATED FOR NONRESIDENTIAL LAND USE AS PER REGIONAL AIRPORT SYSTEM PLAN
- NEIGHBORHOOD-ORIENTED COMMERCIAL CENTER
- COMMUNITY-ORIENTED COMMERCIAL CENTER
- PLANNED ARTERIAL HIGHWAY EXTENSION
- RAILROAD
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREAS

GRAPHIC SCALE
0 1 MILE
0 2000 4000 8000 FEET

Source: SEWRPC.

Map 31

PRINCIPAL FACTORS AFFECTING LAND USE PLANNING IN THE PEWAUKEE CENTRAL BUSINESS DISTRICT



LEGEND

- POTENTIAL REDEVELOPMENT AREA
- OPEN VIEW TO PEWAUKEE LAKE - ASSET TO POTENTIAL DEVELOPMENT EAST OF WISCONSIN AVENUE
- (B) VILLAGE BEACH
- 100-YEAR RECURRENCE INTERVAL FLOODPLAIN BOUNDARY
- REGULATORY FLOODWAY BOUNDARY
- TRAFFIC PATTERNS

GRAPHIC SCALE
0 200 400 FEET

Source: SEWRPC.

7. The principal neighborhood retail commercial centers located within the study area consist of the Village of Pewaukee CBD, the Moreland Plaza Shopping Center in the City of Waukesha, and the grouping of commercial establishments in the vicinity of the intersection of Grandview Avenue and Summit Avenue in the City of Waukesha.

8. The principal community retail shopping center within the study area is the Westbrook Shopping Center, located at the intersection of USH 18 and Springdale Road.

9. The principal areas of existing and planned industrial development consist of the properties located along both shorelines of the Fox River in the south-central portion of the study area, properties at the intersection of CTH Y and CTH A, properties located along STH 164 and Duplainville Road between STH 190 and CTH SS, the area located along the east side of STH 164 between CTH SS and IH 94, and the area located between the Pewaukee River and STH 190 at the eastern edge of the Village of Pewaukee corporate limits.

10. The planned arterial street and highway system for the study area, as set forth on Map 17, should be incorporated in the draft land use plan.

11. The limited visibility of, and poor vehicular accessibility to, the existing Village of Pewaukee industrial park, located immediately east of USH 16 and south of STH 190, limits the development potential of properties located in the area.

12. The extent of 100-year recurrence interval floodlands in the Pewaukee CBD has precluded urban development on lands located immediately east and north of existing development along Wisconsin Avenue and Oakton Avenue, respectively.

13. The street circulation system within the Village of Pewaukee CBD necessitates U-turn traffic movements for multiple purpose trips involving destinations along Wisconsin Avenue, Oakton Avenue, and Main Street. The traffic pattern creates a traffic hazard to motorists and pedestrians.

14. Single-family residential development located along Kopmeier Drive in the western portion of the Village is isolated from the central portion of the Village from the standpoints of both geographic location and vehicular and pedestrian access.

15. The area land use plan recommendations for the Waukesha County airport, as set forth in the adopted regional airport system plan, and depicted on Map 19, should be incorporated in the draft land use plan.

16. Planned improvements in the arterial highway system within the study area, as set forth in the transportation improvement program for the Kenosha, Milwaukee, and Racine urbanized areas, 1980-1984, should be considered in formulating the draft land use plan.

17. The final recommended year 2000 sewer service area and related agreements associated with the Village and Town of Pewaukee, as set forth in the adopted regional water quality management plan, should be incorporated in the draft land use plan.

18. STH 190, USH 16, and the Milwaukee Road tracks act as barriers to local and arterial traffic movement in the vicinity of the Village of Pewaukee.

19. The 100-year recurrence interval floodplain associated with the Pewaukee River, and located within the Village of Pewaukee, provides the potential for hiking and biking trail development.

20. Developable lands within the study area have excellent accessibility to several major arterial highways including USH 16, IH 94, STH 164, and STH 190.

21. The gently rolling terrain of the undeveloped portions of the study area is generally well-suited for urban development.

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 local elected and appointed public officials and knowledgeable and concerned citizens. The physical development objectives herein set forth were developed with the Joint Planning Committee for the Town and Village of Pewaukee and, therefore, reflect local values and needs as perceived collectively by that Committee. 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 Planning Commission for use as a common frame of reference in 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 deals only with 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 reported in Chapter II and the interpretation of those findings by the Joint Planning Committee in light of the values held collectively by that Committee provided an important

basis for the formulation of the recommended land use development objectives. The findings used related to the natural and man-made features of the study area--among the most important factors affecting land use development--and to existing applicable local plans and policies. The resulting set of land use development objectives and supporting principles and standards, as set forth below, address the allocation and distribution of land for various uses and the provision of community facilities and supporting services to meet the needs of the existing and probable future resident population of the study area to the year 2000.

OBJECTIVES, PRINCIPLES, AND STANDARDS FOR THE JOINT PEWAUKEE STUDY AREA

OBJECTIVE NO. 1

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

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 study area should be based upon the standards set forth Table 18.

OBJECTIVE NO. 2

Provide neighborhood and community facilities and services on sites adequately sized and appropriately located to conveniently and efficiently serve the resident population of the study area.

PRINCIPLE

The location and extent of commercial, educational, transportational, and recreational facilities and employment opportunities, in relationship to the location of residential areas, are important determinants of the levels of safety and convenience and the overall quality of life available to residents of those areas. Therefore, such facilities and opportunities should be preserved and expanded as required to meet the needs of the resident population.

STANDARDS

1. Sites for community facilities and services should be provided in accordance with the standards set forth in Table 19.

2. Retail facilities and services should be located on, have convenient access to, and be visible from, the arterial street and highway system.

Table 18

URBAN LAND USE DEVELOPMENT STANDARDS FOR THE JOINT PEWAUKEE STUDY AREA

Land Use Category	Land Use Development Standard (gross area)[a]
Residential	
Rural Estate	530 acres per 100 dwelling units
Suburban	222 acres per 100 dwelling units
Low-Density Urban	111 acres per 100 dwelling units
Medium-Density Urban	34 acres per 100 dwelling units
High Medium-Density Urban	16 acres per 100 dwelling units
High-Density Urban	10 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
Public Administrative Buildings and Related Facilities	4.5 acres per 1,000 persons
Public Outdoor Recreation	
Regional and Multicommunity Sites	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. 3

Provide neighborhood and community facilities and services in compact and functional concentrations that are 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 study area. 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 and made readily accessible to parking, transportation facilities, and utilities.

Table 19

COMMUNITY FACILITY SITE AREA AND SERVICE RADIUS STANDARDS FOR THE JOINT PEWAUKEE STUDY AREA

Facility	Number of Persons Served	Required Site Area (gross acres)	Maximum-One-Way Walking Distance Medium-Density Neighborhood (miles)	Maximum One-Way Travel Time (minutes)	
				Automobile at 25 Miles Per Hour	Transit Facility Total Elapsed Time
Commercial					
Neighborhood Retail and Service Center	4,000-8,000	6.5	0.75	3	--
Community Retail and Service Center	10,000-25,000	15-40	1.50	15	20
Community Industrial	300-5,000 employees	20-640	--	15	20
Local Transit	--	--	0.75	--	--
Educational[a]					
Public Elementary School (grades K-5)	550 students	15	0.50	--	--
Public Middle School (grades 6-8)	1,000 students	22	1.50	15	20
Public Senior High School (grades 9-12)	2,300 students	48	--	20	30
Outdoor Recreational					
Neighborhood Park	3,500-8,000	6-16	0.50	--	--
Community Park	11,500-45,000	25-99	2.00	20	30

[a] These standards are applicable to public schools in the Pewaukee School District. The grade level groupings for public schools in the Waukesha School District generally consist of grades K-6 in elementary schools, grades 7-9 in middle schools, and grades 10-12 in high schools. Therefore, the standards for the number of students served by public elementary, middle, and high schools in the Waukesha School District are 600 students, 1,000 students, and 1,800 students, respectively.

Source: SEWRPC.

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 that are conveniently located with respect to the residential land uses to be served.

OBJECTIVE NO. 4

Encourage 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 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 new opportunities for industrial growth.

STANDARDS

Planned industrial sites within the study area 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.
7. Site should be covered by soils identified in the regional plan as having slight or moderate limitations for industrial development.

OBJECTIVE NO. 5

Provide housing in well-ordered residential neighborhoods which are properly related to the surrounding community and the study area as a whole.

PRINCIPLE

Residential areas developed as 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 population 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.

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 (½ 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.

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.

STANDARDS

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

2. All land developed or proposed to be developed for urban use should be located in areas readily serviceable by an existing or proposed public sanitary sewerage system 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

Provide 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 that 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 uses.

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 shall not be reduced by urban or rural development.

3. The flow capacity of perennial stream channels and associated floodlands shall 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 stream flows; trap and store plant nutrients in runoff, thus reducing the rate of enrichment of surface waters that supports 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 use 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 stablilize stream flows 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. All woodlands in the study area in excess of 20 acres should not be allocated to any urban development, except recreational use, and clear cutting of recreational woodlands should not be permitted.

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 pre-settlement 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, will supply 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, wetlands, 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. 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 for 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 incorporated 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 fibre, 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 are more than 50 percent 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 which are included within 35-acre land ownership aggregates of 640 acres or larger should be preserved in agricultural use.

OBJECTIVE NO. 8

Provide an integrated system of public general-use outdoor recreation sites and related open space sites which will allow the resident population of the study area adequate opportunity to participate in a wide range of outdoor recreational 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 both by providing opportunities to participate in such athletic recreational activities as baseball, swimming, tennis, and ice skating--which

help maintain proper physical health because of the exercise involved--and by providing opportunities to participate in such less athletic activities as pleasure walking, picnicking or just rest and reflection--which help maintain proper physical and mental well being by reducing everyday tensions and anxieties. Well-designed, properly located outdoor recreation sites also provide a sense of community, bringing people together for social and cultural as well as recreational activities, and thus contribute to the desirability and stability of residential neighborhoods and therefore to the communities in which such facilities are provided.

Standards

1. Public outdoor recreation sites should be provided in the study area sufficient in size and number to meet the recreation needs of the resident population. Such sites should contain the natural resource or man-made amenities appropriate to the recreational activities to be accommodated therein and should be spatially distributed in a manner which provides ready access by the resident population. To achieve this standard, the public outdoor recreation site requirements should be met as indicated 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 recreational 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 recreational corridors located on or adjacent to linear resource-oriented open space lands. A well designed system of recreational 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. Such open space lands, in addition, satisfy the human need for natural surroundings, serve to protect the natural resource base and ensure that many scenic areas and areas of natural, cultural, or historic interest assume their proper place as form determinants for both existing and future land use patterns.

Standard

The public sector should provide sufficient open space lands to accommodate a system of resource-oriented recreational 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:

a. A minimum of 0.16 linear mile of recreation-related open space consisting of linear recreational corridors should be provided for each 1,000 persons in the study area. A recreational corridor is defined as

Table 21

PUBLIC OUTDOOR RECREATION SITE REQUIREMENTS

Site Type	Publicly Owned General-Use Sites[a]				
	Size (gross acres)	Minimum Per Capita Acreage 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] Multicommunity 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 their corresponding service radius standards, were considered in the process of arriving at 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 facilities 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 multicommunity 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-sized sites having a countywide or multicommunity 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-sized sites having a multineighborhood service area. Such sites rely more on the development characteristics of the area to be served than on natural resource amenities for their 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 their 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.

a publicly owned, continuous linear expanse of land which is generally located within scenic areas or areas of natural, cultural, or historical interest and which especially provides opportunities for participation in trail-oriented outdoor recreation activities through the provision of trails designated for such activities as biking, hiking, horseback riding, nature study, and ski touring.

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

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

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

2) Outdoor recreation facilities provided at existing public park sites.

3) Existing recreation trail-type facilities.

OBJECTIVE NO. 9

Maintain, preserve, and, where necessary, rehabilitate the study area's 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 the 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. 10

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.

STANDARDS

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

1. Approximately 65 percent of all dwelling units in urban residential areas in the study area should consist of single-family housing.

2. Approximately 35 percent of all dwelling units in urban residential areas in the study area should consist of two-family and multiple-family housing.

OBJECTIVE NO. 11

Develop a street and highway system in the study area that promotes sound land use development and 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 the 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 or Minor 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 and highways in the study area should be provided in accordance with the following design cross sections illustrated in Figure 3.

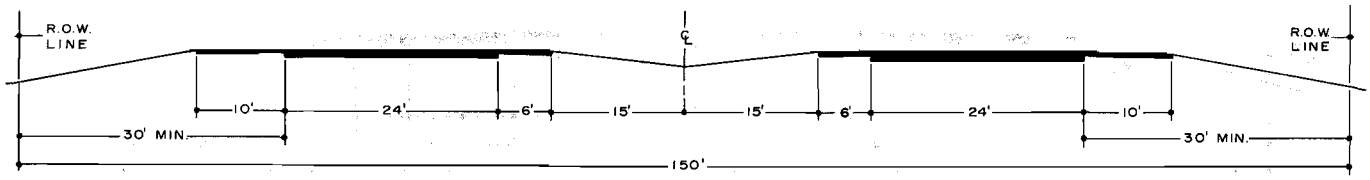
OBJECTIVE NO. 12

Establish fire stations at locations which facilitate the provision of high-quality fire protection and rescue operations in the study area.

Figure 3

TYPICAL STREET AND HIGHWAY CROSS-SECTIONS RECOMMENDED FOR THE JOINT PEWAUKEE STUDY AREA, WAUKESHA COUNTY, WISCONSIN

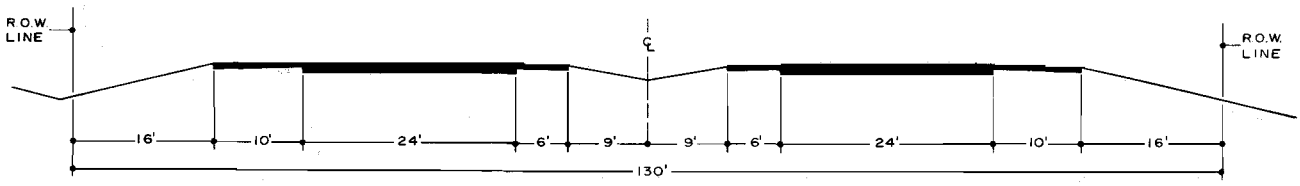
RURAL AREA
TYPICAL CROSS SECTION
DESIRABLE FOUR LANE ARTERIAL



GRAVEL BASE VARIES
DUAL 24' HIGH TYPE PAVEMENT, 150' R.O.W.

MAXIMUM SERVICE VOLUME
8,700 VEH./DAY—
13,400 VEH./DAY

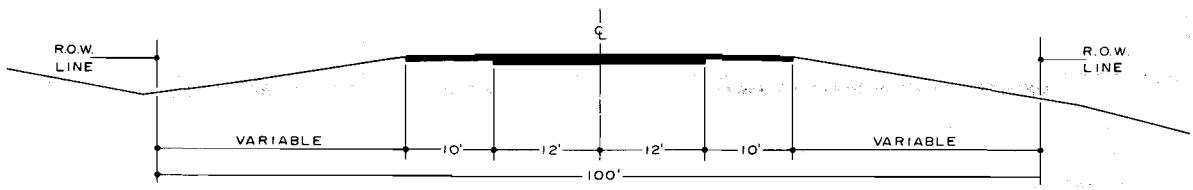
RURAL AREA
TYPICAL CROSS-SECTION
MINIMUM FOUR LANE ARTERIAL



GRAVEL BASE VARIES
DUAL 24' HIGH TYPE PAVEMENT, 130' R.O.W.

MAXIMUM SERVICE VOLUME
8,700 VEH./DAY—
13,400 VEH./DAY

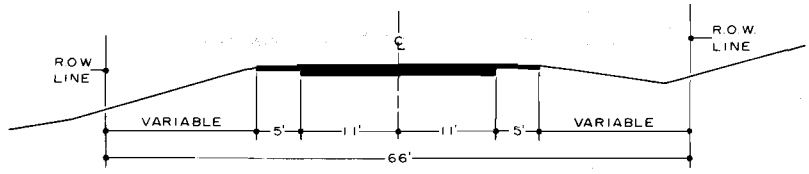
RURAL AREA
TYPICAL CROSS-SECTION
DESIRABLE TWO LANE ARTERIAL



GRAVEL BASE VARIES
24' HIGH TYPE PAVEMENT, 100' R.O.W.

MAXIMUM SERVICE VOLUME
5,200 VEH./DAY—
8,500 VEH./DAY

RURAL AREA
TYPICAL CROSS-SECTION
MINIMUM TWO LANE ARTERIAL

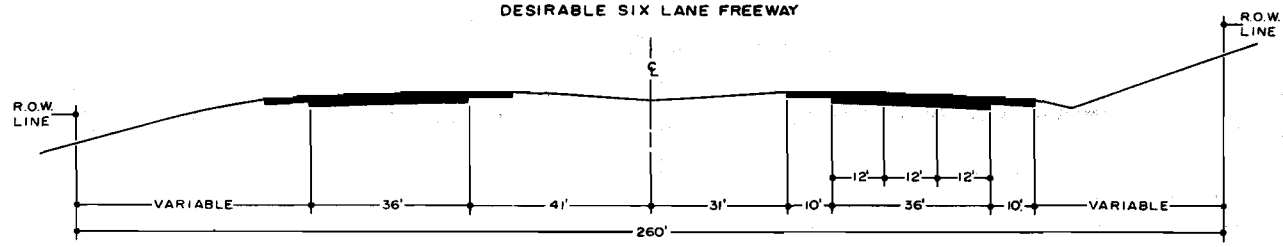


GRAVEL BASE VARIES
22' HIGH TYPE PAVEMENT, 66' R.O.W.

MAXIMUM SERVICE VOLUME
4,400 VEH./DAY—
7,400 VEH./DAY

Figure 3 (continued)

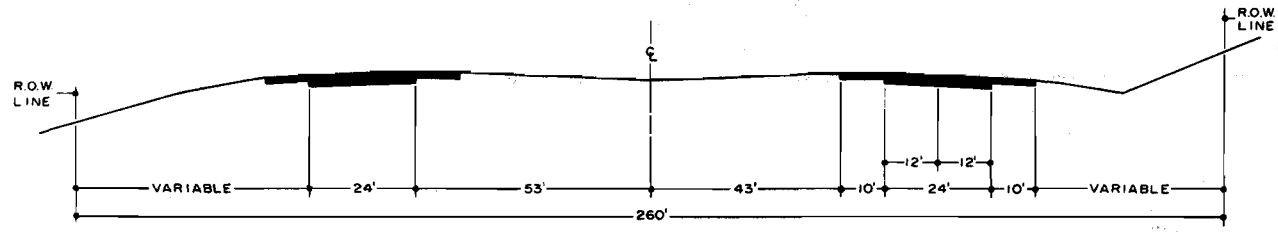
URBAN AREA
TYPICAL CROSS-SECTION
DESIRABLE SIX LANE FREEWAY



DUAL 36' HIGH TYPE PAVEMENT, 260' R.O.W.

MAXIMUM SERVICE VOLUME
65,700 VEH./DAY—
92,800 VEH./DAY

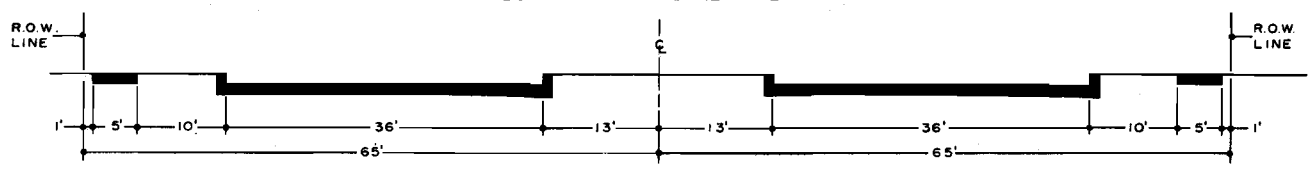
URBAN AREA
TYPICAL CROSS-SECTION
DESIRABLE FOUR LANE FREEWAY



DUAL 24' HIGH TYPE PAVEMENT, 260' R.O.W.

MAXIMUM SERVICE VOLUME
37,800 VEH./DAY—
61,900 VEH./DAY

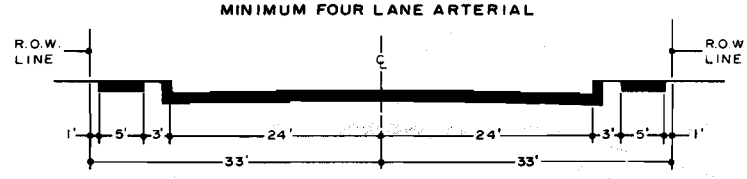
URBAN AREA
TYPICAL CROSS-SECTION
DESIRABLE FOUR LANE ARTERIAL



6" GRAVEL BASE
DUAL 36' HIGH TYPE PAVEMENT, 130' R.O.W.

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

URBAN AREA
TYPICAL CROSS-SECTION
MINIMUM FOUR LANE ARTERIAL

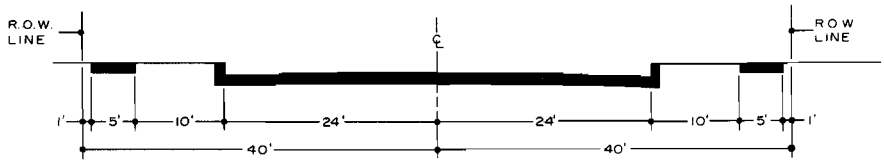


6" GRAVEL BASE
48' HIGH TYPE PAVEMENT, 66' R.O.W.

MAXIMUM SERVICE VOLUME
15,700 VEH./DAY—
19,500 VEH./DAY

Figure 3 (continued)

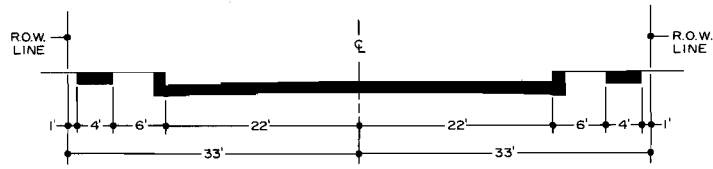
URBAN AREA
TYPICAL CROSS-SECTION
DESIRABLE TWO LANE ARTERIAL



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

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

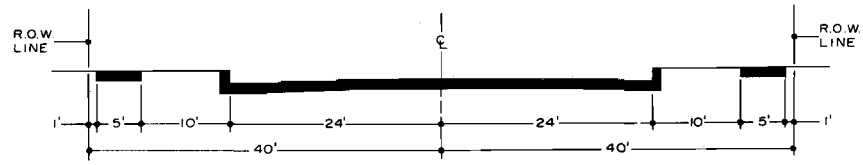
URBAN AREA
TYPICAL CROSS-SECTION
MINIMUM TWO LANE ARTERIAL



6" GRAVEL BASE
48' HIGH TYPE PAVEMENT, 66' R.O.W.

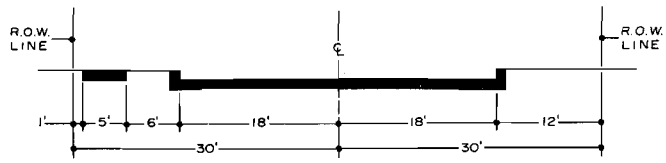
MAXIMUM SERVICE VOLUME
11,800 VEH./DAY-
14,600 VEH./DAY

URBAN AREA
TYPICAL CROSS SECTION
COLLECTOR STREET



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

URBAN AREA
TYPICAL CROSS SECTION
MINOR STREET



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

Source: SEWRPC.

Table 22

NUMBER OF ENGINE AND LADDER COMPANIES NEEDED WITHIN TRAVEL DISTANCE OF REQUIRED FIRE 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	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	2	3	3	1	2
17,000	4,000	1	1.5	1	2	2	2.5	1	2	4	3.5	1	2
22,000	4,500	1	1.5	1	2	2	2.5	1	2	4	3.5	1	2
27,000	5,000	1	1	1	1.5	2	2	1	1.5	5	3.5	2	2.5
33,000	5,500	1	1	1	1.5	2	2	1	1.25	5	3.5	2	2.5

[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.

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.

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 should have easy access from the station onto the street without interference.

3. Special care should be given in the location of stations in relation to railroad grade crossings, the location of freeways, the pattern of one-way streets, traffic signaling, 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 Town and Village of Pewaukee, the objectives and standards can be used by both municipalities as a basis for evaluating specific land use development proposals.

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Chapter IV

LAND USE AND COMMUNITY FACILITY REQUIREMENTS

INTRODUCTION

The previous chapter presented a set of land use development objectives for the Town and Village of Pewaukee; the principles which underly each objective; and the standards that provide the means for determining the degree to which alternative land use plans meet the objectives. The standards perform a particularly important function in land use plan design, since they are utilized to determine the additional land area required for each of the various land use categories, and are also used to determine the type and location of certain community facilities required to serve the resident population of the study area over the plan design period.

The land use acreages and community facilities required to meet the needs of the anticipated resident population of the joint Pewaukee study 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.

LAND USE REQUIREMENTS

Tables 23, 24, 25, and 27 summarize future urban land use requirements in the study area through the plan design year. The tables utilize the land use standards set forth under development Objective No. 1 for residential, commercial, manufacturing, governmental and institutional, and recreational land uses. The area requirements were determined for five year increments between 1980 and the year 2000. The total incremental urban land use acreage requirements shown in the tables indicate that about an additional 2,570 acres of land will have to be converted from rural to urban use in the study area to meet the needs of the anticipated resident population in the Town and Village by the year 2000. These tables express urban land use acreage requirements in gross acres for each urban land use category, which, by definition, includes supporting public street rights-of way.

Residential Development

The incremental urban residential land use acreage and dwelling unit requirements were determined separately for two subareas which constitute the total land area within the Town and Village of Pewaukee--the area including the Village of Pewaukee and the portion of the Town of Pewaukee planned to be served by the City of Brookfield sewage treatment plant, and the area including the

Table 23

INCREMENTAL URBAN RESIDENTIAL LAND USE ACREAGE AND DWELLING UNIT REQUIREMENTS IN THE VILLAGE OF PEWAUKEE AND THE PORTION OF THE TOWN OF PEWAUKEE TO BE SERVED BY THE CITY OF BROOKFIELD SEWAGE TREATMENT PLANT: 1980-2000

Residential Land Use Category	Joint Study Area Residential Land Use Development Standard	Incremental Requirements[a]									
		1980-1985		1985-1990		1990-1995		1995-2000		Total	
		Dwelling Units	Gross Acres	Dwelling Units	Gross Acres	Dwelling Units	Gross Acres	Dwelling Units	Gross Acres	Dwelling Units	Gross Acres
Low-Density Residential Development	111 acres per 100 dwelling units	51[b] (3.0)	56	19[c] (3.0)	21	19[c] (2.9)	21	54 (2.9)	60	143	158
Medium-Density Residential Development	45 acres per 100 dwelling units	720[d] (3.0)	324	279[d] (3.0)	129	379 (2.9)	171	656 (2.9)	295	2,042	919
High Medium-Density Residential Development	18 acres per 100 dwelling units	110[e] (2.5)	21	58 (2.5)	10	58 (2.5)	10	101 (2.4)	18	327	59
High-Density Residential Development	12 acres per 100 dwelling units	185[f] (2.5)	22	116 (2.5)	14	117 (2.5)	14	202 (2.4)	24	620	74
Total	--	1,066	423	480	174	573	216	1,013	397	3,132	1,210

[a] The dwelling unit and acreage requirements shown are based upon the forecast incremental sewered population associated with anticipated new development consisting of 3,730 persons for the years 1980-1985; 1,700 persons for the years 1985-1990; 1,690 persons for the years 1990-1995; and 2,930 persons for the years 1995-2000. The above figures represent the forecast population levels anticipated to be served by the Brookfield Sewage Treatment Plant and includes the incremental population in the portion of the Town of Pewaukee to be served by the Lake Pewaukee Sanitary District, as shown in Table 2. In calculating dwelling unit requirements, the forecast incremental sewered population figures for each five-year period were first allocated to the four residential development categories. The allocations assume that each incremental population group would consist of 5 percent in low-density single-family residential development, 65 percent in medium-density single-family residential development, 10 percent in high medium-density two-family development, and 20 percent in high-density multiple-family residential development. The population allocations were then divided by the anticipated average household size for each category for each five-year period to determine the dwelling unit requirements. Assumed average household size is shown in parentheses for each five-year period. The acreage requirements shown were then determined by applying the appropriate standard to the dwelling unit requirements.

[b] This figure assumes that 11 existing platted lots will also be developed during this five-year period.

[c] This figure assumes that 10 existing platted lots will also be developed during this five-year period.

[d] This figure assumes that 89 existing platted lots will also be developed during this five-year period.

[e] This figure assumes that 7 existing platted lots (14 dwelling units) will also be developed during this five-year period.

[f] This figure assumes that 64 dwelling units will be developed on existing platted lots during this five-year period.

Source: SEWRPC.

Table 24

INCREMENTAL URBAN RESIDENTIAL LAND USE ACREAGE AND DWELLING UNIT REQUIREMENTS IN THE PORTION OF THE TOWN OF PEWAUKEE TO BE SERVED BY THE CITY OF WAUKESHA SEWAGE TREATMENT PLANT: 1980-2000

Residential Land Use Category	Joint Study Area Residential Land Use Development Standard	Incremental Requirements[a]									
		1980-1985		1985-1990		1990-1995		1995-2000		Total	
		Dwelling Units	Gross Acres	Dwelling Units	Gross Acres	Dwelling Units	Gross Acres	Dwelling Units	Gross Acres	Dwelling Units	Gross Acres
Low-Density Residential Development	111 acres per 100 dwelling units	--[b] (3.0)	--	9[b] (3.0)	10	11[c] (2.9)	12	11 (2.9)	12	31	34
Medium-Density Residential Development	45 acres per 100 dwelling units	28 (3.0)	13	394 (3.0)	177	408 (2.9)	183	408 (2.9)	183	1,238	556
High Medium-Density Residential Development	18 acres per 100 dwelling units	5 (2.5)	1	73 (2.5)	13	73 (2.5)	13	76 (2.4)	14	227	41
High-Density Residential Development	12 acres per 100 dwelling units	10 (2.5)	1	146 (2.5)	18	146 (2.5)	18	152 (2.4)	18	454	55
Total	--	43	15	622	218	638	226	647	227	1,950	686

[a] The dwelling unit and acreage requirements shown are based upon the forecast incremental sewered population associated with anticipated new development consisting of 130 persons for the years 1980-1985; 1,820 persons for the years 1985-1990; 1,820 persons for the years 1990-1995; and 1,820 persons for the years 1995-2000. The above figures represent the forecast population levels anticipated to be served by the Waukesha Sewage Treatment Plant as shown in Table 2. In calculating dwelling unit requirements, the forecast incremental sewered population figures for each five-year period were first allocated to the four residential development categories. The allocations assume that each incremental population group would consist of 5 percent in low-density single-family residential development, 65 percent in medium-density single-family residential development, 10 percent in high medium-density two-family development, and 20 percent in high-density multiple-family residential development. The population allocations were then divided by the anticipated average household size for each category for each five-year period to determine the dwelling unit requirements. Assumed average household size is shown in parentheses for each five-year period. The acreage requirements shown were then determined by applying the appropriate standard to the dwelling unit requirements.

[b] This figure assumes that 21 existing platted lots will also be developed during this five-year period.

[c] This figure assumes that 20 existing platted lots will also be developed during this five-year period.

Source: SEWRPC.

portion of the Town of Pewaukee planned to be served by the City of Waukesha sewage treatment plant. As shown in Tables 23 and 24, a total of about an additional 1,900 acres of residential land will be required to accommodate an additional 5,082 dwelling units in the Town and Village of Pewaukee by the year 2000. The tables also indicate the stages in which total acreage and dwelling unit requirements should be met over the planning period.

As shown in Table 23, urban residential acreage and dwelling unit requirments for the Village of Pewaukee and the portion of the Town of Pewaukee planned to be served by the City of Brookfield sewage treatment plant are composed of 158 acres, for 143 dwelling units in low-density residential development; 919 acres, for 2,042 dwelling units in medium-density residential development; 59 acres, for 327 dwelling units in high medium-density residential development; and 74 acres, for 620 dwelling units in high-density residential development.

As shown in Table 24, urban residential acreage and dwelling unit requirements for the portion of the Town of Pewaukee planned to be served by the City of Waukesha sewage treatment plant are composed of 34 acres, for 31 dwelling units in low-density residential development; 556 acres, for 1,238 dwelling units in medium-density residential development; 41 acres, for 227 dwelling units in high medium-density residential development; and 55 acres, for 454 dwelling units in high-density residential development.

Retail Commercial Development

As discussed in Chapter III, the Town and Village should be served by three basic types of commercial facilities: neighborhood-oriented, community-oriented, and regionally oriented retail facilities. Each of these retail facility types has differing requirements in terms of site size, service area population, and the number and kind of goods and services offered. Neighborhood-oriented retail facilities should provide primarily for the sale of convenience goods and services. Such facilities should be contained within, and oriented to, residential areas. Community-oriented retail facilities should provide primarily for the sale of convenience and some shopper goods and should be oriented to serving the community as a whole. Regionally oriented retail facilities should provide primarily for the sale of shopper, or comparison, goods and should be oriented to serving a multicommunity trade area. The retail commercial acreage requirements shown in Table 25 were determined by applying the pertinent land use development standards to anticipated incremental forecast populations within the delineated Town and Village of Pewaukee retail trade area. The retail trade area shown on Map 32 identifies the area where most of the resident population may be expected to do their shopping for convenience goods and services and for certain shopper goods in the Town and Village of Pewaukee. The retail trade area was defined on the basis of the relative size and distances between retail commercial facilities in the Town and Village and the potentially competing outlying retail commercial facilities.

Table 25 indicates that an additional 25 acres of neighborhood-oriented retail development may be expected to be needed in the Town and Village of Pewaukee by the year 2000. Application of the service radius standard for neighborhood-oriented retail development to the existing locations of neighborhood-oriented retail facilities within the planned year 2000 urban service area in the study

Table 25

COMMERCIAL, MANUFACTURING, GOVERNMENTAL AND INSTITUTIONAL, AND RECREATIONAL LAND USE ACREAGE REQUIREMENTS IN THE TOWN AND VILLAGE OF PEWAUKEE: 1980-2000

Urban Land Use Category	1980 Gross Acres[a]	Joint Study Area Land Use Development Standard	1980			1985			1990			1995			2000		
			Population	Gross Acres Required	Gross Acres Needed	Population	Gross Acres Required	Gross Acres Needed	Population	Gross Acres Required	Gross Acres Needed	Population	Gross Acres Required	Gross Acres Needed	Population	Gross Acres Required	Gross Acres Needed
Commercial																	
Neighborhood Retail	12[b]	1.25 acres/1,000 persons	13,690	17	5	17,540	22	10	21,060	27	15	24,570	31	19	29,320	37	25
Community Retail	--[c]	0.75 acres/1,000 persons	11,200[d]	9	9	15,100[d]	11	11	16,600[d]	12	12	18,100[d]	14	11	20,800[d]	16	16
Manufacturing, Wholesaling, and Storage	429	12 acres/100 employees	3,250	390	--	4,000	479	50	4,833	580	151	5,666	680	251	6,500	780	351
Churches	31	2.5 acres/1,000 persons	13,790	35	4	17,540	44	13	21,060	52	21	24,570	62	31	29,320	75	44
Local Municipal, Other Governmental, and Institutional	302	4.5 acres/1,000 persons	--	--	--	3,750[e]	17	17	7,270[e]	33	33	10,780[e]	49	49	15,530[e]	70	70
Recreational	As Per Park and Open Space Plan for the Town and Village of Pewaukee[f]																

[a] The gross acreages--i.e., 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 category and 15 percent to the commercial and manufacturing, wholesaling, and storage categories.

[b] Only includes commercial land uses comprising neighborhood retail centers--i.e., groupings of convenience stores containing at least five other minor retail stores.

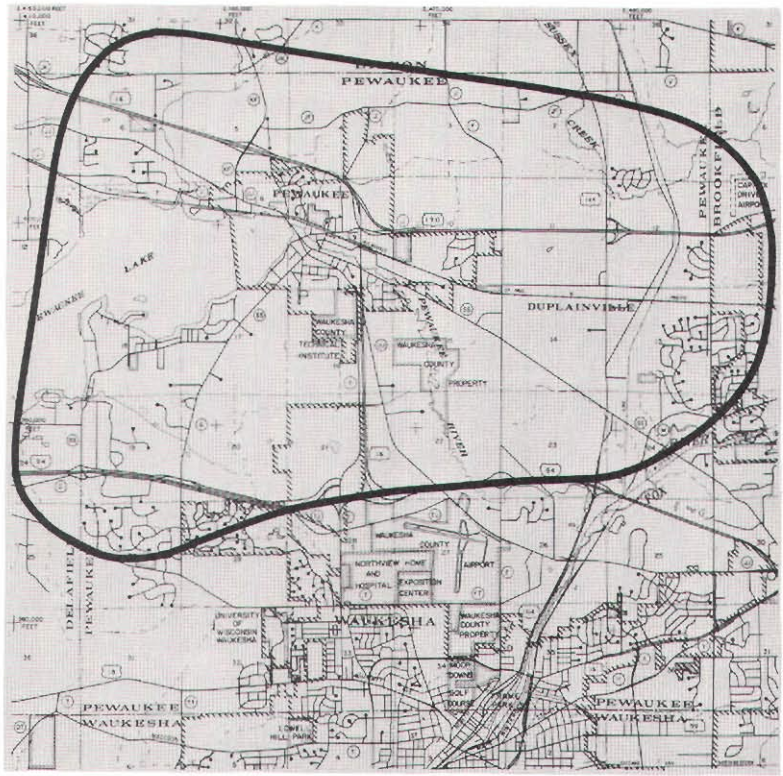
[c] Only includes commercial land uses comprising community retail centers--i.e., groupings of convenience and comparison good stores containing at least one discount, variety, department or home improvement store; one major retail food store; and at least 10 other minor retail stores.

[d] Forecast population within the Town and Village of Pewaukee delineated retail trade area.

[e] Figure represents incremental population from 1980 to year 2000.

[f] SEWRPC Community Assistance Planning Report No. 42, A Park and Open Space Plan for the Town and Village of Pewaukee, calls for the acquisition and development of eight additional neighborhood park sites, and one additional community park site constituting 105 acres in the Town of Pewaukee; and of one additional neighborhood park site comprising 13 acres in the Village of Pewaukee. The plan also calls for expansion and development of one community park site, comprising about 28 acres, in the Town of Pewaukee; and two neighborhood park sites comprising, with expansion, a total of 11 acres in the Village of Pewaukee.

Source: SEWRPC.



Map 32

DELINEATED RETAIL TRADE AREA FOR THE TOWN AND VILLAGE OF PEWAUKEE

Source: SEWRPC.

area indicates that two portions of the urban service area may be expected to require additional neighborhood-oriented retail facilities; namely, the area south of Pewaukee Lake in the vicinity of CTH G and CTH SS and the area located east of the Pewaukee River between Capitol Drive and IH 94. The service radius standard for neighborhood-oriented retail development further indicates that about three additional standard neighborhood-oriented retail centers would be required to adequately serve these areas.

As shown in Table 25, about 16 acres of additional community-oriented retail development is required in the Town and Village urban service area over the planning period. Application of the service radius standard for community-oriented retail development to the location of the existing community-oriented retail development within the planned year 2000 urban service area indicates that additional community-oriented retail development, consisting of one well-organized community retail center, should be provided in the portion of the study area east of the Pewaukee River between Capitol Drive and IH 94. Comparison of the site area standard for community-oriented retail centers, as set forth in Chapter III, with the acreage requirements shown in Table 25 would indicate that such a retail development could be established in the study area by the year 1995 or the year 2000. Other considerations in locating potential sites for new community-oriented retail development in the study area are the proximity of such development to existing community-oriented retail development along USH 18 in the City of Waukesha, and the proximity of such development to the established Village of Pewaukee central business district. Such locational considerations are important in order that the retail trade area associated with a new planned community-oriented retail development does not excessively overlap the established retail trade areas of existing commercial facilities.

Other Commercial Land Use Requirements

As previously noted, the existing arterial highway system provides excellent vehicular accessibility to those portions of the study area proposed for additional urban development over the planning period. Immediately east of the study area and along IH 94, intensive commercial- and manufacturing-oriented development has been occurring in recent years. This development trend reflects a gradual but steady growth of the commercial and manufacturing business sector in the eastern portion of Waukesha County. The demand for relatively large, highly visible, and readily accessible sites for certain commerical and manufacturing business interests may be expected to continue over the planning period. The rate of urban development anticipated in the study area over the planning period, and specifically the amount of commercial- and manufacturing-oriented development anticipated, indicate that sites for supporting intensive office development may also be expected to be required. Such intensive office development would comprise both single tenant and multiple tenant users. Intensive office development would include large, general corporate office developments and professional office buildings of a size larger than those typically found in smaller-scale neighborhood-oriented and community-oriented retail developments. The locational criteria for office development include proximity to the arterial street and highway system--direct accessibility to a freeway or to a state or county trunk highway may be highly desirable in some cases; a high level of visibility from the arterial street and highway system; proximity to retail business centers; and location along an existing or planned transit route. Application of these locational criteria to the study area indicate that the best locations for intensive office development would be in the vicinity of the interchanges along IH 94.

Anticipated new urban development in the study area may also be expected to generate additional need for new highway-oriented business development. Highway-oriented business typically includes those businesses and customer service establishments which are intended to directly serve or are otherwise related to, and dependent upon, arterial street and highway traffic. The locational criteria for highway-oriented business sites include proximity to the arterial street and highway system, typically at the edges of a developed urban community; a high level of visibility from the arterial street and highway system; a location removed from single-family residential areas; and proximity to established or anticipated concentrations of commercial land uses. The aforementioned locational criteria indicate several sites in the study area where highway-oriented business could be developed; namely, property in the vicinity of the intersections of USH 16 and Capitol Drive, CTH F and Capitol Drive, IH 94 and CTH G, IH 94 and CTH F, and USH 16 and CTH KF.

Manufacturing, Wholesaling, and Storage Land Use Requirements

Table 25 indicates that there will be a need for about 350 acres of additional manufacturing, wholesaling, and storage development in the Town and Village of Pewaukee by the year 2000. The relatively large increase in this land use category is due to the anticipated increase in manufacturing employment from a year 1980 figure of 3,250 persons to a year 2000 figure of about 6,500 persons. Application of the land use development standards under Objective No. 4 indicate several appropriate locations for manufacturing, wholesaling,

and storage land use including lands located adjacent to IH 94 between USH 16 and Springdale Road; lands in the area bounded by the Milwaukee Road, the Soo Line Railroad, IH 94, and CTH F; and lands located along the Milwaukee Road immediately east of USH 16.

COMMUNITY FACILITY REQUIREMENTS

Schools

Table 26 provides total public school enrollments--ages 5 through 17--which may be expected in the study area over the planning period. Enrollment figures are shown for the Pewaukee School District and for that portion of the School District of Waukesha that is in the study area. The table indicates that by the year 2000, public school enrollment within the Pewaukee School District may be expected to approximate 1,130 elementary school students--grades K through 5; about 370 middle school students--grades 6 through 8; and about 850 high school students--grades 9 through 12. As shown in Table 27, comparison of the forecast public school enrollment in the Pewaukee School District with the capacity of existing school buildings indicates that one additional public elementary school would may be expected to be needed in the district within the planning period, but that no additional middle school or high school facilities should be required.

Table 26 also indicates that by the year 2000, public school enrollment from that portion of the School District of Waukesha in the study area may be expected to consist of about 2,030 elementary school students--grades K through 6; about 810 middle school students--grades 7 through 9; and about 710 high school students--grades 10 through 12. As shown in Table 27, it is estimated that the year 2000 public school enrollment generated in that portion of the School District of Waukesha in the study area would be capable of being accommodated by existing school buildings and sites in the district.

Churches, Local Municipal, Other Governmental, and Institutional Land Use Requirements

Table 25 indicates that an additional 44 acres of land may be expected to be required for churches in the study area by the year 2000. There are many appropriate locations for additional churches in the urban service area. Church sites should be located, when practicable, in conjunction with neighborhood- and community-oriented retail and service development and in concentrations of multiple-family residential development. Also, churches should be located at the intersections of collector and arterial streets, since such locations provide suitable accessibility to the arterial street system and minimize the impact of periodic high-volume, church-oriented traffic on the surrounding residential neighborhoods.

As shown in Table 25, an additional 70 acres of local municipal, other governmental, and institutional land use may be expected to be required by the year 2000. Local municipal, other governmental, and institutional land uses include such uses as village halls, libraries, police and fire stations, and public works facilities, as well as hospitals, universities, and technical schools. It is not within the scope of the land use planning process to conduct

Table 26

ESTIMATED PUBLIC ELEMENTARY, MIDDLE, AND HIGH SCHOOL ENROLLMENT IN THE PEWAUKEE SCHOOL DISTRICT AND IN THE PORTION OF THE SCHOOL DISTRICT OF WAUKESHA IN THE STUDY AREA: 1980-2000

School District	Year	Public School Enrollment[a]							
		Elementary School Students		Middle School Students		High School Students		Total Public School Enrollment by Year	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
Pewaukee School District[b]	1980	550[c]	30.1	350[c]	34.3	550[c]	45.5	1,450	35.7
	1985	610	30.0	230	25.8	620	48.4	1,460	34.8
	1990	750	32.9	250	28.4	630	51.2	1,630	37.1
	1995	950	35.2	300	31.3	680	54.0	1,930	39.2
	2000	1,130	35.8	370	31.4	850	54.5	2,350	39.8
Portion of the School District of Waukesha in the Study Area[d]	1980	1,280	69.9	670	65.7	660	54.5	2,610	64.3
	1985	1,420	70.0	660	74.2	660	51.6	2,740	65.2
	1990	1,530	67.1	630	71.6	600	58.8	2,760	62.9
	1995	1,750	64.8	660	68.7	580	46.0	2,990	60.8
	2000	2,030	64.2	810	68.6	710	45.5	3,550	60.2
Total Public School School Enrollment	1980	1,830	100.0	1,020	100.0	1,210	100.0	4,060	100.0
	1985	2,030	100.0	890	100.0	1,280	100.0	4,200	100.0
	1990	2,280	100.0	880	100.0	1,230	100.0	4,390	100.0
	1995	2,700	100.0	960	100.0	1,260	100.0	4,920	100.0
	2000	3,160	100.0	1,180	100.0	1,560	100.0	5,900	100.0

[a] Public school enrollments for the Pewaukee School District and the portion of the School District of Waukesha in the study area were determined for each forecast year by multiplying actual and forecast total population figures within both districts by the appropriate actual and forecast age-group percentages set forth in Tables 5 and 6. Then, the estimated nonpublic school enrollments for each school type were subtracted from the products of these multiplications, resulting in the estimated public school enrollments shown in this table.

[b] The actual and forecast population figures within the Pewaukee School District consist of about 10,820 persons for 1980, 12,680 persons for 1985, 15,330 persons for 1990, 17,970 persons for 1995, and 20,610 persons for 2000. In 1980, nonpublic school enrollment in the district comprised 23 percent of the total public and nonpublic elementary school enrollment, 21 percent of the total public and nonpublic middle school enrollment, and zero percent of the total public and nonpublic high school enrollment. In calculating the enrollments shown in the table for the Pewaukee School District, it was assumed that the 1980 nonpublic school enrollment percentages would remain stable over the planning period. In the Pewaukee School District grade level groupings consist of Kindergarten through 5th grade in elementary schools, 6th through 8th grade in middle schools, and 9th through 12th grade in high schools.

[c] Approximate attendance figure for the 1980-1981 school year.

[d] The actual and forecast population figures within the School District of Waukesha consist of about 17,950 persons for 1980, 22,250 persons for 1985, 24,010 persons for 1990, 25,770 persons for 1995, and 28,789 persons for 2000. In 1980, nonpublic school enrollment in the district comprised 14 percent of the total public and nonpublic elementary school enrollment, 15 percent of the total public and nonpublic middle school enrollment, and 20 percent of the total public and nonpublic high school enrollment. In calculating the enrollments shown in the table for the School District of Waukesha, it was assumed that the 1980 nonpublic school enrollment percentages would remain stable over the planning period. In 1980, the School District of Waukesha grade level groupings consist of Kindergarten through 6th grade in elementary schools, 7th through 9th grade in middle schools, and 10th through 12th grade in high schools.

Source: Pewaukee School District, School District of Waukesa, and SEWRPC.

Table 27

PUBLIC SCHOOL SITE REQUIREMENTS IN THE PEWAUKEE SCHOOL DISTRICT AND IN THE PORTION OF THE SCHOOL DISTRICT OF WAUKESHA IN THE STUDY AREA: 1980-2000

Public Schools	Joint Study Area Development Standard	1980			
		Actual Enrollment[a] (students)	Available Unused Capacity of Existing Facilities (students)	Forecast Enrollment Not Accommodated by Existing Facilities (students)	Additional School Site Needs (gross acres)
Pewaukee School District					
Elementary Schools	2.7 acres/ 100 students	550	220	--	--
Middle Schools	2.2 acres/ 100 students	350	150	--	--
High Schools	2.0 acres/ 100 students	550	250	--	--
School District of Waukesha					
Elementary Schools	2.7 acres/ 100 students	1,280	700	--	--
Middle Schools	2.2 acres/ 100 students	670	330	--	--
High Schools	2.0 acres/ 100 students	660	810	--	--

Public Schools	1985				1990			
	Estimated Enrollment[a] (students)	Available Unused Capacity of Existing Facilities (students)	Forecast Enrollment Not Accommodated by Existing Facilities (students)	Additional School Site Needs (gross acres)	Estimated Enrollment[a] (students)	Available Unused Capacity of Existing Facilities (students)	Forecast Enrollment Not Accommodated by Existing Facilities (students)	Additional School Site Needs (gross acres)
Pewaukee School District								
Elementary Schools	610	160	--	--	750	20	--	--
Middle Schools	230	270	--	--	250	250	--	--
High Schools	620	180	--	--	630	170	--	--
School District of Waukesha								
Elementary Schools	1,420	560	--	--	1,530	450	--	--
Middle Schools	660	340	--	--	630	370	--	--
High Schools	660	810	--	--	600	750	--	--

Public Schools	1995				2000			
	Estimated Enrollment[a] (students)	Available Unused Capacity of Existing Facilities (students)	Forecast Enrollment Not Accommodated by Existing Facilities (students)	Additional School Site Needs (gross acres)	Estimated Enrollment[a] (students)	Available Unused Capacity of Existing Facilities (students)	Forecast Enrollment Not Accommodated by Existing Facilities (students)	Additional School Site Needs (gross acres)
Pewaukee School District								
Elementary Schools	950	--	180[b]	5[b]	1,130	--	360[c]	10
Middle Schools	300	200	--	--	370	130	--	--
High Schools	680	120	--	--	850	--	50	1[d]
School District of Waukesha								
Elementary Schools	1,750	230	--	--	2,030	--	50	1[d]
Middle Schools	660	340	--	--	810	190	--	--
High Schools	580	730	--	--	710	600	--	--

[a] See Table 26.

[b] This figure indicates that a new public elementary school should be constructed by 1995. As set forth in Chapter III, Table 19, a public elementary school site should comprise about 15 acres.

[c] Available unused capacity figures shown for existing elementary school facilities in the Pewaukee School District include the 120 student capacity of Duplainville School. This building is currently being leased to a private school owing to declining elementary student enrollment in the Pewaukee School District. Also the Duplainville School building is located in the vicinity of substantial manufacturing development, and the site may therefore prove to be an inappropriate location for conducting elementary school classes in the future. Therefore, new elementary school facilities, capable of accommodating an additional 120 students over the 360 students shown in the table, or a total of 480 students, may be required by the year 2000.

[d] The forecast year 2000 enrollment approximates the available remaining unused capacity of existing facilities in this school category. Therefore, additional facilities may not be required by the year 2000. However, additional facilities may be required in this school category shortly beyond the planning period.

Source: Pewaukee School District, School District of Waukesha, and SEWRPC.

detailed studies of the building space and facility needs associated with the types of facilities comprising the governmental and institutional land use category. However, it is within the scope of the land use planning process to identify suitable sites for the provision of local municipal, other governmental, and institutional land uses which would be consistent with the stated land use development objectives, principles, and standards formulated for the study area.

Local municipal government land uses are typically established solely by a governmental unit to serve the individual needs of that governmental unit. Local municipal facilities in the Town and Village of Pewaukee, such as police departments, village or town halls, and public works buildings and yards are generally operated separately by the Town and Village. The urban land use acreage requirements identified in this chapter represent overall requirements for both the Town and Village of Pewaukee. The acreage requirements were determined on a combined Town and Village basis, rather than on an individual basis for each municipality, in an effort to approach the land use development issues and needs in the study area without the encumbrance of existing municipal corporate limit lines. As was pointed out in Chapter II, land use development issues in the Town and Village of Pewaukee tend to transcend existing corporate limit lines. Accordingly, local municipal government land use requirements were formulated under the premise that some form of merger, consolidation, or expanded level of cooperation involving the Town and Village of Pewaukee would take place over the planning period, and that some level of reorganization and consolidation would take place with respect to the location of local municipal facilities.

Municipal Administrative Facilities: Municipal administrative facilities, often referred to as village or town halls, contain office space for such municipal administrative office personnel as the municipal clerk, municipal engineer, municipal administrator, and building inspector. Sometimes, municipal administrative facilities also contain the police department, fire station, and public library.

Existing municipal administrative facilities in the Town and Village of Pewaukee include the Pewaukee Village Hall, located in the central portion of the Village off the intersection of Hickory Street and Oakton Avenue; and the Pewaukee Town Hall, located off the intersection of Green Road and CTH F. Criteria for the appropriate location of municipal administrative facilities indicate that such facilities should be located on arterial or collector streets, on existing or proposed mass transit routes, and in or near a business activity center, as well as near other governmental and private business offices. Also, to the extent practicable, municipal administrative facilities should house police and fire stations, libraries, and other related municipal facilities. Application of the aforementioned locational criteria to the study area indicate that municipal administrative facilities should be concentrated either in the Village of Pewaukee central business district (CBD), or in proximity to a future neighborhood-oriented or community-oriented retail center. The provision of municipal administrative facilities within the Village of Pewaukee CBD would logically occur at the existing village hall site, due to the lack of available unused land in other portions of the CBD. As was pointed out in Chapter II, the Pewaukee Village Hall lacks adequate building space for the functions it currently contains. Therefore, the provision of municipal administrative facilities at the location of the existing Pewaukee Village Hall will likely require expansion of both the existing village hall site and the existing municipal building.

Fire Protection Facilities: Fire station location is an important determinant of the quality of fire protection in any community. Over the planning period, substantial new urban development may be anticipated to occur in the Town and Village of Pewaukee study area. As indicated in Chapter II, the anticipated resident population of the Town and Village of Pewaukee may reach a level of about 29,000 persons by the year 2000. The standards set forth under Objective No. 12 in Chapter III indicate that for a population of about 30,000 persons, one engine company and one ladder company would be required at each fire station for adequate first due (first arriving) fire protection, assuming that the water supply system can provide a fire flow of about 5,000 gallons per minute. Also, the criteria indicate a minimum travel distance for first due fire equipment of one mile for a engine company and one and one-half mile for a ladder company. Travel distances in over-the-road miles from existing fire stations in the Town and Village of Pewaukee and in the City of Waukesha are depicted on Map 33. The map indicates that existing fire stations in the study area provide adequate coverage of existing development in the study area. However, as shown on Map 33, a large area in the central portion of the study area, where new urban development is anticipated, along CTH F between CTH SS and IH 94, is located outside the standard travel distances from existing fire stations. Therefore, if existing fire stations serving the study area are maintained in their present locations over the planning period, an additional fire station would be required along CTH F between CTH SS and IH 94.

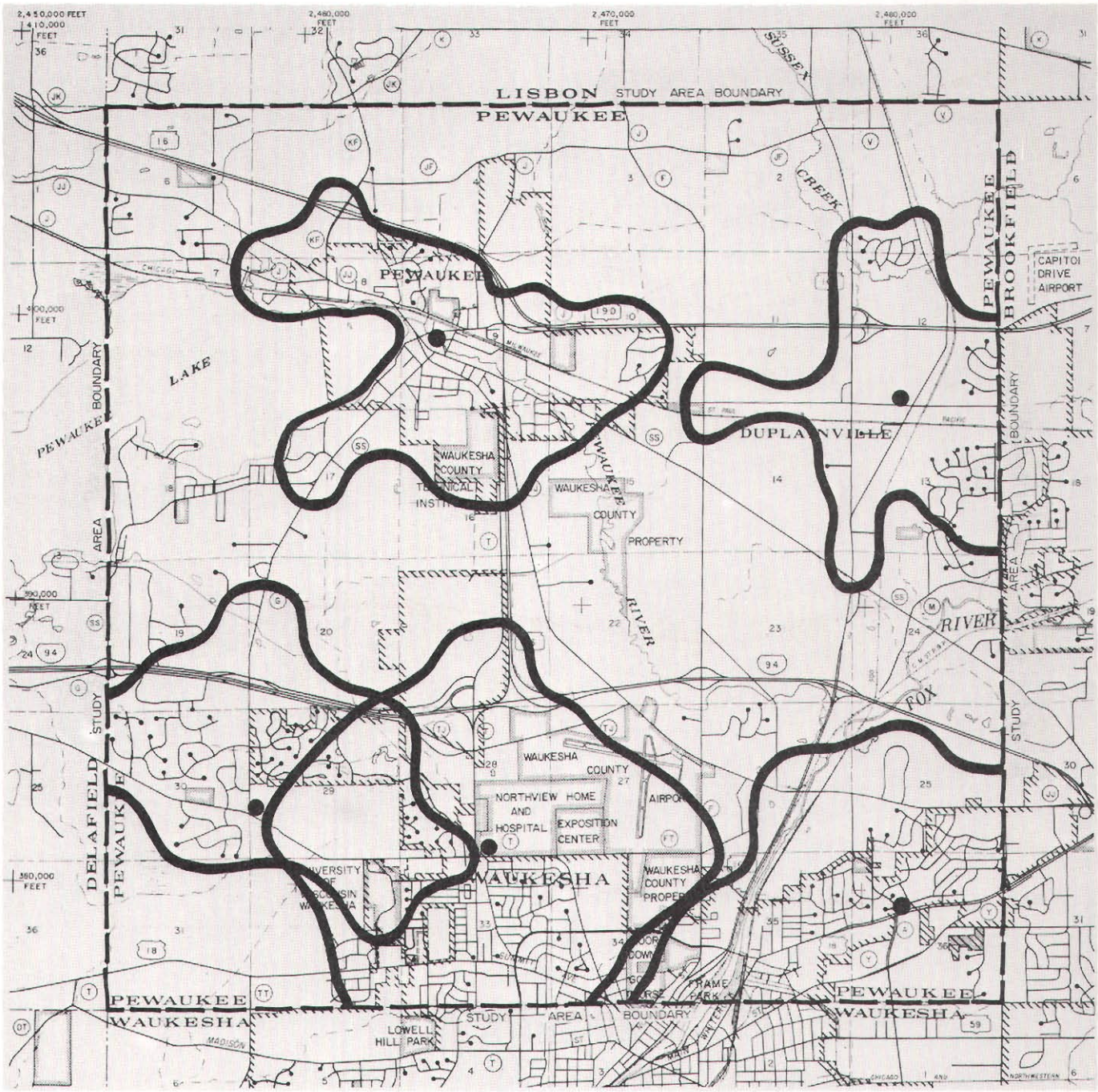
Public Library Facilities: The Sanborn Public Library is the single library serving the study area. The Sanborn Public Library is a part of the Waukesha County federated library system. The Sanborn Public Library is located at the intersection of Oakton Avenue and Hickory Street, in the Village of Pewaukee, in a building that was one of the original churches in the Village. The existing library building lacks adequate book storage space and has no meeting or conference room. Also, the library building is situated on a small lot approximately one-quarter acre in size. Consequently, no off-street parking is provided at the existing library building site.

In 1974, SEWRPC Planning Report No. 19, A Library Facilities and Services Plan for Southeastern Wisconsin, recommended that the Sanborn Public Library facility be replaced with a new facility. As is the case with municipal administrative and police protection facilities, public library facilities should be located near the center of transportation and business activity in a community, as well as being in the vicinity of other government and private business offices. Accordingly, a new public library facility should be provided in the Village of Pewaukee CBD or in a new neighborhood-oriented or community-oriented retail center.

Public Works Facilities: Public works facilities, as defined herein, include buildings and storage yards used in operating and maintaining the local street and highway sytstem, and the municipal water supply, sanitary sewer, and storm sewer systems. Public works facilities should be located, when practicable, in industrial areas or in areas where adjacent land uses would be compatible with any nuisance characteristics that may be associated with such facilities. Public works facilities should also be centrally located in the community, and should have direct access to the arterial street and highway system.

Map 33

OPTIMUM TRAVEL DISTANCES FOR FIRE-FIGHTING VEHICLES FROM THE EXISTING FIRE STATIONS SERVING THE JOINT PEWAUKEE STUDY AREA



LEGEND

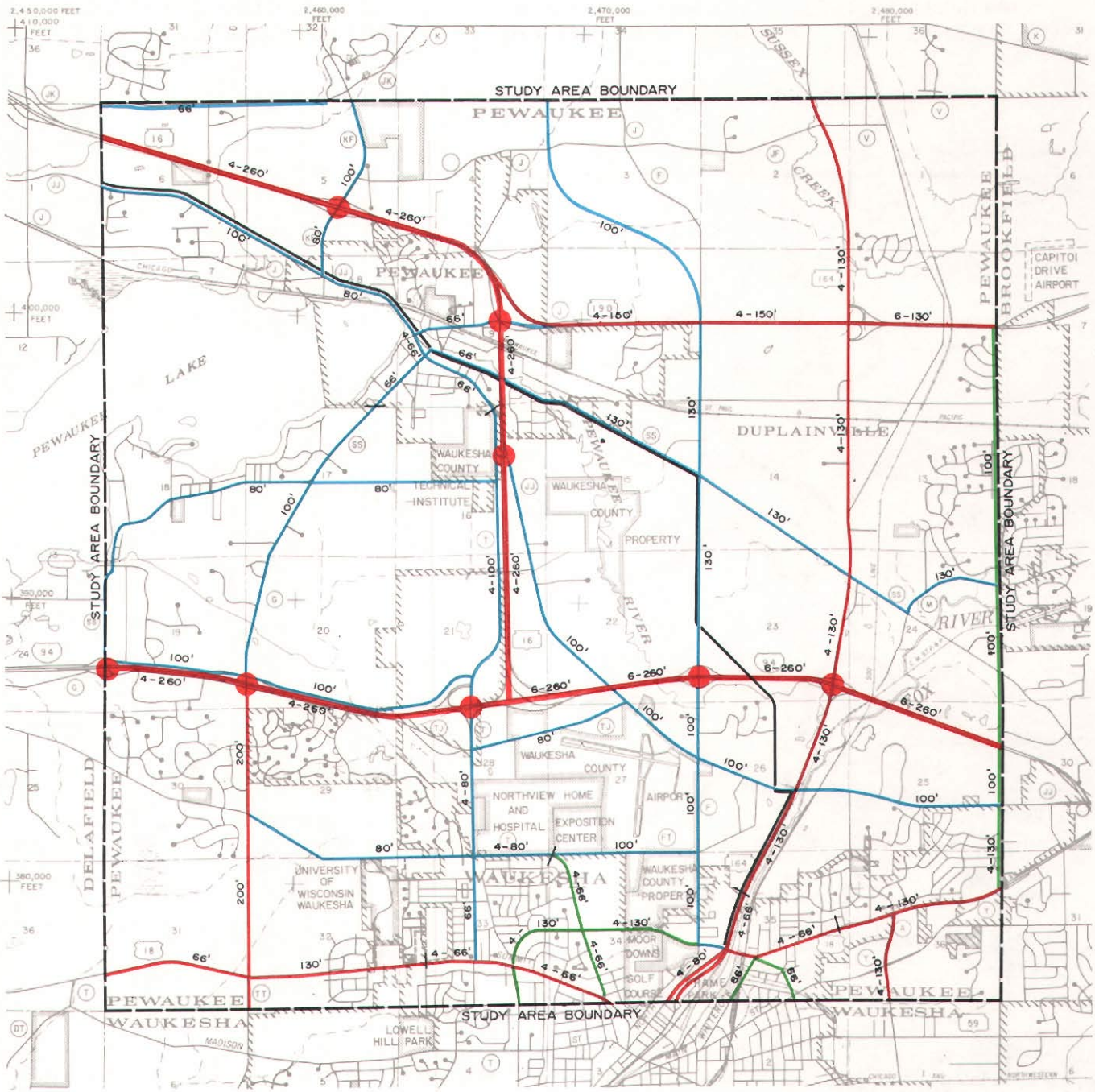
- EXISTING FIRE STATION
- ONE AND ONE-HALF MILE SERVICE RADIUS

GRAPHIC SCALE
0 1 MILE
0 2000 4000 8000 FEET

Source: SEWRPC.

Map 34

TRANSPORTATION SYSTEM REQUIREMENTS FOR THE JOINT PEWAUKEE STUDY AREA: 2000



LEGEND

JURISDICTIONAL CLASSIFICATION

- STATE TRUNK - FREEWAY
- STATE TRUNK - NONFREEWAY
- COUNTY TRUNK HIGHWAY
- LOCAL TRUNK HIGHWAY
- SCENIC DRIVE
- FREEWAY-STANDARD ARTERIAL INTERCHANGE
- 66 RIGHT-OF-WAY WIDTH
- 4 NUMBER OF TRAFFIC LANES (TWO LANES WHERE UNNUMBERED)

GRAPHIC SCALE

0 1/2 1 MILE

0 2000 4000 6000 FEET

Source: SEWRPC.

Existing public works facilities in the Town and Village of Pewaukee include the abandoned municipal sewage treatment plant site in the Village of Pewaukee, the public works garage and storage yard located in the industrial park at the east edge of the Village of Pewaukee, and the public works storage yard located on the Pewaukee Town Hall site at the intersection of Green Road and CTH F. As was pointed out in Chapter II, the abandoned sewage treatment plant site in the Village of Pewaukee and the Pewaukee Town Hall site have sufficient land area for additional public works facility expansion over the planning period. Application of the public works facilties locational criteria, as described above, to the location of the existing public works facilities in the planned year 2000 urban service area indicates that the abandoned sewage treatment plant site and the Pewaukee Town Hall site should be maintained as public works facility sites in the study area over the planning period.

Recreation

SEWRPC Community Assistance Planning Report No. 42, A Park and Open Space Plan for the Town and Village of Pewaukee, dated October 1980, contains recommendations for recreational needs in the study area to the year 2000. The recommendations contained in this park and open space plan, as outlined in Chapter V of the plan, include the acquisition and development, on an "as needed" basis, of eight additional neighborhood park sites, and one additional community park site constituting about 105 acres in the Town of Pewaukee; and of one additional neighborhood park site comprising 13 acres in the Village of Pewaukee. The plan also recommends expansion and development of the one community park site, comprising, upon expansion, 28 acres in the Town of Pewaukee; and two neighborhood park sites comprising, upon expansion, a total of 11 acres in the Village of Pewaukee. The park and open space plan for the Town and Village of Pewaukee also recommends the establishment of two segments of the proposed regional recreational trail system. One of the recreational trail segments would be located in the southeast corner of the study area as a part of the continuous recreational trail along the Fox River, while the second recreational trail segment would be located in the western portion of the study area along an existing Wisconsin Electric Power Company right-of-way.

TRANSPORTATION REQUIREMENTS

Map 34 shows the arterial street and highway system required to serve the probable future traffic demands within the study area to the plan design year 2000. This system is largely based upon the adopted regional transportation system plan and the jurisdictional highway system plan for Waukesha County. 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 requirements shown on Map 34 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. The requirements indicated 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 review and approval process.

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Chapter V

ALTERNATIVE LAND USE PLANS

ALTERNATIVE LAND USE PLAN CONSIDERATIONS

Three alternative land use plans were prepared to meet the land use and community facility requirements determined under the study and described in Chapter IV. The preparation and evaluation of the alternative land use plans were influenced by an important consideration concerning the proposed provision of sanitary sewerage and sewage treatment in the study area.

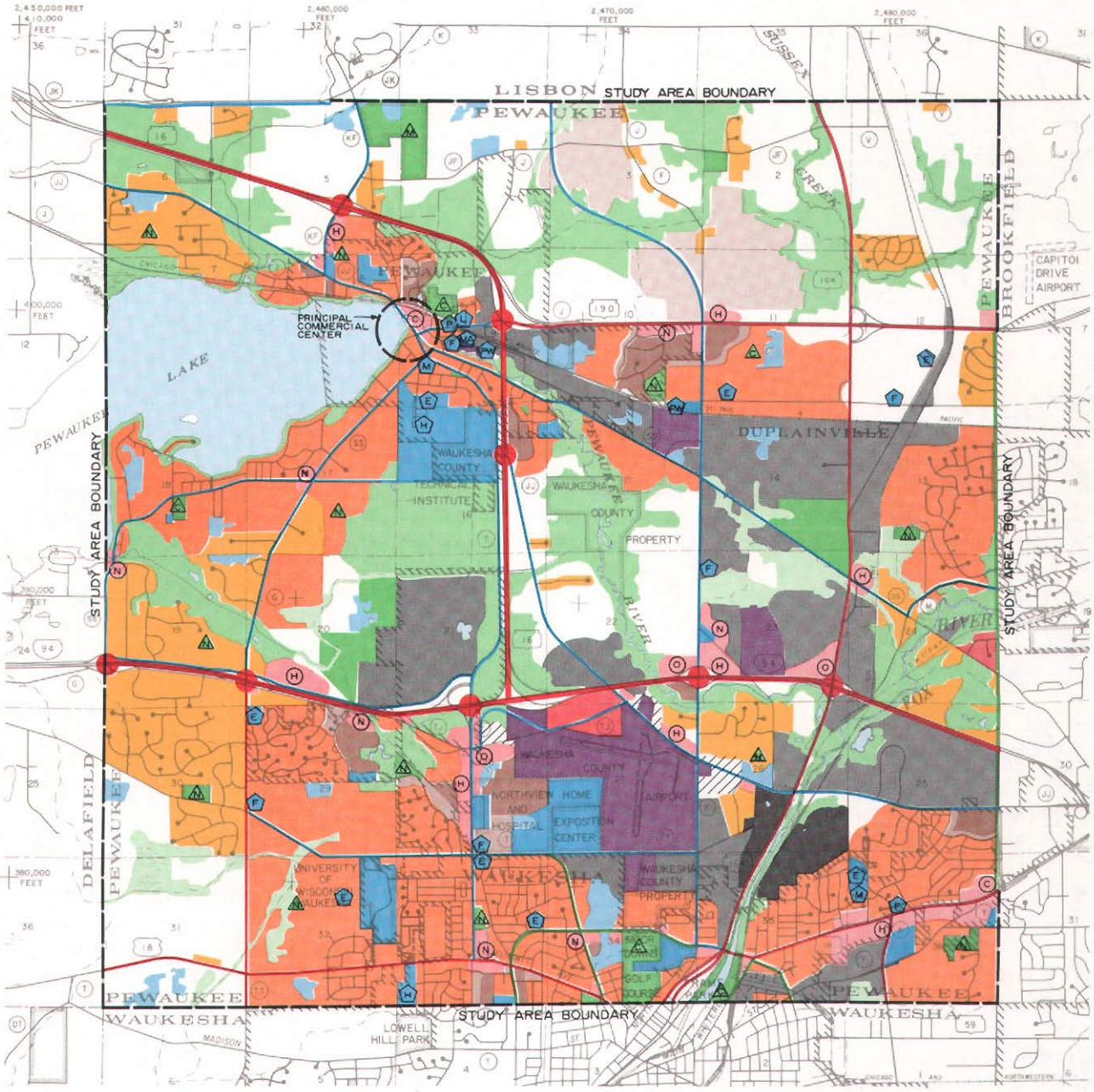
In Chapter II of SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed, as published in February 1970, and amended in September 1973, it is recommended that the Upper Fox River watershed be served by two sewage treatment plants: one located in the City of Brookfield and one located in the City of Waukesha. The plan recommends that all lands within the Village of Pewaukee and a majority of the lands within the Town of Pewaukee be served by the treatment facility located in the City of Brookfield. Subsequent to the adoption of the Fox River watershed plan, sewerage system and sewage treatment facility plans were prepared by the Village of Pewaukee, the Lake Pewaukee Sanitary District, and the City of Brookfield, all which called for the sanitary sewer and sewage treatment facility improvements necessary to implement the sewage treatment facility recommendations of the Fox River watershed plan.

SEWRPC Planning Report No. 16, A Regional Sanitary Sewerage System Plan for Southeastern Wisconsin, published in February 1974, and SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, published in June 1979, reaffirmed the recommendation of the Fox River watershed plan that the Upper Fox River watershed, of which the study area is a part, be provided with sewage treatment by the Brookfield and Waukesha sewage treatment plants. As a part of the water quality management planning process, agreement was reached on a refined year 2000 sanitary sewer service area for an area comprising the Lake Pewaukee Sanitary District, the Village of Pewaukee, the Town of Pewaukee, and northern portions of the City of Waukesha. The recommended sewer service area and related agreements associated with the Town and Village of Pewaukee and environs are depicted on Map 22 in Chapter II. The Joint Planning Committee directing the land use planning effort for the Town and Village of Pewaukee considered this refined year 2000 sewer service area to be an important factor for consideration in determining the location, extent, and type of urban land use development to be recommended in the land use plan for the Town and Village.

Three alternative land use plans were prepared for the joint community study area, which comprises the Town and Village of Pewaukee and the portion of the City of Waukesha within Pewaukee Township. The three alternative land use plans were designed to accommodate a year 2000 forecast population in the Town and Village of Pewaukee of about 29,000 persons within the defined sewer service area. Maps 35, 36, and 37 illustrate the three alternative land use plans, as prepared by the Commission staff and evaluated by the Joint Planning Committee prior to the formulation of the recommended land use plan.

Map 35

ALTERNATIVE LAND USE PLAN A FOR THE TOWN AND VILLAGE OF PEWAUKEE



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 ORIENTED
  - C COMMUNITY ORIENTED
  - O OFFICE ORIENTED
  - H HIGHWAY ORIENTED
- GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
  - L LIBRARY
  - MA MUNICIPAL ADMINISTRATIVE OFFICES
  - F FIRE STATION
  - P POLICE STATION
  - PW PUBLIC WORKS
  - E ELEMENTARY SCHOOL
  - M MIDDLE SCHOOL
  - H HIGH SCHOOL
- ELEMENTARY SCHOOL TO BE ABANDONED
- WHOLESALE, STORAGE, AND RELATED DEVELOPMENT
- LIGHT MANUFACTURING
- HEAVY MANUFACTURING AND EXTRACTIVE
- RECREATIONAL
  - M MULTICOMMUNITY PARK
  - C COMMUNITY PARK
  - N NEIGHBORHOOD PARK
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL LAND
- WATER
- LANDS PROPOSED TO BE ACQUIRED FOR AIRPORT SITE IMPROVEMENTS, OR PROTECTED THROUGH EASEMENTS PROHIBITING INCOMPATIBLE LAND USE DEVELOPMENT
- LIMIT OF URBAN SERVICE AREA

ARTERIAL STREET AND HIGHWAY SYSTEM

- STATE TRUNK - FREEWAY
- STATE TRUNK - NONFREEWAY
- COUNTY TRUNK HIGHWAY
- LOCAL TRUNK HIGHWAY
- FREEWAY-STANDARD ARTERIAL INTERCHANGE

NOTE: THE BOUNDARIES OF DELINEATED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS WHICH ABUT AREAS RECOMMENDED FOR URBAN DEVELOPMENT ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE DURING THE PROCESS OF PREPARING DETAILED SANITARY SEWER SERVICE AREA PLANS FOR SUBMITTAL TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

NOTE: URBAN DEVELOPMENT MAY BE PERMITTED IN ISOLATED NATURAL AREAS IF SUCH DEVELOPMENT IS COMPATIBLE WITH THE NATURAL RESOURCE BASE ELEMENTS WITHIN THESE AREAS.

GRAPHIC SCALE

0 1 MILE

0 2000 4000 8000 FEET

Source: SEWRPC.

ALTERNATIVE LAND USE PLAN A

Alternative Plan A, as shown on Map 35, calls for the development of the Village of Pewaukee central business district as the principal community-oriented commercial center within the Town and Village of Pewaukee. Accordingly, Alternative Plan A emphasizes the location of new residential development in the vicinity of the Village of Pewaukee, particularly in areas immediately adjacent to the eastern and southern corporate limits of the Village. As defined in Chapter IV, a community-oriented commercial center should provide for the sale of primarily convenience shopper goods and should contain at least one discount, variety, department, or home improvement store; one major retail food store; and 10 minor retail stores. A second organizing concept reflected in Alternative Plan A is the concentration of industrial land use development in a corridor bounded by the Chicago, Milwaukee, St. Paul & Pacific (Milwaukee Road) railway on the north, the Soo Line railway on the east, IH 94 on the south, and CTH F on the west.

ALTERNATIVE LAND USE PLAN B

Alternative Plan B, as shown on Map 36, calls for the establishment of the principal community-oriented commercial center in the study area at the intersection of CTH F and STH 190. This concept recognizes the substantial multiple-family and commercial development already established in the vicinity of this intersection, and the substantial undeveloped land available for commercial development at this location. Alternative Plan B also emphasizes the provision of a larger area of residential development in the vicinity of the intersection of CTH F and STH 190 than recommended under Alternative Plans A and C. Additional residential growth and development is recommended under Alternative Plan B at the southeast corner of the intersection of CTH SS and CTH F, rather than the industrial development recommended for this same area under Alternative Plan A. Additional residential development is called for in the vicinity of the intersection of CTH SS and CTH F in anticipation of the urban residential land uses that would be established along both sides of CTH F between CTH SS and IH 94 at some time beyond the plan design period.

ALTERNATIVE LAND USE PLAN C

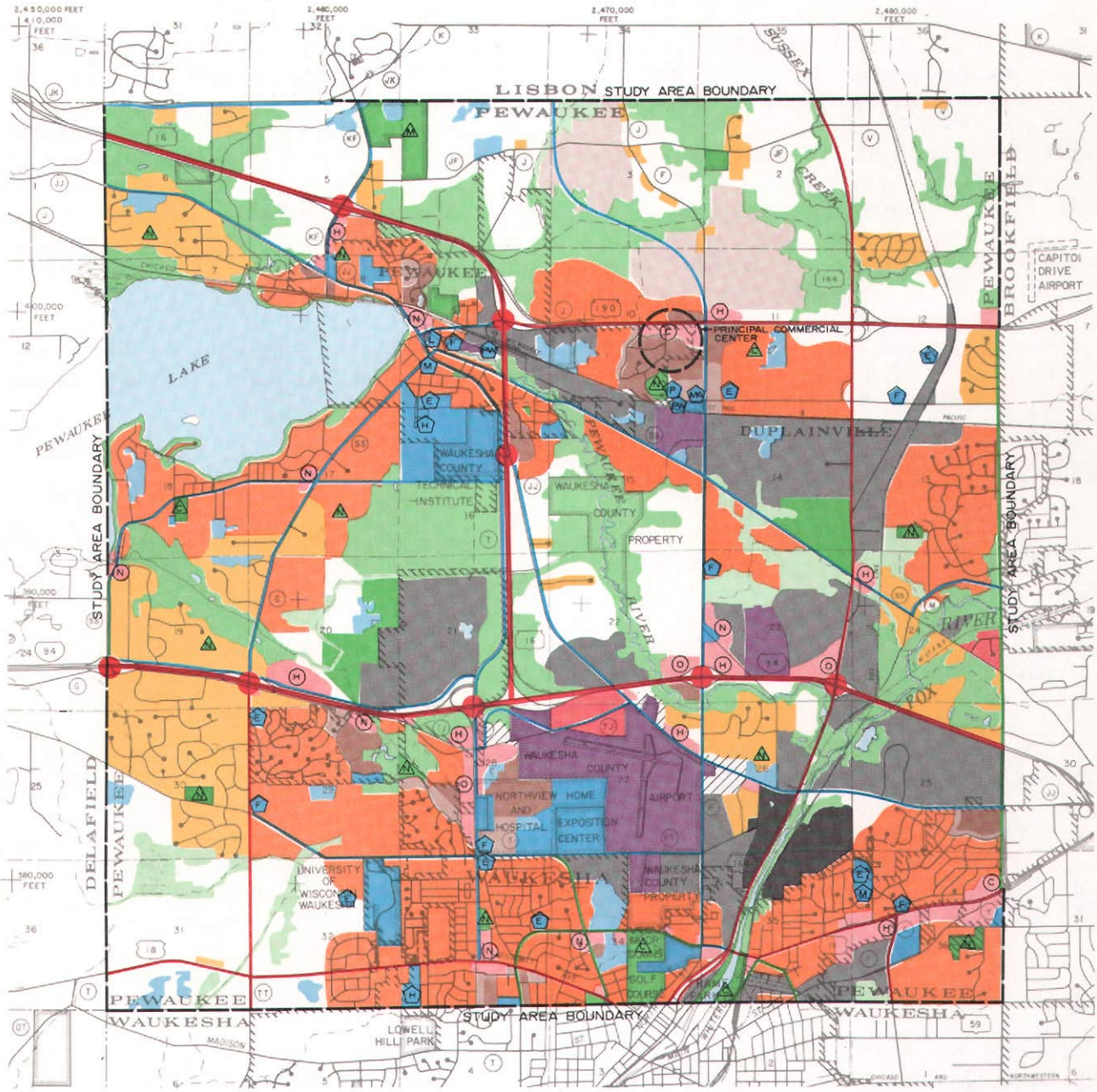
Alternative Plan C, as shown on Map 37, calls for the establishment of the principal community-oriented commercial center in the study area at the intersection of CTH F and IH 94. This commercial center would be developed in conjunction with other commercial land uses, as well as governmental, institutional, and multiple-family land uses. The location and extent of new industrial land use development under Alternative Plan C are the same as under Alternative Plan B. In order to maintain a relatively compact pattern of urban land use development in the study area, no additional urban development would be provided under this alternative plan north of STH 190 and the east-west-oriented portion of STH 16.

ALTERNATIVE LAND USE PLAN EVALUATION

Chapter III set forth a set of land use development objectives, principles, and standards to be used as a basis in the formulation and evaluation of

Map 36

ALTERNATIVE LAND USE PLAN B FOR THE TOWN AND VILLAGE OF PEWAUKEE



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 ORIENTED
  - C COMMUNITY ORIENTED
  - O OFFICE ORIENTED
  - H HIGHWAY ORIENTED
- GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
  - L LIBRARY
  - MA MUNICIPAL ADMINISTRATIVE OFFICES
  - F FIRE STATION
  - P POLICE STATION
  - PW PUBLIC WORKS
  - E ELEMENTARY SCHOOL
  - M MIDDLE SCHOOL
  - H HIGH SCHOOL
- ELEMENTARY SCHOOL TO BE ABANDONED
- WHOLESALE, STORAGE, AND RELATED DEVELOPMENT
- LIGHT MANUFACTURING
- HEAVY MANUFACTURING AND EXTRACTIVE
- RECREATIONAL
  - M MULTICOMMUNITY PARK
  - C COMMUNITY PARK
  - N NEIGHBORHOOD PARK
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL LAND
- WATER
- LANDS PROPOSED TO BE ACQUIRED FOR AIRPORT SITE IMPROVEMENTS, OR PROTECTED THROUGH EASEMENTS PROHIBITING INCOMPATIBLE LAND USE DEVELOPMENT
- LIMIT OF URBAN SERVICE AREA

ARTERIAL STREET AND HIGHWAY SYSTEM

- STATE TRUNK - FREEWAY
- STATE TRUNK - NONFREEWAY
- COUNTY TRUNK HIGHWAY
- LOCAL TRUNK HIGHWAY
- FREEWAY-STANDARD ARTERIAL INTERCHANGE

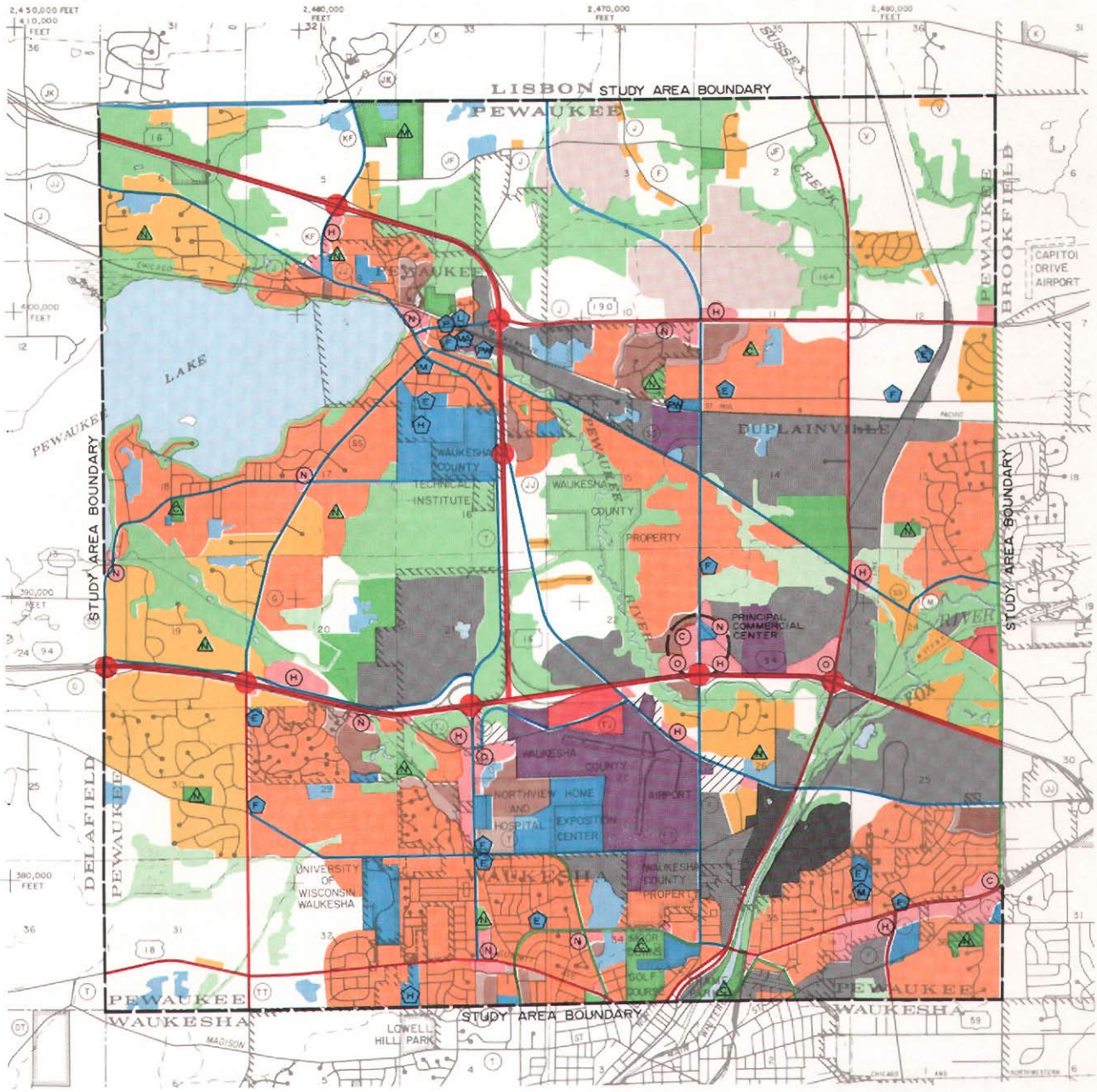
NOTE: THE BOUNDARIES OF DELINEATED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS WHICH ABUT AREAS RECOMMENDED FOR URBAN DEVELOPMENT ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE DURING THE PROCESS OF PREPARING DETAILED SANITARY SEWER SERVICE AREA PLANS FOR SUBMITTAL TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

NOTE: URBAN DEVELOPMENT MAY BE PERMITTED IN ISOLATED NATURAL AREAS IF SUCH DEVELOPMENT IS COMPATIBLE WITH THE NATURAL RESOURCE BASE ELEMENTS WITHIN THESE AREAS.

Source: SEWRPC.

Map 37

ALTERNATIVE LAND USE PLAN C FOR THE TOWN AND VILLAGE OF PEWAUKEE



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- HIGH-MEDIUM DENSITY RESIDENTIAL DEVELOPMENT (4.4 - 6.9 DWELLING UNITS PER NET ACRE)
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NOTE: URBAN DEVELOPMENT MAY BE PERMITTED IN ISOLATED NATURAL AREAS IF SUCH DEVELOPMENT IS COMPATIBLE WITH THE NATURAL RESOURCE BASE ELEMENTS WITHIN THESE AREAS.

GRAPHIC SCALE
0 1 MILE
0 2000 4000 6000 FEET

Source: SEWRPC.

alternative land use plans, and in the selection of a recommended land use plan, for the Town and Village of Pewaukee. As noted in Chapter IV, the land use development standards set forth in Chapter III served a particularly important function in the land use plan design process, since they were used to determine the additional land area required for each of the various land use categories, as well as the type and location of certain community facilities required to serve the resident population of the study area over the plan design period.

Each of the alternative land use plans was designed to meet, to the extent practicable, the land use development objectives and standards set forth in Chapter III, as well as the corresponding land use acreage and community facility requirements set forth in Chapter IV. Importantly, the use of the objectives and standards to guide the plan design assured the formulation of alternative land use plans which would provide a relatively equal degree of protection to the natural resource base of the area.

Accordingly, the three alternative land use plans formulated under the study have general similarities, as well as distinct differences. Since the alternative plans address several of the basic land use development issues in the study area in a similar manner, the Joint Planning Committee evaluated the alternative plans by making collective judgments concerning the relative capability of each alternative to meet only those objectives and standards that were addressed in a substantially different manner under the alternative plans. Each of the alternative land use plans was accordingly evaluated against the following objectives:

1. The capability of providing for the development of well-ordered residential neighborhood units;

2. The capability of providing urban development that is properly related to existing and planned sewer utilities;

3. The capability of providing adequately sized and appropriately located land for sound neighborhood-oriented and community-oriented commercial development;

4. The capability of providing adequately sized and appropriately located land for sound industrial development; and

5. The capability of providing essential municipal services and facilities in an efficient and effective manner.

The Capability of Providing Urban Development that is Properly Related to Existing and Planned Sewer Utilities

Table 28 indicates that each of the land use plan alternatives was judged by the Joint Planning Committee to be moderately capable of meeting the objective calling for conformance with existing and planned sewer utilities in the Town and Village of Pewaukee. The location and extent of urban development proposed in Alternative Plan A coincide with the delineated year 2000 sanitary sewer service area for the portions of the Town and Village of Pewaukee located

Table 28

EVALUATION OF ALTERNATIVE LAND USE PLANS FOR THE TOWN AND VILLAGE OF PEWAUKEE

Objective [a]	Alternative Plan		
	A	B	C
The capability of providing for the development of well-ordered residential neighborhood units [b]	Moderate	Moderate	Moderate
The capability of providing urban development that is properly related to existing and planned sewer utilities [c]	Moderate	High	High
The capability of providing adequately sized and appropriately located neighborhood-oriented and community-oriented commercial sites [d]	Moderate	High	High
The capability of providing adequately sized and appropriately located land for sound industrial development [e]	Low	Moderate	Moderate
The capability of providing essential municipal services and facilities in an efficient and effective manner [f]	High	Low	High

[a] Each of the objectives was considered to have equal importance in the evaluation.

[b] Objective No. 5, as set forth in Chapter III.

[c] Objective No. 6, as set forth in Chapter III.

[d] Objective Nos. 1 and 2, as set forth in Chapter III.

[e] Objective Nos. 1 and 4, as set forth in Chapter III.

[f] Objective Nos. 11 and 12, as set forth in Chapter III.

Source: SEWRPC.

south of Capitol Drive between STH 16 and Springdale Road. However, Alternative Plan A proposes that lands located north of Capitol Drive and STH 16 and within the delineated sewer service area remain primarily in agricultural use through the plan design year.

Alternative Plan B conforms to the extent of existing and planned sewer utilities delineated within the portion of the year 2000 sanitary sewer service area south of Capitol Drive and STH 16. Moreover, the provision of urban development in the area north of Capitol Drive between the Village of Pewaukee northern corporate limit line and CTH F is consistent with the delineated year 2000 sanitary sewer service area.

Alternative Plan C was also judged to have a moderate level of conformance to the extent of existing and planned sewer utilities. Alternative Plan C proposes no additional urban development in the area north of Capitol Drive and STH 16 in the northern portion of the study area. Alternative Plan C proposes that the area generally bounded by CTH SS on the north, CTH F on the east, IH 94 on the south, and the Pewaukee River on the west be developed for urban use--an area not included within the year 2000 sewer service area.

The Capability of Providing for the Development of Well-Ordered Residential Neighborhood Units

As shown in Table 28, Alternative Plan A was judged by the Committee to be moderately capable of meeting the neighborhood unit development objective, whereas Alternative Plans B and C were judged to be highly capable of meeting that objective. Alternative Plan A would create several areas of urban residential development isolated from existing residential areas and necessary supporting community facilities and services, including the areas recommended for urban residential development along CTH SS, between the Pewaukee River and CTH F, and immediately east of the Waukesha County Technical Institute along STH 16. Also, the aforementioned areas would likely remain as permanent, relatively small fragments of urban development, with limited potential to expand into clearly defined residential neighborhood units beyond the planning period.

Alternative Plans B and C would better meet the objective relating to neighborhood unit development, because the areas proposed for urban residential development in these alternatives are located in clearly defined concentrations. Also, the urban residential development patterns recommended in Alternative Plans B and C could provide for the logical extension of development beyond the year 2000 into several adjacent areas to form clearly defined residential neighborhood units.

The Capability of Providing Adequately Sized and Appropriately Located Neighborhood-Oriented and Community-Oriented Commercial Sites

As indicated in Table 28, Alternative Plan A was judged by the Committee to be moderately capable of meeting the objective relating to adequately sized and appropriately located commercial sites, while Alternative Plans B and C were judged to be highly capable of providing such commercial sites. Plan A would be only moderately capable of meeting the business siting objective because of the problems that may be expected to be encountered in establishing a standard community-oriented commercial center in the Village of Pewaukee central business district (CBD). Limitations on the amount of land that would be available for additional commercial development in the central business district of the Village, combined with its relatively isolated location in relation to the major arterials having regional or subregional continuity, make the expansion of business development to the level of a standard size, community-oriented commercial center difficult.

Alternative Plan B was judged by the Committee to be highly capable of meeting the business siting objective. However, in the evaluation of Alternative Plan B, the Joint Planning Committee expressed some concern as to how the location of the proposed community-oriented commercial development at the intersection of Capitol Drive and CTH F would relate to the location of the proposed neighborhood-oriented commercial and specialty shopping area in the Pewaukee CBD. It is likely that both of these commercial developments would contain, among other stores, certain specialty and convenience retail stores and major food stores. The Committee's concern centered on the competitive relationship that might be created between similar stores located in both of the proposed business areas. The Committee concluded that businesses located in a community-oriented commercial center at the intersection of Capitol Drive and CTH F would have a competitive advantage from a business development and retail marketing point of view over similar businesses in the Pewaukee

CBD. The Committee further concluded that the community-oriented commercial development proposed under Alternative Plan B would have the effect of discouraging future CBD revitalization and redevelopment efforts. These conclusions were reached based on the fact that the proposed community-oriented commercial center could be constructed and maintained without encountering many of the physical development problems such business activity would encounter in the CBD.

Alternative Plan C was judged by the Committee to be highly capable of meeting the commercial siting objective. It was the collective opinion of the Joint Planning Committee that the location for a community-oriented commercial center proposed in Plan C would have the best accessibility from IH 94, would be well located in relation to areas recommended for urban development over the plan design period, and would complement commercial development already under development in the vicinity of the intersection of CTH F and IH 94.

The Capability of Providing Adequately Sized and Appropriately Located Land for Sound Industrial Development

As indicated in Table 28, Alternative Plan A was judged by the Committee to have a low capability of meeting the industrial development objective, whereas Alternative Plans B and C were judged by the Committee to have a moderate capability of meeting that objective. Alternative Plan A proposes about 1,000 acres of additional industrial development in the Town and Village of Pewaukee over the plan design period, while Alternative Plans B and C propose 945 acres of additional industrial development. The industrial land use acreage requirements set forth in Chapter IV indicate that only 350 additional acres of industrial development will be required in the town and village area over the plan design period. The large amount of additional land proposed for industrial development under each of the alternative plans recognizes development commitments already made by the Town and Village of Pewaukee.

The Capability of Providing Essential Municipal Services and Facilities in an Efficient and Effective Manner

As indicated in Table 28, Alternative Plans A and C were judged by the Committee to have a high capability of meeting the municipal services and facilities objective. Conversely, Alternative Plan B was judged by the Committee to have a low capability of meeting the objective. As noted in Chapter IV, municipal facilities generally should be located on arterial or collector streets, on existing or proposed public transit routes, and in or near a business activity center. Also, municipal facilities should be located in proximity to other governmental and private business offices as well as retail business development in order to provide added levels of convenience to patrons.

Alternative Plans A and C recommend that municipal facilities be located in the Village of Pewaukee central business district, in proximity to businesses as well as to other governmental and institutional land uses. Alternative Plan B recommends that municipal facilities be located at the existing Pewaukee Town Hall site on CTH F. The Pewaukee Town Hall site is located approximately one-half mile south of the recommended community-oriented business center called for under Alternative B, and does not provide for the kind of user interaction between municipal facilities and business land uses offered by Alternative Plans A and C.

CONCLUSIONS

Based on evaluation of the alternative land use plans prepared under the study, the Joint Planning Committee concluded that, of the three alternatives considered, Alternative Land Use Plan C would have the highest capability of meeting the objectives and standards formulated under the study. Furthermore, it was the concensus of the Committee that certain refinements should be made to Alternative Plan C in the preparation of the final recommended land use plan so that the plan would more closely conform to the year 2000 sanitary sewer service area and related agreements pertaining to the Town and Village of Pewaukee. A description of the final recommended land use plan for the Town and Village of Pewaukee is provided in the following chapter of this report.

Chapter VI

THE RECOMMENDED LAND USE PLAN

INTRODUCTION

The recommended land use plan for the joint Pewaukee study area, as set forth in this report, is intended to provide a sound basis for the making of land use development decisions by the responsible public officials concerned over time. The plan is intended to be used as a tool to help guide the physical development of the Town and Village into a more efficient, healthful, and attractive pattern. The land use plan should be viewed by the responsible town and village officials concerned as the official statement of the physical development objectives for both municipalities through the year 2000. Also, the recommended plan is 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 recommended land use plan for the joint Pewaukee study area should not be considered to be rigid and unchangeable, but rather should be considered to be a flexible guide that can help the responsible officials of both municipalities in reviewing development proposals for lands contained within the study area as such proposals are advanced over time. As conditions change from those assumed as the basis for the preparation of the recommended plan, the recommended plan should be revised as necessary. Accordingly, the plan should be reviewed periodically to determine whether the objectives and standards, as set forth in Chapter III of this report, are still valid, as well as to determine the extent to which the various objectives and standards are being realized through plan implementation.

The recommended land use plan, 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 more efficient, settlement pattern. First, the plan recommends that development trends, as determined by the urban land market, be modified, to the extent practicable, by encouraging intensive urban development to occur 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 sewer and water supply services. Second, the plan recommends that existing development trends be modified, to the extent practicable, by discouraging intensive and incompatible urban development in primary environmental corridors, thereby maintaining such corridors in essentially natural open uses. Third, the plan recommends that existing development trends be modified, to the extent practicable, 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 Town and Village. 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, as well as associated land use and community facility requirements.

This chapter provides a description of the planning considerations discussed by the Joint Planning Committee prior to the public informational meeting and descriptions of the recommended land use plans for the joint Pewaukee study area, as shown on Map 38, and for the Village of Pewaukee central business district, as shown on Map 44. Also, since existing urban development located in the Village of Pewaukee and environs comprises the largest concentration of such development within the geographic area comprising both municipalities, the recommended land use plan is shown in greater detail for the Village of Pewaukee and environs on Map 39.

POST-PUBLIC INFORMATIONAL MEETING LAND USE PLAN CONSIDERATIONS

As was described in Chapter I of this report, the governing bodies of the Town and Village of Pewaukee acted to create a Joint Planning Committee and charged that Committee with the responsibility of making recommendations to the governing bodies concerned regarding the nature and extent of a desirable future land use development pattern for both municipalities. The approach utilized by the Joint Planning Committee in the preparation of the recommended land use plan involved analysis of existing conditions affecting land use development; the formulation of land use development objectives, principles, and standards; the identification of future land use needs; the preparation of alternative land use plans; and the selection of a recommended land use plan. Since the selection of a recommended land use plan necessarily involves both technical and nontechnical policy determinations, such selection must also involve the governing bodies of both municipalities, as well as interested and concerned citizens. Accordingly, the Joint Planning Committee decided to hold a public informational meeting and hearing on the preliminary recommended land use plan. The meeting and hearing were held on October 21, 1981.

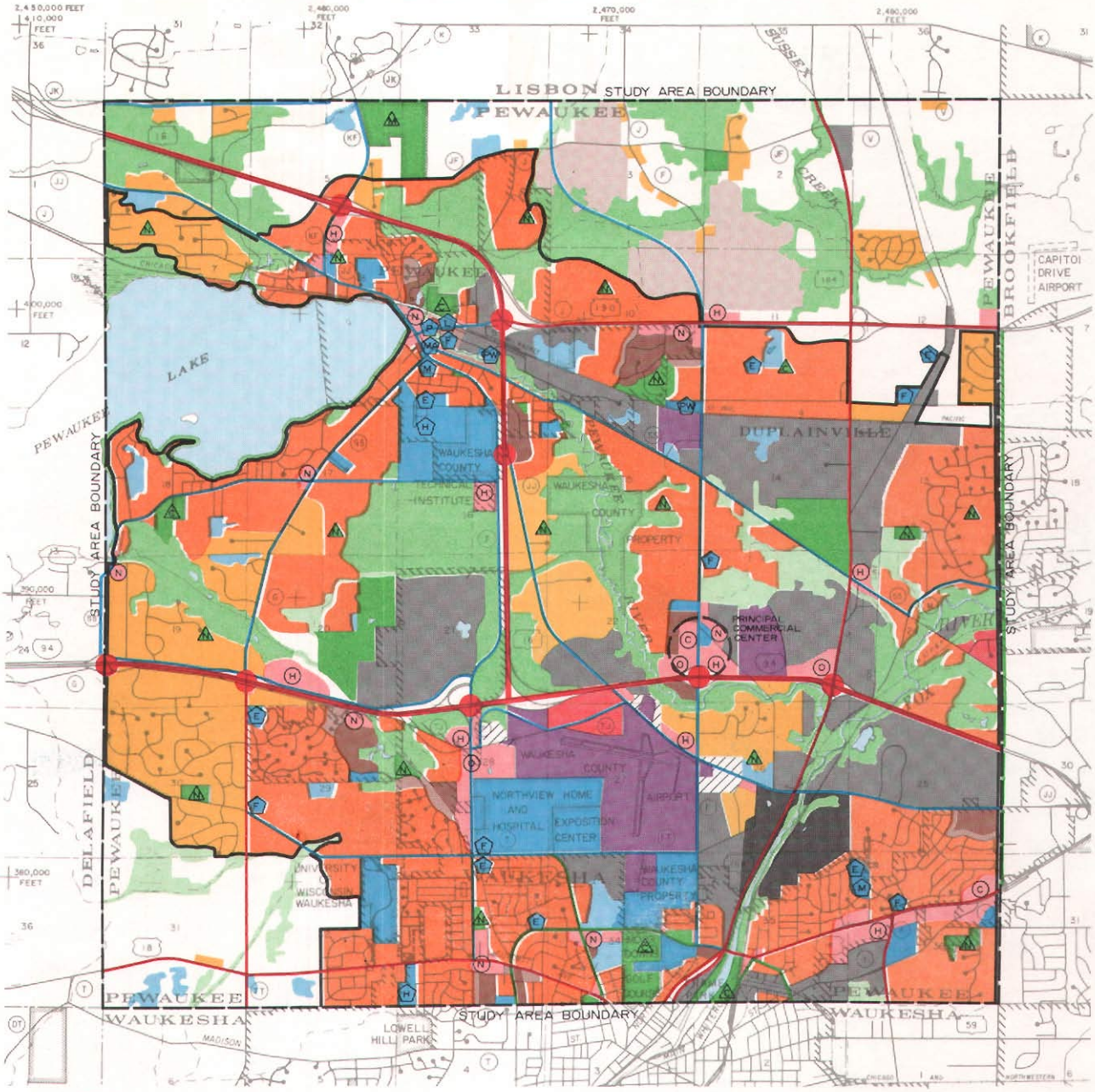
At the meeting and hearing, the staff of the Southeastern Wisconsin Regional Planning Commission presented the findings and preliminary recommendations of the planning effort. The majority of the citizens present at the meeting and hearing expressed approval of the preliminary recommended land use plan as presented. However, opposition to certain recommendations of the preliminary plan were voiced by two owners of land proposed in the plan to be designated as primary environmental corridor in the vicinity of the Waukesha County Technical Institute.

One of the landowners, located immediately southwest of the Waukesha County Technical Institute, owns a total of about 120 acres commonly known as the Simmon's property. As shown on Map 40, about 12 acres of the total 120-acre tract consists of a woodland proposed to be delineated as a part of a primary environmental corridor. The owner pointed out that the 12-acre woodland was the most valuable portion of the property, and that a properly designed planned unit development in the woodland could result in the siting of buildings in a clustered arrangement which would enable preservation of much of the woodland.

After careful consideration of these comments, the Joint Planning Committee determined that the recommendations of the preliminary land use plan as they pertain to the Simmon's property should stand as presented. It was further

Map 38

RECOMMENDED LAND USE PLAN FOR THE JOINT PEWAUKEE STUDY 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 ORIENTED
  - C COMMUNITY ORIENTED
  - O OFFICE ORIENTED
  - H HIGHWAY ORIENTED
- GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
  - L LIBRARY
  - MA MUNICIPAL ADMINISTRATIVE OFFICES
  - F FIRE STATION
  - P POLICE STATION
  - PW PUBLIC WORKS
  - E ELEMENTARY SCHOOL
  - M MIDDLE SCHOOL
  - H HIGH SCHOOL
- ELEMENTARY SCHOOL TO BE ABANDONED
- WHOLESALE, STORAGE, AND RELATED DEVELOPMENT
- LIGHT MANUFACTURING
- HEAVY MANUFACTURING AND EXTRACTIVE
- RECREATIONAL
  - M MULTICOMMUNITY PARK
  - C COMMUNITY PARK
  - N NEIGHBORHOOD PARK
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL LAND
- WATER
- LANDS PROPOSED TO BE ACQUIRED FOR AIRPORT SITE IMPROVEMENTS, OR PROTECTED THROUGH EASEMENTS PROHIBITING INCOMPATIBLE LAND USE DEVELOPMENT
- LIMIT OF URBAN SERVICE AREA

ARTERIAL STREET AND HIGHWAY SYSTEM

- STATE TRUNK - FREEWAY
- STATE TRUNK - NONFREEWAY
- COUNTY TRUNK HIGHWAY
- LOCAL TRUNK HIGHWAY
- FREEWAY-STANDARD ARTERIAL INTERCHANGE

NOTE: THE BOUNDARIES OF DELINEATED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS WHICH ABUT AREAS RECOMMENDED FOR URBAN DEVELOPMENT ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE DURING THE PROCESS OF PREPARING DETAILED SANITARY SEWER SERVICE AREA PLANS FOR SUBMITTAL TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

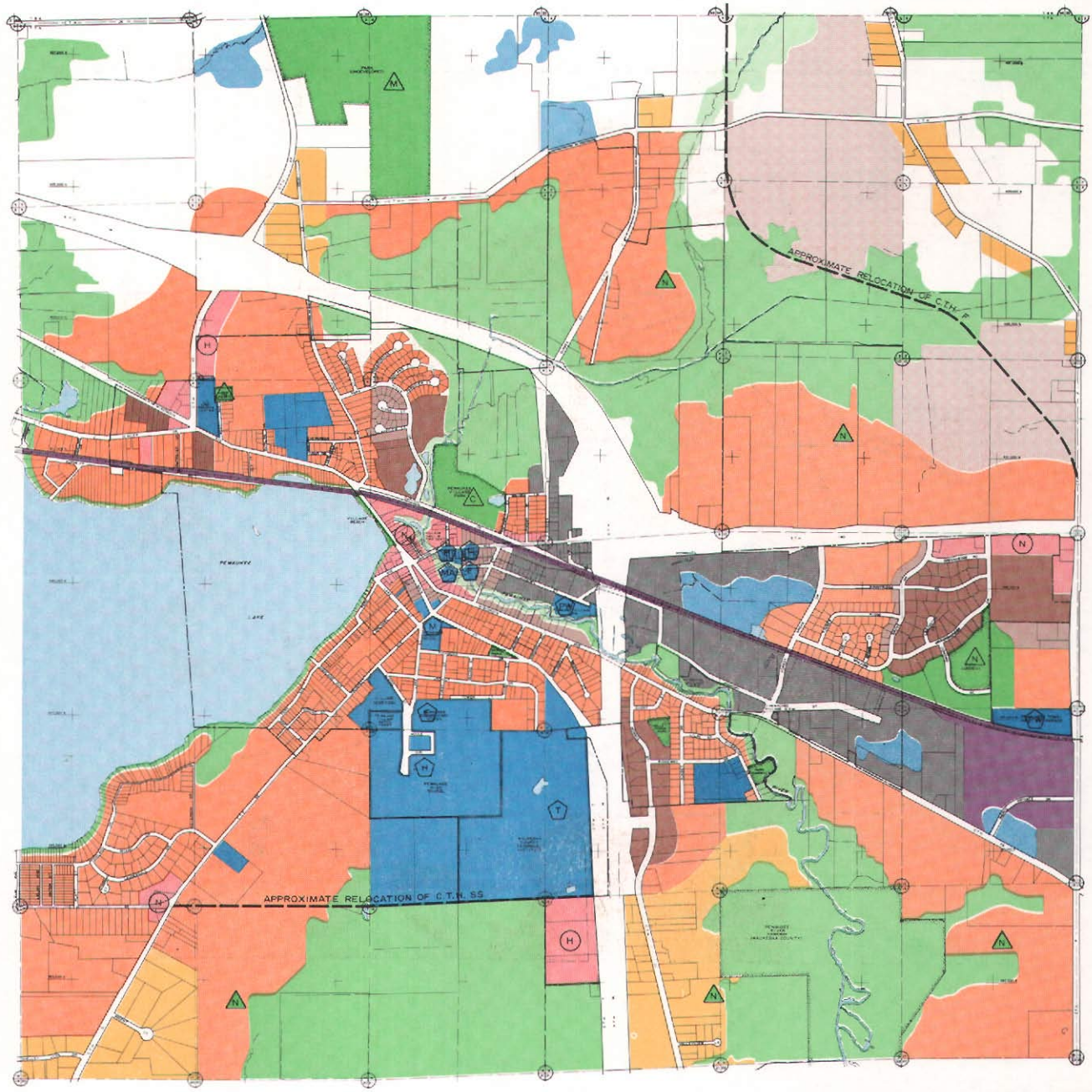
NOTE: URBAN DEVELOPMENT MAY BE PERMITTED IN ISOLATED NATURAL AREAS IF SUCH DEVELOPMENT IS COMPATIBLE WITH THE NATURAL RESOURCE BASE ELEMENTS WITHIN THESE AREAS.

GRAPHIC SCALE 0 1 MILE 0 2000 4000 6000 FEET

Source: SEWRPC.

Map 39

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF PEWAUKEE AND ENVIRONS: 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 ORIENTED
  - H HIGHWAY ORIENTED
- GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
  - L LIBRARY
  - MA MUNICIPAL ADMINISTRATIVE OFFICES
  - F FIRE STATION
  - P POLICE STATION
  - PW PUBLIC WORKS
  - E ELEMENTARY SCHOOL
  - M MIDDLE SCHOOL
  - H HIGH SCHOOL
  - T TECHNICAL INSTITUTE
- LIGHT MANUFACTURING
- RECREATIONAL
  - M MULTICOMMUNITY PARK
  - C COMMUNITY PARK
  - N NEIGHBORHOOD PARK
- TRANSPORTATION, AND UTILITIES
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL AREA
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL LAND
- WATER

NOTE: THE BOUNDARIES OF DELINEATED PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS WHICH ABUT AREAS RECOMMENDED FOR URBAN DEVELOPMENT ARE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE DURING THE PROCESS OF PREPARING DETAILED SANITARY SEWER SERVICE AREA PLANS FOR SUBMITTAL TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

NOTE: URBAN DEVELOPMENT MAY BE PERMITTED IN ISOLATED NATURAL AREAS IF SUCH DEVELOPMENT IS COMPATIBLE WITH THE NATURAL RESOURCE BASE ELEMENTS WITHIN THESE AREAS.

GRAPHIC SCALE

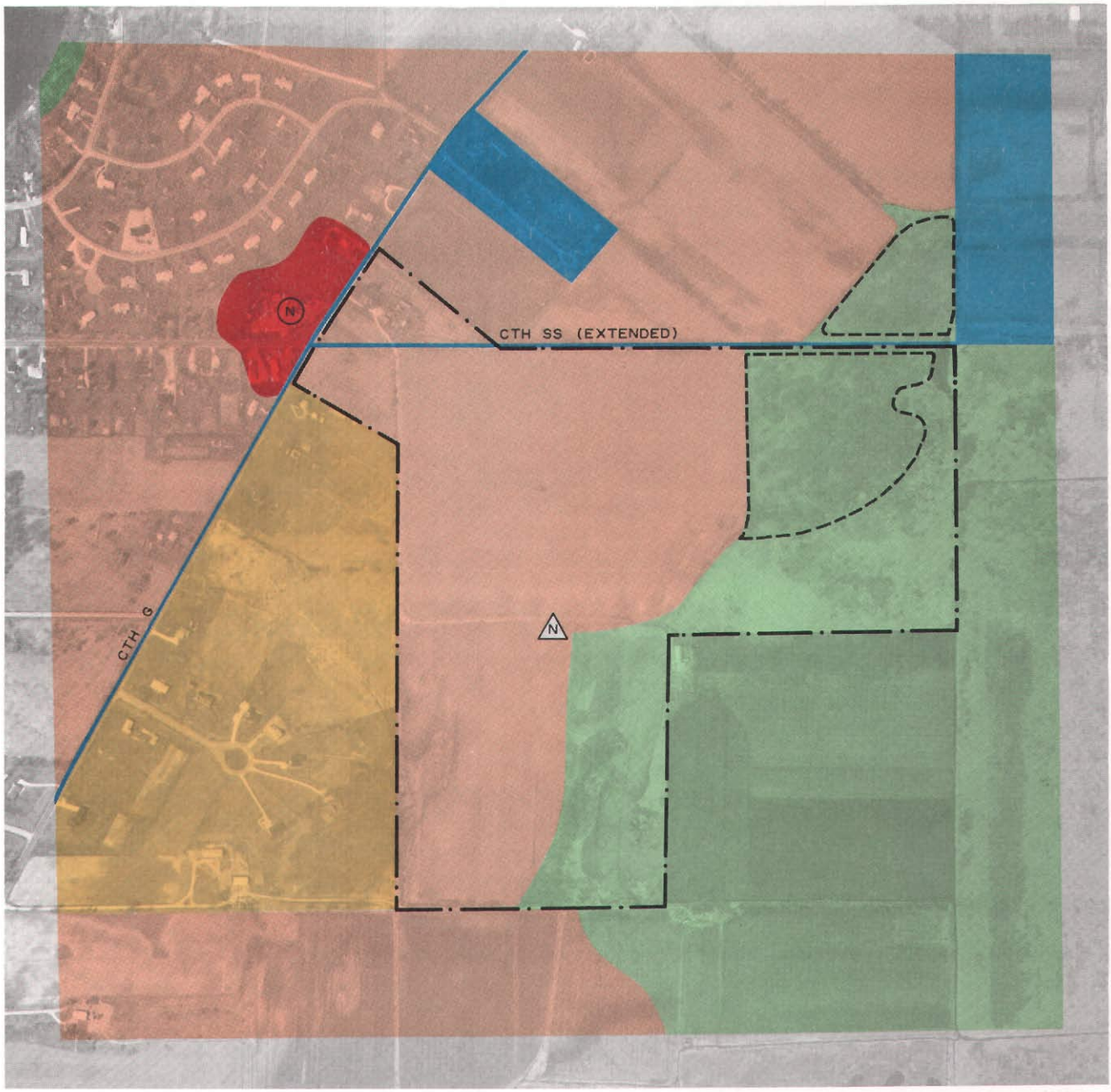
0 1 MILE

0 2000 4000 6000 FEET

Source: SEWRPC.

Map 40

RECOMMENDED LAND USE PLAN FOR THE JOINT PEWAUKEE STUDY AREA AS IT PERTAINS TO THE SIMMON'S PROPERTY



LEGEND

- BOUNDARY OF SIMMON'S PROPERTY
- LOW DENSITY RESIDENTIAL DEVELOPMENT
- MEDIUM DENSITY RESIDENTIAL DEVELOPMENT
- NEIGHBORHOOD-ORIENTED COMMERCIAL DEVELOPMENT
- GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
- PRIMARY ENVIRONMENTAL CORRIDOR
- EXISTING WOODLAND WITHIN PRIMARY ENVIRONMENTAL CORRIDOR
- RECOMMENDED NEIGHBORHOOD PARK SITE
- COUNTY TRUNK HIGHWAY

GRAPHIC SCALE
0 200 400 800 FEET

Source: SEWRPC.

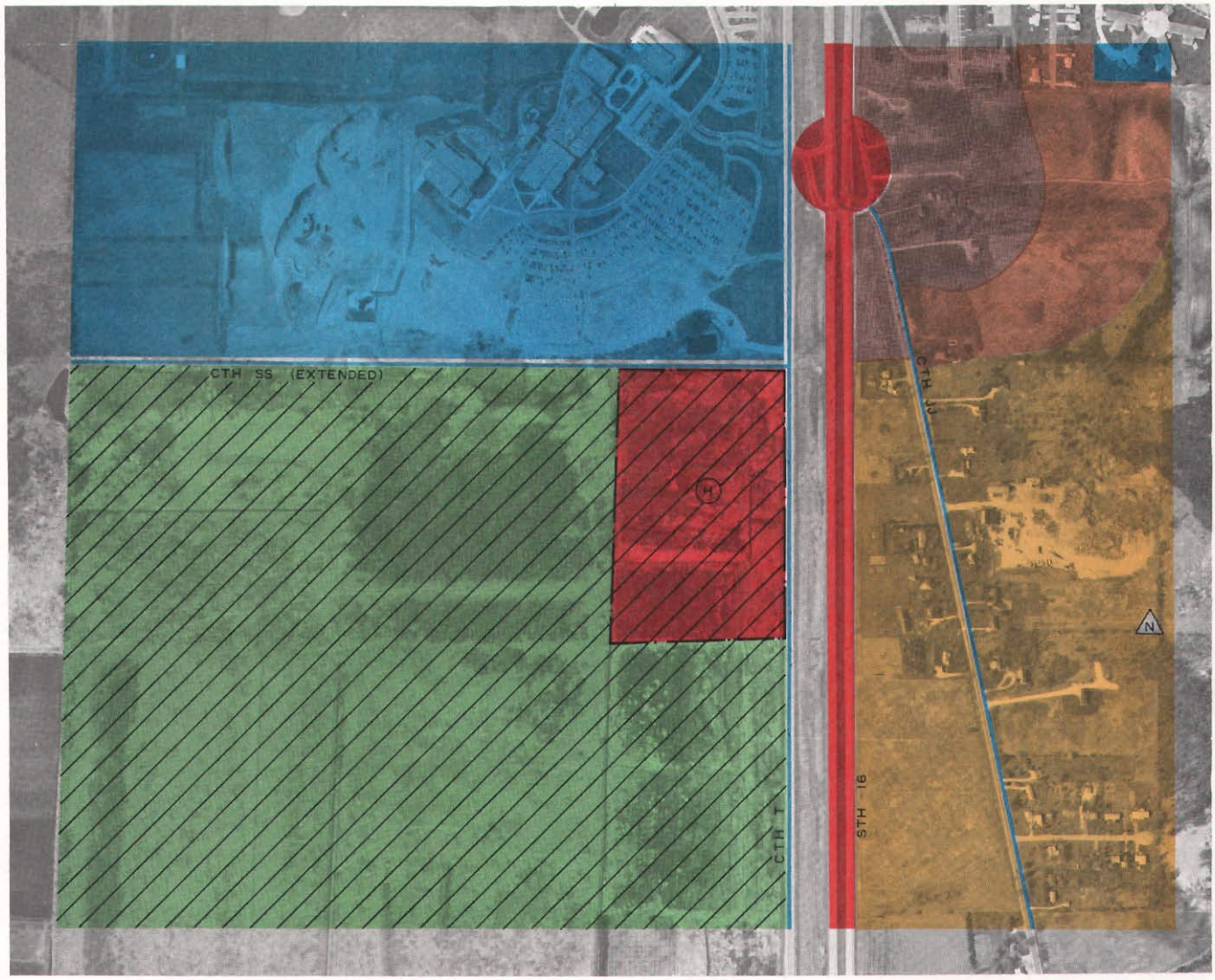
determined by the Committee that the pertinent text of the planning report should be annotated to indicate that the precise location of the boundaries of the primary and secondary environmental corridors is flexible as related to abutting areas recommended in the plan for urban development. Accordingly, the following note has been added to Map 38: "The boundaries of delineated primary and secondary environmental corridors which abut areas recommended for urban development are considered preliminary and subject to change during the process of preparing detailed sanitary sewer service area plans for submittal to the Wisconsin Department of Natural Resources."

The second landowner was concerned over a tract comprising about 24 acres located immediately south of the Waukesha County Technical Institute (WCTI) at the southwest corner of the future intersection of CTH SS extended and CTH T, commonly referred to as the Chapman property. The entire tract was included within a primary environmental corridor in the preliminary recommended land use plan. The property owner noted that the 24 acres had been annexed to the Village of Pewaukee about five years ago, and had been zoned at that time for business, office, and light industrial development. The property owner also pointed out that the location of the property at the future intersection of two county trunk highways, immediately south of WCTI, would be ideally suited for a commercial development serving the convenience needs of students attending WCTI. Furthermore, the property owner indicated that while soil conditions on the western one-third of the property would tend to preclude urban land use development, the eastern two-thirds of the property was covered by soils having limitations which could be overcome by proper site planning. The Joint Planning Committee determined that, given the prior commitments made concerning this tract, it would be difficult to recommend rezoning of the tract based upon its designation on the plan as primary environmental corridor. However, Committee members were concerned that designating the Chapman property for commercial and industrial land use might set a precedent for further commercial zoning and development to the south of the subject property along the west side of CTH T, a land use development pattern viewed by the Committee as being highly undesirable because of the "strip commercial" development that would result, and because of the detrimental effects such development would have on the large wetland area located west of CTH T. After careful deliberation and in consideration of the comments made at the public informational meeting and hearing, the Committee determined that the Chapman property should be shown as highway-oriented commercial development on the recommended land use plan. Highway-oriented commercial development is defined as those businesses and customer service establishments which are intended to directly serve or are otherwise related to and dependent upon arterial street and highway traffic. Map 41 shows the highway-oriented commercial delineation on the Chapman property and the recommended land uses of adjacent lands as set forth in the recommended land use plan. In making the revision to the plan as it pertains to the Chapman property, the Joint Planning Committee reemphasized its concensus opinion that both the Town and the Village of Pewaukee should maintain a policy of protecting the delineated primary environmental corridor lands located immediately south and west of the property from encroachment by urban development.

In addition to the modifications made to the preliminary recommended land use plan as a result of concerns raised at the public informational meeting and hearing, the Committee made a modification to the plan regarding the provision

Map 41

RECOMMENDED LAND USE PLAN FOR THE JOINT PEWAUKEE STUDY AREA AS IT PERTAINS TO THE CHAPMAN PROPERTY



LEGEND

- BOUNDARY OF CHAPMAN PROPERTY
- LOW DENSITY RESIDENTIAL DEVELOPMENT
- MEDIUM DENSITY RESIDENTIAL DEVELOPMENT
- HIGH DENSITY RESIDENTIAL DEVELOPMENT
- HIGHWAY-ORIENTED COMMERCIAL DEVELOPMENT
- GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
- PRIMARY ENVIRONMENTAL CORRIDOR
- EXISTING WETLAND WITHIN PRIMARY ENVIRONMENTAL CORRIDOR
- RECOMMENDED NEIGHBORHOOD PARK SITE
- STATE TRUNK HIGHWAY (FREEWAY)
- COUNTY TRUNK HIGHWAY
- FREEWAY-NONFREEWAY INTERCHANGE

GRAPHIC SCALE
0 200 400 800 FEET

Source: SEWRPC.

of neighborhood park facilities in the vicinity of the Springdale Estates subdivision, located at the eastern edge of the study area. As noted in Chapter II, the only existing neighborhood park site in the east-central portion of the study area is the 12-acre site that was dedicated to the Town of Pewaukee in the recording of the Springdale Estates Addition No. 4 land subdivision. As shown on Map 42, SEWRPC Community Assistance Planning Report No. 42, A Park and Open Space Plan for the Town and Village of Pewaukee, Waukesha County, Wisconsin, recommended that the east-central portion of the Town of Pewaukee be serviced by two neighborhood park sites by the year 2000: the existing 12-acre neighborhood park site in Springdale Estates Addition No. 4 and an additional neighborhood park site to be located along the south side of Green Road immediately east of the Soo Line railway right-of-way. The additional neighborhood park site was recommended on Green Road because nine of the 12 acres comprising the existing neighborhood park site in Springdale Estates Addition No. 4 consist of wetlands, leaving only about three acres for the provision of active recreational park facilities in the Springdale Estates area. Furthermore, the previously recommended additional neighborhood park site on Green Road was intended to serve future urban development in the area bounded by STH 190 on the north, the Soo Line railway right-of-way on the east, the Chicago, Milwaukee, St. Paul & Pacific (Milwaukee Road) right-of-way on the south, and STH 164 on the west, as recommended in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000. The preliminary recommended land use plan for the Town and Village of Pewaukee proposed that this area remain in open agricultural land use through the year 2000, rather than being developed in urban use, thereby diminishing the need for the neighborhood park site recommended on Green Road in the park and open space plan for the Town and Village of Pewaukee. The preliminary land use plan recommended that the 12-acre park site in Springdale Estates Addition No. 4 be the single neighborhood park site serving the Springdale Estates area over the planning period. The recommendation was made with the understanding that a portion of the nine acres of wetlands on the 12-acre site would have to be filled for the provision of the active recreational facilities necessary to meet the future park-level recreational needs of the Springdale Estates area.

Upon evaluation of the neighborhood park recommendations set forth in the preliminary recommended land use plan which pertain to the Springdale Estates area, the Joint Planning Committee determined that, rather than encouraging full development of the existing neighborhood park site in Springdale Estates Addition No. 4, an additional neighborhood park site comprising approximately six acres should be provided in conjunction with future development of a vacant tract comprising about 55 acres and located about one quarter mile east of the existing park site along the west side of Springdale Road. The additional neighborhood park site recommended to serve the Springdale Estates area is shown on Map 38.

THE RECOMMENDED STUDY AREA LAND USE PLAN

As shown on Map 38, the recommended land use plan for the study area indicates both those areas 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 land use development objectives, principles, and standards. The recommended land use plan is quantified in Table 29. As shown on Map 38, the area devoted to existing and proposed urban uses totals about

Map 42

RECOMMENDED LAND USE PLAN FOR THE JOINT PEWAUKEE STUDY AREA AS IT PERTAINS TO PREVIOUSLY PREPARED PARK AND OPEN SPACE RECOMMENDATIONS FOR THE EAST-CENTRAL PORTION OF THE STUDY AREA

Source: SEWRPC.

Table 29

SUMMARY OF EXISTING AND RECOMMENDED LAND USE IN THE JOINT PEWAUKEE STUDY AREA: 1980-2000 [a]

Land Use Category	Existing Land Use 1980			Plan Increment 1980-2000		Recommended Land Use 2000		
	Net Acres	Percent of Subtotal	Percent of Total	Net Acres	Percent Change	Net Acres	Percent of Subtotal	Percent of Total
Urban								
Residential								
Single Family	2,292	41.6	11.4	2,069	90.3	4,361	46.8	21.8
Two Family	11	0.2	--	6	54.5	17	0.2	--
Multiple Family	66	1.2	0.3	56	84.8	122	1.3	0.6
Commercial	168	3.0	0.8	196	116.7	364	3.9	1.8
Industrial								
Manufacturing, Wholesaling, and Storage	373	6.8	1.9	572	153.4	945	10.1	4.8
Transportation and Utilities	1,956	35.5	9.8	688 [b]	35.2	2,644	28.4	13.2
Governmental and Institutional	356	6.5	1.8	86	24.2	442	4.7	2.2
Recreational	287	5.2	1.5	145	50.5	432	4.6	2.2
Subtotal	5,509	100.0	27.5	3,818	69.3	9,327	100.0	46.6
Rural								
Surface Water	1,245	8.6	6.2	--	--	1,245	11.6	6.2
Wetlands	2,508	17.3	12.5	-50	-2.0	2,458	23.0	12.3
Woodlands	570	3.9	2.8	-29	-5.1	541	5.1	2.7
Agriculture, Unused Lands, and Other Open Lands	10,195	70.2	51.0	-3,739	-36.7	6,456	60.3	32.2
Subtotal	14,518	100.0	72.5	-3,818	-26.3	10,700	100.0	53.4
Total	20,027	--	100.0	--	--	20,027	--	100.0

[a] The figures shown do not include existing or recommended land use in the portion of the City of Waukesha within the study area.

[b] This figure was determined by subtracting 10 percent of the gross incremental acres from the governmental and institutional and recreational use categories; 15 percent of the gross incremental acres from the commercial and manufacturing use categories; and 20 percent of the gross incremental acres from the residential use categories.

Source: SEWRPC.

9,300 acres. The plan proposes to accommodate anticipated incremental growth in population and employment in the Town and Village of Pewaukee over the 20-year plan design period through the conversion of about 3,800 acres of land from rural to urban use, thus increasing the land in urban use in the area from 5,509 to 9,327 acres, or by about 70 percent.

It should be noted that the recommended land use plan for the study area includes the area comprising both the Town and Village of Pewaukee, as well as the portion of the City of Waukesha within Pewaukee Township. Land use recommendations are shown for all of this area, since existing and planned land uses in the City of Waukesha must be considered in the formulation of certain land use recommendations for the Town and Village of Pewaukee, and in particular for areas of the Town of Pewaukee located immediately adjacent to the City of Waukesha. However, it was deemed beyond the scope of the study to provide quantitative data on the land use development shown on the plan for the portion of the study area within the City of Waukesha.

Residential Land Uses

As indicated in Table 29 and shown on Map 38, those areas recommended for urban residential use in the Town and Village of Pewaukee total about 4,500 acres. The plan proposes the conversion of about 2,100 acres of land to residential use over the planning period, thus increasing residential land use in the area by about 90 percent. The total area recommended for residential development in the Town and Village of Pewaukee is based upon a year 2000 resident population for both municipalities of about 29,300 persons.

As shown on Map 38, low-density urban residential development, with densities ranging from 0.7 to 2.2 dwelling units per net residential acre (20,000 to 60,000 square feet of lot area per dwelling unit), is recommended to comprise an additional 260 acres in the Town and Village by the year 2000. The plan recommends that this additional development be provided primarily in the western and northern areas of the Town of Pewaukee. The additional low-density urban residential development shown on the plan map assumes full development of low-density urban residential subdivisions platted as of 1980, as well as some infill development of unplatted lands in the vicinity of existing low-density urban residential development.

Medium-density urban residential development, with densities ranging from 2.3 to 3.4 dwelling units per net residential acre (10,000 to 20,000 square feet of lot area per dwelling unit), is recommended to comprise an additional 1,810 acres in the Town and Village by the year 2000 (see Map 38). It should be noted that about 87 percent of the total area recommended to be converted to urban residential land use within the Town and Village of Pewaukee over the planning period is allocated for medium-density development. As shown on Map 38, the principal areas recommended for additional medium-density urban residential development are located in the north-central and central portions of the study area. The relatively compact and centralized location of such development is intended to foster the economical and efficient provision of urban utilities and services. Also, such development as recommended in the plan can be expected to encourage a more energy-efficient residential development pattern than would be created by extensive additional suburban and low-density urban residential development. Furthermore, compact, medium-density

urban residential development fosters less dependence upon the automobile for transportation, particularly in making local convenience trips, than suburban and low-density urban residential development.

It should be noted that the area recommended for medium-density urban residential development on the plan map includes lands located north of W. Capitol Drive and STH 16. These lands were not recommended for such development under Alternative Land Use Plan C, on which the recommended plan is based. In an effort to make the recommended plan consistent with the previously delineated sanitary sewer service area, and in order to maintain a reasonable balance between the recommended plan and the design population and dwelling unit levels, several areas which had been recommended for additional high-density urban development under Alternative Plan C were changed to medium-density urban residential development. The Joint Planning Committee also determined that certain relatively small areas in the central portion of the study area, recommended to remain in agricultural use under Alternative Plan C, should be recommended for conversion to urban use. These areas include lands along CTH JJ between STH 16 and IH 94, and lands immediately west of the Slocum Golf Course.

As shown on the plan map, high medium-density residential development, with 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), is recommended to comprise an area of about 17 acres in the Town and Village by the year 2000. Of this total, about 6 acres would be comprised of new high-density urban residential development. Additional land is proposed to be devoted to high medium-density residential development in the vicinity of recommended commercial and high-density urban residential development around the intersection of W. Capitol Drive and CTH F and in the vicinity of the Village of Pewaukee central business district. The areas recommended for high medium-density residential development in the vicinity of the Pewaukee CBD are shown in greater detail on Map 39.

It also should be noted that the density ranges of the medium-density urban and high medium-density urban residential development categories, as set forth herein, are consistent with the density range of medium-density urban residential development recommended in the adopted regional land use plan. The density range for medium-density development recommended in the regional land use plan was split into two categories in the preparation of the land use plan for the Town and Village of Pewaukee, so that the relatively precise land use acreage requirements set forth herein could be addressed with a similar level of precision in the recommended plan.

The areas recommended for high-density urban residential development are intended to be developed 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 areas proposed to be developed for high-density urban residential use comprise a total of 122 acres. Of this total, about 56 acres would consist of new high-density urban residential development. Additional high-density urban residential development is proposed to be developed adjacent to recommended commercial facilities located at and around the intersections of IH 94 and CTH F and W. Capitol Drive and CTH F, within and in the vicinity of the Village of Pewaukee central business district, and on lands located

immediately east of the Waukesha County Technical Institute. The areas recommended for high-density residential development in the vicinity of the Pewaukee CBD are shown in greater detail on Map 39.

Commercial Land Uses

The commercial land uses recommended on the plan map comprise neighborhood- and community-oriented commercial development, office development, and highway-oriented commercial development. The plan map recommends the provision of 344 acres of commercial land use in the study area by the end of the planning period. Of this total, about 172 acres of new commercial land use is recommended over the planning period, comprising about 36 acres of neighborhood-oriented commercial development, 17 acres of community-oriented commercial development, 76 acres of office development, and 43 acres of highway-oriented commercial development.

Each of the aforementioned commercial land use categories serves distinctly different functions. Neighborhood-oriented commercial development is intended to provide for the sale of primarily convenience goods and services in groupings of stores containing at least one major retail food store and at least five minor retail stores. Community-oriented commercial development is intended to provide for the sale of primarily convenience goods and services and comparison goods in groupings of stores containing at least one discount, variety, department, or home improvement store, one retail food store, and 10 minor retail stores. Areas designated for office development are intended to provide for both major single tenant and multiple tenant users such as large general corporate offices and professional offices. Areas designated for highway-oriented commercial development are intended to provide locations for those business and customer service establishments which serve or are otherwise dependent on arterial street and highway traffic.

The plan recommends the provision of four areas of neighborhood-oriented commercial development--at the intersections of IH 94 and CTH F, W. Capitol Drive and CTH F, and CTH SS and CTH G, and in the Village of Pewaukee central business district. The plan recommends that one area of community-oriented commercial development be located off the northwest corner of the intersection of IH 94 and CTH F. Also, the recommended plan calls for the provision of three areas of office development--at the intersections of IH 94 and CTH F, IH 94 and STH 164, and CTH T and CTH TJ. The plan further recommends that highway-oriented commercial development be located at five intersections: CTH CCC and CTH G, STH 16 and CTH KF, W. Capitol Drive and CTH F, IH 94 and CTH F, and CTH JJ and CTH F.

Industrial Land Uses

As shown on Map 38, the plan recommends the provision of a total of about 945 acres of industrial and related development in the Town and Village of Pewaukee. Of this total, 572 acres would be new, comprising about 10 acres of wholesaling, storage, and related development, and about 562 acres of light manufacturing development. As shown on Map 38, areas recommended for

additional industrial development are located along IH 94, and in the area bounded by the Milwaukee Road railway on the north, the Soo Line railway on the east, CTH SS on the south, and STH 16 on the west.

Transportation System Development

An efficient arterial street and highway network is required in the study area to provide the necessary means of access from both rural and urban areas to supporting service, employment, and recreational areas. It is therefore essential that land use development be guided so as to maintain and preserve, to the maximum extent possible, the efficiency of the arterial street and highway system; to minimize future street and highway improvement costs; and to minimize any disruption which transportation system improvements may cause to existing development. In keeping with these basic criteria, the recommended transportation system plan for the study area, as shown on Map 38, generally seeks to maintain the existing arterial street and highway network in the study area, with the following exceptions: the extension of CTH TT between STH 18 and Northview Road; the extension of CTH G between CTH SS and CTH T; the relocation and extension of CTH J between CTH K and W. Capitol Drive; and the reclassification of CTH J between CTH KF and the Pewaukee-Delafield town line, CTH JF between CTH KF and STH 164, CTH V between STH 164 and the Pewaukee-Brookfield town line, CTH J between CTH JF and Capitol Drive, CTH SS between CTH M and the Pewaukee-Brookfield town line, and CTH Y east of the City of Waukesha to nonarterial highways. These arterial street and highway network improvements and reclassifications are based upon recommendations set forth in the adopted regional transportation system plan and in the adopted Waukesha County jurisdictional highway system plan. In addition to these arterial street and highway system road extensions and relocations, Map 38 depicts the planned reconstruction of the traffic interchange between STH 16 and STH 190. This traffic interchange improvement would enable westbound traffic on W. Capitol Drive to turn south onto STH 16, and would enable northbound traffic on STH 16 to turn east onto Capitol Drive.

As shown in Table 29, transportation and utility land uses would comprise a total area of about 2,644 acres by the year 2000. The plan allocates an additional 688 acres in this land use category over the planning period. It is estimated that 52 acres, or 8 percent, of this additional acreage would be required for the aforementioned arterial street and highway extensions, and that 636 acres, or 92 percent, would be required for land access streets to be created as new urban development proceeds in the area. No additional utility land use development is expected over the planning period.

Airport Facilities Development

As described in Chapter II, the adopted regional airport system plan recommends that Waukesha County Airport be improved and reclassified as a basic transport airport. Accordingly, the land use plan for the Town and Village of Pewaukee recommends that certain lands, which are located adjacent to the Waukesha County Airport runway approaches, be acquired for airport site improvements or protected through easements which would prohibit incompatible land use development. The plan also recommends that approximately one-half mile of CTH TJ be relocated in conjunction with the planned extension of the principal east-west-oriented runway at the airport.

Governmental and Institutional Land Uses

As shown in Table 29, the plan recommends that a total of about 442 acres of land be developed for governmental and institutional uses in the Town and Village of Pewaukee by the end of the planning period. Of this total, about 86 acres of land would be required for additional governmental and institutional development by the plan design year.

Public Schools: The land use plan recommends the provision of an additional elementary school site in the area bounded by W. Capitol Drive on the north, STH 164 on the east, Green Road on the south, and CTH F on the west. As shown on the plan map, this site should be provided in conjunction with the community park site, recommended in the central portion of the aforementioned area. The recommended locations of the new elementary school and community park site are intended to foster sound use of the wetlands and woodlands contained within an adjacent isolated natural area as passive recreation and nature study areas. The forecast elementary school enrollment for the portion of the Waukesha School District within the study area indicates that no additional elementary school sites should be required in this portion of the school district over the planning period.

The forecast middle school enrollments for both the Pewaukee School District and the Waukesha School District indicate only slight increases in enrollment over the plan design period. Therefore, the existing middle schools serving the Pewaukee School District and the Waukesha School District should be capable of accommodating forecast enrollment increases over the planning period. The forecast high school enrollments for the Pewaukee School District and the Waukesha School District indicate enrollment increases of about 300 students and 50 students, respectively, over the planning period. A comparison of these enrollment increases against the unused capacity of existing high school facilities indicates that existing facilities in both districts should be capable of accommodating the enrollment increases over the planning period.

It should be noted that the Waukesha School District owns a vacant parcel of land located at the intersection of CTH Y and A, in the southeast portion of the study area. The Waukesha School District administration has indicated that this land could ultimately serve as a high school site. However, as previously indicated, the forecasts indicate that no additional high school facilities should be required over the planning period. Accordingly, the land use plan shows this school district-owned land in the governmental and institutional land use category, in order to preserve this land for the ultimate development of a high school facility sometime beyond the planning period. The Waukesha School District should consider the establishment of an interim use for the property if it intends to retain ownership of the property until an additional high school facility is required.

Church Land Use: As was pointed out in Chapter IV, there are many appropriate locations for the provision of additional churches and related land uses in the Town and Village of Pewaukee over the planning period. Areas with concentrations of neighborhood- and community-oriented business and multiple-family residential land uses--generally located at intersections of collector and arterial streets--are preferred locations for churches and related land uses. Since there are many appropriate locations in the study area for churches and related land uses, the plan provides limited recommendations on where such facilities should be provided. Because of the level of importance the plan

places on the establishment of a compact, mixed-use, community-oriented business center at the intersection of IH 94 and CTH F, the plan recommends the provision of churches and related land uses in the vicinity of this recommended concentration of relatively intensive land use. Many other areas recommended in the plan for urban residential development should be viewed as potential locations for churches and related facilities. Other appropriate sites for churches and related land uses in the Town and Village of Pewaukee may be more specifically identified in precise neighborhood unit development plans recommended to be prepared for areas where urban development is proposed over the planning period.

Municipal Governmental Facilities: The plan recommends that municipal governmental facilities, which would include municipal administrative offices and police and fire stations, be provided in the Village of Pewaukee central business district. It is further recommended that the municipal governmental facilities be provided on the existing Village Hall site and on lands immediately north of this site. This recommendation would be particularly important if the Town and Village were to merge, consolidate, or expand the level at which they will provide urban services jointly. Map 39 illustrates in greater detail how the aforementioned municipal governmental facilities discussed below could be located within the central business district of the Village.

Fire Protection Facilities--As discussed in Chapter IV, the locations of existing fire stations within the Town and Village of Pewaukee and in the portion of the City of Waukesha within the study area provide adequate coverage of existing development within the area. However, a large area in the central portion of the study area, which is recommended to be developed for urban uses over the plan design period, is located outside the recommended travel distances from the existing fire stations. Accordingly, the plan recommends the provision of an additional fire station along CTH F immediately north of the recommended concentration of commercial development at the intersection CTH F and IH 94.

Public Works Facilities--As discussed in Chapter IV, the abandoned sewage treatment plant site in the Village of Pewaukee and the Pewaukee Town Hall site have sufficient available land area to accommodate additional public works facility expansion over the plan design period. Also, both sites are well suited for the location of public works garages and yards because of their relatively central locations in relation to existing and recommended areas of urban development. Accordingly, the plan recommends that the sites of the abandoned village sewage treatment plant and the Pewaukee Town Hall site be maintained as potential locations for public works facilities over the plan design period.

Public Library Facilities--As discussed in Chapter IV, the building space deficiencies of the existing Sanborn Public Library in the Village of Pewaukee indicate that a new public library facility should be provided over the planning period. The replacement of the Sanborn Public Library with a new facility is also recommended in the Commission-adopted regional library facilities and services plan.[1] Library facility requirements would indicate

[1]See SEWRPC Planning Report No. 19, A Library Facilities and Services Plan for Southeastern Wisconsin, February 1971.

that the library should be located either in the Village of Pewaukee central business district or in a new neighborhood-oriented or community-oriented business center.

As discussed in Chapter II, problems in the central business district of the Village associated with underutilization of commercial land, structural building obsolescence, inadequately sized and poorly located off-street parking areas, and a flood hazard require attention by local government if the central business district is to continue to function as a viable center of business activity. Part of such a local redevelopment effort should include the establishment of land use development plans and policies which encourage, to the greatest extent practicable, the physical preservation of existing businesses and the stimulation of new private sector investment. Maintaining a CBD location for the Sanborn Public Library would provide needed support of local businesses, a factor which may have growing significance over the plan design period if substantial population growth in the Town and Village is achieved.

Also, the existing grouping of neighborhood-oriented business, professional office, and local governmental land uses located in the village central business district represents a concentration of urban activity within the village proper that provides a relatively high degree of convenience to the residents of the Village and the surrounding area.

Accordingly, the land use plan recommends that a new public library be established in the area located south of Oakton Avenue between the Pewaukee River and River Street, possibly in conjunction with the provision of municipal governmental facilities on lands located north of the existing Pewaukee Village Hall. The recommended location of the new public library is shown on Map 39.

Recreational Land Uses

The land use plan recommends the provision of about 427 acres of land for recreational use in the Town and Village of Pewaukee by the end of the plan design period. Of this total, about 140 acres would consist of new recreational land. As discussed in Chapter IV, the recommendations contained within SEWRPC Community Assistance Planning Report No. 42, A Park and Open Space Plan for the Town and Village of Pewaukee, Waukesha County, Wisconsin, October 1980, provide the basis for the recreational land use recommendations set forth in the land use plan recommended herein. The park and open space plan for the Town and Village of Pewaukee recommends the acquisition and development, as needed, of eight additional neighborhood park sites and one additional community park site in the Town of Pewaukee and one additional park site in the Village of Pewaukee. That plan also recommends expansion and development of one existing community park site in the Town of Pewaukee and two existing neighborhood park sites in the Village of Pewaukee.

The park site recommendations set forth in the park and open space plan for the Town and Village of Pewaukee were modified in the formulation of the park site recommendations of the land use plan contained herein. The neighborhood park sites recommended to be acquired and developed under the park and open space plan in the area located southwest of the intersection of Duplainville Road and in the area immediately west of the University of Wisconsin-Waukesha campus were deleted from this land use plan. These park sites were deleted

since the areas surrounding them are recommended to remain in agricultural use in the recommended plan. These areas were initially included in the delineated year 2000 sewer service area for the Town and Village of Pewaukee. Also, the land use plan presented herein recommends the establishment of an additional neighborhood park site in the area bounded by CTH SS on the north, CTH F on the east, IH 94 on the south, and the Pewaukee River on the west. A neighborhood park site was not recommended for this area in the park and open space plan, since the area was not included within the initially delineated year 2000 urban service area. During the formulation of the recommended land use plan, it was determined by the Joint Planning Committee that the aforementioned area should be included in the year 2000 sewer service area. Accordingly, an additional neighborhood park site is recommended to be acquired in this area.

Environmental Corridors and Isolated Natural Areas

Map 38 depicts the primary and secondary environmental corridors and isolated natural areas in the study area. Primary environmental corridors should, to the maximum extent practicable, be kept in essentially natural, open uses. Secondary environmental corridors are smaller areas which offer less natural resource base diversity than that found in primary environmental corridors. However, because of their proximity to primary environmental corridors and because of the continuity they often provide in connecting separate segments of primary environmental corridors, secondary environmental corridors should be seriously considered for preservation in essentially natural, open space uses as development proceeds with the Town and Village. Secondary environmental corridors should be considered for preservation in conjunction with the provision of greenways, drainageways and storm water detention and retention areas.

It should be noted that SEWRPC Community Assistance Planning Report No. 42, A Park and Open Space Plan for the Town and Village of Pewaukee, Waukesha County, Wisconsin, recommends that extensive areas comprising primary and secondary environmental corridors be acquired by either the Waukesha County Park and Planning Commission, the Town of Pewaukee, or the Village of Pewaukee. The park and open space plan for the Town and Village also recommends the establishment of two segments of the proposed regional recreational trail system. The two recommended recreational trail segments include the segment in the southeast corner of the study area, which is part of the continuous recreational trail recommended along the Fox River, and the segment in the western portion of the study area along an existing Wisconsin Electric Power Company right-of-way. Aside from the proposed regional recreational trail system segments, lands within delineated primary and secondary environmental corridors--particularly lands adjacent to areas of existing or planned urban development--in the Town and Village should be considered for the establishment of a local recreational trail system. Such local recreational trails could be connected to the recommended regional recreational trail system. The specific design of such a system should be formulated in conjunction with the preparation of precise neighborhood unit development plans.

Isolated natural areas consist of small areas having high natural resource value which are geographically separated from primary and secondary environmental corridors. While these areas may not be of prime importance from a natural resource conservation point of view, they often provide a sense of

natural diversity in areas where limited natural resource base elements are present. In urbanizing portions of the Town and Village of Pewaukee, isolated natural areas can provide excellent locations for neighborhood and community park sites. Also, special measures should be taken in the design and construction of new urban development to ensure that such areas are preserved as an integral and valuable part of the total site plan. As shown on the recommended plan map, primary and secondary environmental corridors and isolated natural areas within the study area comprise approximately 3,340 acres, 499 acres, and 331 acres, respectively.

Rural Land Use

As indicated in Table 29, rural land uses in the Town and Village of Pewaukee may be divided into two categories: surface water and wetland and woodland areas, and agricultural, unused, and other open lands. The table shows that surface waters and wetland and woodland areas--totaling approximately 4,270 acres--and agricultural, unused, and other open lands--totaling 6,461 acres--would, under the recommended land use plan, be maintained in the Town and Village. Surface water and wetland and woodland areas are principal elements of primary and secondary environmental corridors and isolated natural areas. As discussed in Chapter II, the importance of preserving and protecting prime agricultural lands and environmental corridors necessitates that the land use plan identify the means whereby preservation can be accomplished during the planning period.

Prime Agricultural Land

As 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 4,192 acres. These lands include all 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, which were not planned for urban use development prior to the preparation of the joint community planning study. The prime agricultural lands (agricultural preservation areas) standard set forth in Chapter III states that parcels of land under one ownership 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, and which are included within national prime farmland 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 523 acres, or 2 percent of the study area, as shown on Map 38. While the delineation of lands recommended for agricultural preservation by the Waukesha County Park and Planning Commission was considered as a possible basis for the delineation of prime agricultural lands in the recommended land use plan presented herein, it was determined instead that the prime agricultural lands should be delineated using the prime agricultural lands standard set forth in Chapter III. As shown on Map 38, recommended prime agricultural lands are located in the north-central portion of the study area. Prime agricultural land should be encouraged to be retained in agricultural use over the planning period.

The areas 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 unit 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.

RECOMMENDED LAND USE DEVELOPMENT PHASING PLAN

The recommended land use plan provides a year 2000 view of the extent and nature of land development in the study area, based on the assumption that the development objectives of the Town and Village will be realized. The recommendations in the plan regarding the location, extent, and intensity of urban development, as well as the recommendations pertaining to the preservation of prime agricultural and environmentally significant lands, are intended to assist responsible officials in making decisions on land development proposals. However, while the plan provides important guidance regarding the use of lands in the study area, it provides little or no guidance regarding the order or progression in which various portions of the study area planned for urban development should be developed.

The timing or phasing of urban development is of particular importance in areas like the study area where substantial new urban development is anticipated. If new urban development is encouraged to occur in locations adjacent to existing concentrations of urban development, public utility services can be provided in a more efficient manner than if the same services were provided to scattered, outlying urban development. A compact urban development pattern can also result in savings in municipal operating costs for such services as police and fire protection, rescue operations, snow removal, and garbage collection. Also, a compact development pattern can result in shorter travel distances for residents traveling to and from neighborhood and community parks, shopping facilities, and schools. Furthermore, a compact urban development pattern can discourage premature development of prime agricultural lands.

Recommendations regarding the phasing of new urban development can also be useful in public utility system planning, particularly in the programming of future capital improvement projects, since relatively high capital improvement costs are usually associated with such development.

Phase Two of the joint community planning study is an analysis of the feasibility of consolidation or merger of all or parts of the Town and Village of Pewaukee. A major work element of the Phase Two study involved the preparation of municipal revenue and expenditure forecasts for both municipalities. The forecasts were prepared based on the existing corporate limits of the Town and Village, as well as on several alternative geopolitical boundary configurations. Since sound municipal expenditure forecasts should include added costs associated with anticipated capital improvements, a preliminary capital improvements program was prepared based upon the recommended development phasing plan.

Prior to formulating the recommended development phasing plan, the Joint Planning Committee, with the assistance of the Commission staff, prepared the following list of development phasing criteria to assist in formulating the plan:

1. Recommended urban development should occur around existing concentrations of urban development in a concentric pattern and not in outlying undeveloped areas.

2. Recommended urban development should occur first in areas located adjacent to existing trunk sanitary sewers and not in areas removed from such sewers.

3. Recommended urban development should occur, to the extent practicable, on vacant, available platted lots before additional new urban subdivisions are developed.

4. Recommended urban development on lands along IH 94 should have a relatively high development priority.

5. Recommended infill urban development in existing unsewered areas where onsite sewage treatment systems are operating properly should have a relatively low development priority.

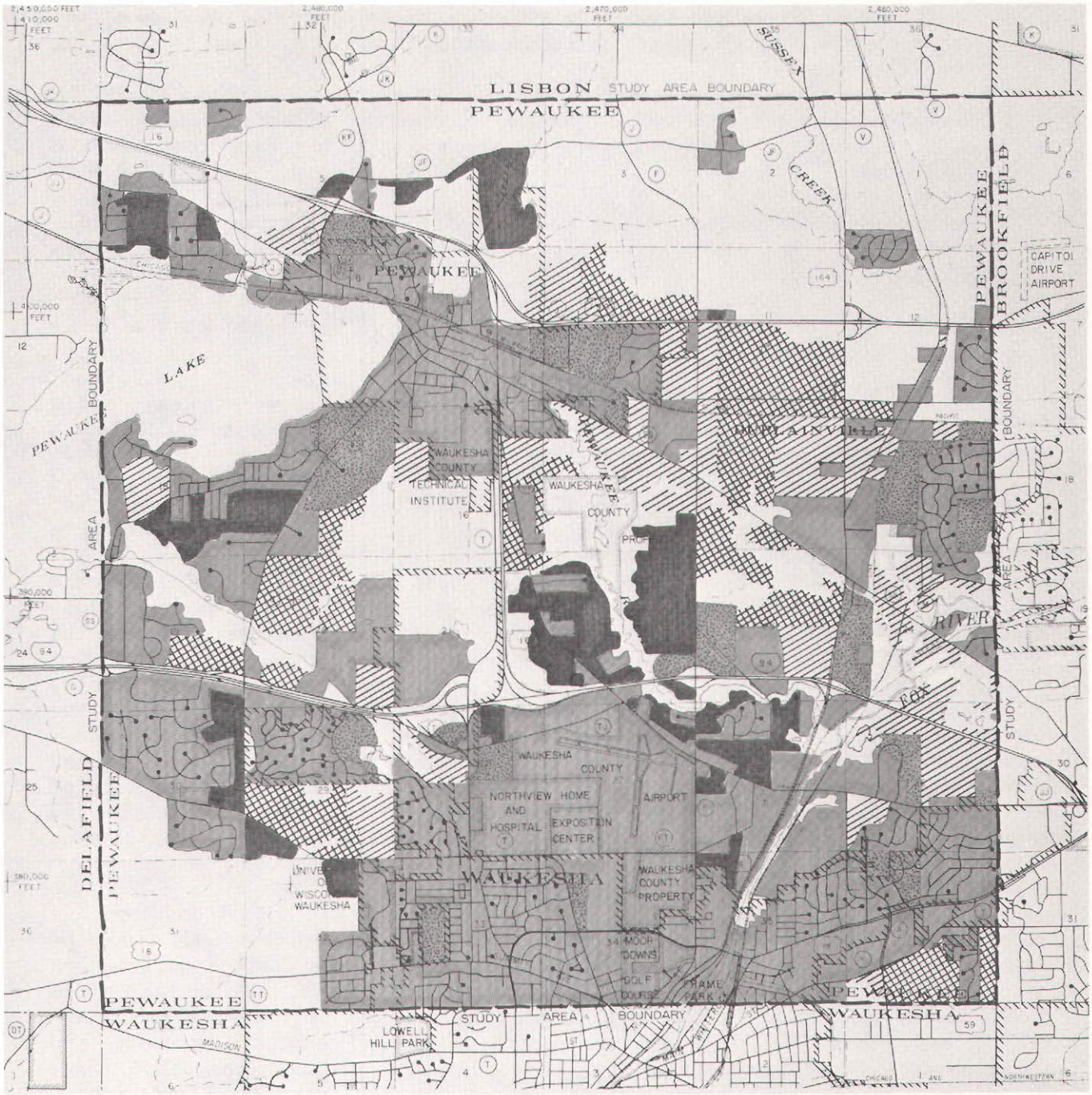
6. Recommended urban development phasing boundaries should follow natural surface drainage divides when appropriate.

As shown on Map 43, the recommended development phasing plan indicates the timing of anticipated urban development for the area within the year 2000 urban service area in four, five-year periods between the year 1980 and the year 2000. For the years 1980-1985 the phasing plan shows development of existing platted subdivisions in the northwest and northeast portions of City of Waukesha, in the east portion of the Town of Pewaukee, and in the east and northwest portions of the Village of Pewaukee. New development is also shown during the 1980-1985 period in several locations along IH 94 where recent development commitments have been made by the Town of Pewaukee and the City of Waukesha. Also, new development is shown during the 1980-1985 period in the Town of Pewaukee along CTH SS immediately southwest of the Village of Pewaukee corporate limits.

For the 1985-1990 period, Map 43 primarily shows three new infill developments along the eastern edge of the Town of Pewaukee, and new development in the Town of Pewaukee immediately to the east and south of the Village of Pewaukee corporate limits. For the 1990-1995 period, Map 43 shows substantial infill development, primarily in the area bounded by STH 190, STH 164, CTH SS, and CTH F, and along CTH JJ immediately south of the Village of Pewaukee. New development is also recommended during the 1990-1995 period along CTH G immediately south of the Village of Pewaukee, along Northview Road immediately west of the City of Waukesha corporate limits, and along CTH Y immediately south of the City of Waukesha corporate limits. New development is recommended during the 1995-2000 period primarily in the central portion of the study area between the Village of Pewaukee and the City of Waukesha. Also, smaller areas of new development are recommended in locations north of the Village of Pewaukee along CTH JF, west of the Village of Pewaukee along CTH JJ, southwest of the Village of Pewaukee along CTH G, and west of the City of Waukesha along Northview Road and CTH G. Table 30 provides a summary of the recommended urban land use development phasing for each five-year time period by land use category.

Map 43

RECOMMENDED DEVELOPMENT PHASING PLAN FOR THE JOINT PEWAUKEE STUDY AREA



LEGEND

EXISTING DEVELOPMENT

RECOMMENDED DEVELOPMENT PHASING

1980 - 1985

1985 - 1990

1990 - 1995

1995 - 2000

ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL AREA, AGRICULTURAL LAND, AND RURAL DEVELOPMENT

GRAPHIC SCALE

0 1/2 1 MILE

0 2000 4000 6000 FEET

Source: SEWRPC.

Table 30

SUMMARY OF RECOMMENDED URBAN LAND USE DEVELOPMENT PHASING IN THE JOINT PEWAUKEE STUDY AREA: 1980-2000[a]

Urban Land Use Category	Land Use Development Phasing								Total Recommended Plan Increment	
	1980-1985		1985-1990		1990-1995		1995-2000		1980-2000	
	Net Acres	Percent of Total	Net Acres	Percent of Total	Net Acres	Percent of Total	Net Acres	Percent of Total	Net Acres	Percent of Total
Residential										
Low Density	--	--	--	--	70	5.3	192	21.0	262	6.9
Medium Density	238	45.4	423	40.1	714	53.8	432	47.4	1,807	47.3
High Medium Density	6	1.1	--	--	--	--	--	--	6	0.2
High Density	--	--	30	2.8	--	--	26	2.9	56	1.5
Commercial										
Neighborhood Oriented	23	4.4	22	3.1	--	--	--	--	56	1.5
Community Oriented	--	--	--	--	--	--	18	2.0	18	0.4
Office	40	7.6	36	3.4	--	--	--	--	76	2.0
Highway Oriented	21	4.0	--	--	22	1.7	--	--	43	1.0
Industrial	94	17.9	304	28.8	174	13.1	--	--	572	15.0
Transportation and Utilities	93	17.8	184	17.5	243	18.3	172	18.9	692	18.1
Governmental and Institutional	--	--	32	3.0	45	3.4	9	0.9	86	2.2
Recreational	9	1.8	13	1.3	59	4.4	63	6.9	144	3.8
Total	524	100.0	1,055	100.0	1,327	100.0	912	100.0	3,818	100.0

[a] The figures shown do not include land use within the portion of the City of Waukesha within the study area.

Source: SEWRPC.

RECOMMENDED VILLAGE OF PEWAUKEE CENTRAL BUSINESS DISTRICT LAND USE PLAN

While conducting the initial phase of the land use plan design process, the Joint Planning Committee recognized that, in addition to providing guidelines for land use development within a joint community study area, the plan should provide a more detailed level of guidance concerning future physical development and improvement efforts within the Village of Pewaukee central business district. The Joint Planning Committee determined that it would not be within the scope of the study to recommend detailed designs for site-specific physical improvement projects. Therefore, the CBD land use plan sets forth a general land use development framework which can be used as a basis for making future land use decisions and for the preparation of detailed designs of site-specific improvement projects.

As previously noted, the Pewaukee CBD has many of the problems characteristic of the central business districts of older, smaller urban communities. However, the CBD also has several unique features which could serve to attract new business and land development under the auspices of a carefully planned and implemented central business district improvement and redevelopment program.

The unique physical features associated with the CBD include the unobstructed view properties on the east side of Wisconsin Avenue have of Pewaukee Lake; the natural undeveloped shoreline areas along the Pewaukee River; the pleasant architectural character exhibited by compact commercial development in the vicinity of the intersection of Wisconsin Avenue, Main Street, Park Avenue, and Oakton Avenue; and the exclusive abutting relationship of Pewaukee Lake to the several underutilized commercial properties located off the northeast corner of the intersection of Wisconsin Avenue, Main Street, Park Avenue, and Oakton Avenue.

Having considered the basic problems and unique physical features associated with land use development in the Pewaukee CBD, the Joint Planning Committee formulated several specific objectives, in addition to the more general land use development objectives set forth in Chapter III, which address the principal land use development issues in the central business district. These land use development objectives for the Village of Pewaukee CBD consist of the following:

1. To encourage new land use development which is compatible with the scale, land use intensity, building siting, and architectural character of existing development.

2. To provide a range of compatible commercial and related land uses which utilize and enhance, to the fullest extent possible, the unique physical features of the Pewaukee CBD.

3. To encourage commercial redevelopment of those properties in the Pewaukee CBD which are underutilized or which contain buildings showing significant deterioration and functional obsolescence.

4. To encourage the establishment of pedestrian walkways and related passive recreational areas along the shorelines of Pewaukee Lake and the Pewaukee River.

5. To provide for free vehicular traffic movement and convenient access to adequately sized off-street parking areas within the Pewaukee CBD.

6. To improve and expand lake-oriented recreational land uses in the Pewaukee CBD.

7. To encourage land uses which will generate additional pedestrian activity and economic vitality in the Pewaukee CBD.

During the formulation of the land use development objectives for the Pewaukee CBD, the Joint Planning Committee recognized that the economic and physical factors which once made the CBD an important subregional center for various social and business activities have been diminished by external forces over which the Village has limited control. However, the Committee also determined that the viability of the Pewaukee CBD would depend on its ability to attract people to work, shop, conduct personal business, recreate, and seek entertainment in businesses uniquely suited to the area. Given the land use development problems associated with the Pewaukee CBD and the limited land area that would be available for new development, the Joint Planning Committee concluded that future commercial development efforts in the CBD should be directed toward projects which are relatively limited in scale and which enhance and utilize the unique features and physical assets of the area, rather than attempting to compete directly with existing or anticipated new outlying commercial developments through a massive building clearance and commercial redevelopment program. Accordingly, the CBD land use plan, as set forth herein, is intended to maintain and strengthen neighborhood-oriented business, local governmental, and institutional development in the CBD, and to supplement existing development with additional office, specialty shopping, and lake-oriented recreational development.

The following sections of this chapter describe the recommended Village of Pewaukee central business district land use plan. The plan recommendations are presented in four categories of development: commercial development, traffic circulation and off-street parking development, local governmental facility development, and recreational facility development.

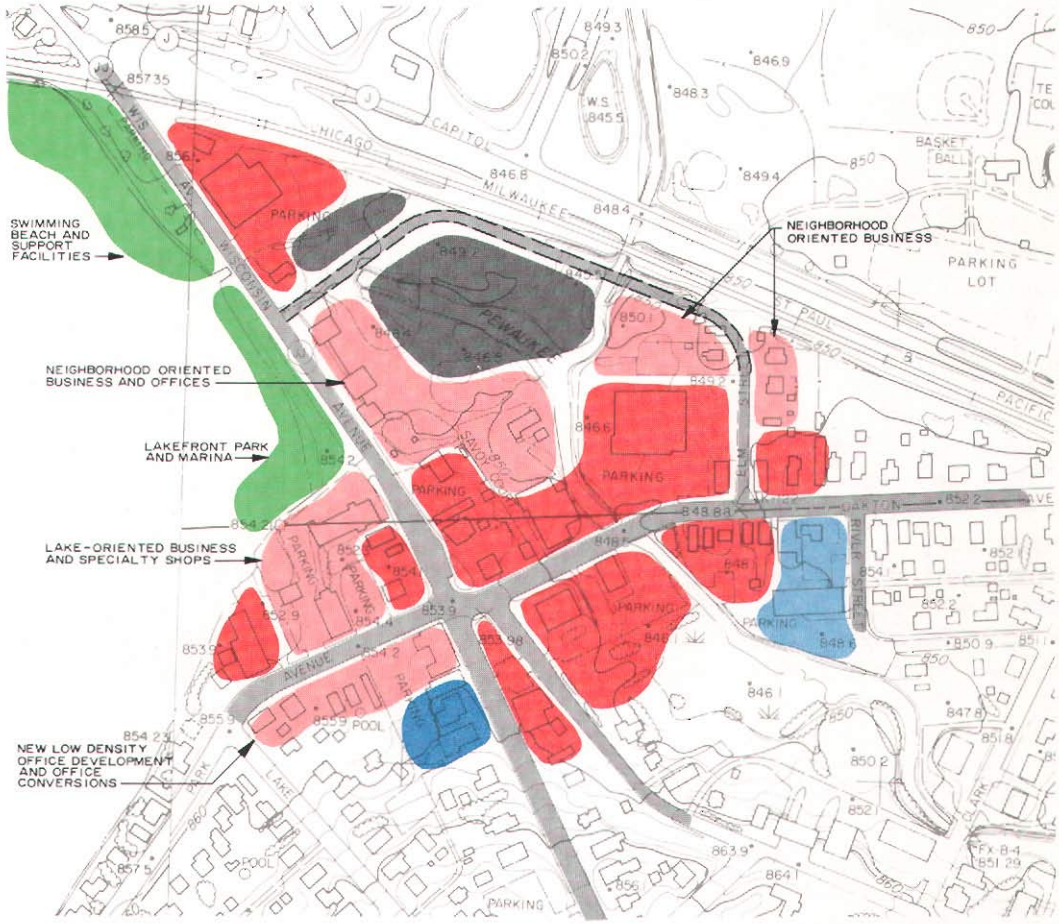
Commercial Development

As shown on Map 44, areas recommended for commercial development in the Pewaukee CBD are comprised of two types: areas where existing commercial development should be encouraged to be maintained and preserved in essentially its present form, and areas where some type of commercial redevelopment should be encouraged to be undertaken. The principal commercial area in the CBD recommended to be maintained and preserved over the plan design period is located along both sides of Oakton Avenue between Wisconsin Avenue and Elm Street. The dominant feature of this area is the mature architectural character exhibited by the existing "store front" commercial buildings. The building scale, land use development intensity, building siting, and architectural character of development in this area should serve as the basis for the design of new development in the portions of the CBD recommended for revitalization and development.

The central business district land use plan recommends four areas for commercial redevelopment efforts within the CBD. As shown on the plan map, the area

Map 44

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF PEWAUKEE CENTRAL BUSINESS DISTRICT: 2000



LEGEND

- EXISTING BUSINESS DEVELOPMENT
- PROPOSED BUSINESS REDEVELOPMENT
- EXISTING GOVERNMENTAL AND INSTITUTIONAL DEVELOPMENT
- PROPOSED MUNICIPAL FACILITIES REDEVELOPMENT
- PROPOSED RECREATIONAL REDEVELOPMENT
- PROPOSED OFF-STREET PARKING
- EXISTING STREET
- PROPOSED STREET

GRAPHIC SCALE
0 200 400 FEET

Source: SEWRPC.

located off the northwest corner of the intersection of Wisconsin Avenue, Main Street, Park Avenue, and Oakton Avenue is recommended for redevelopment into specialty shopping facilities. Since the area contains the only commercial properties in the CBD having frontage on Pewaukee Lake, it is of special importance to any future CBD improvement effort and is ideally suited for the type of commercial development that can take advantage of and enhance the visual amenity of the lake. This area could provide a good location for the establishment of a fine restaurant, together with a grouping of boutiques, galleries, studios, and related specialty shops. The specialty shopping facility should be designed with an orientation to the lake and should be constructed near the lake shoreline. Off-street parking for the specialty shopping facility should primarily be located immediately north of Park Avenue. It may, however, be necessary to provide a portion of the off-street parking in the area behind the proposed commercial redevelopment area located east of Wisconsin Avenue.

The properties located off the southwest corner of the intersection of Wisconsin Avenue, Main Street, Park Avenue, and Oakton Avenue, as shown on the plan map, are recommended for office development and office conversions. Office development within this area should be a maximum of two stories in height and should be compatible with the existing single-family residential development character established immediately south of the area.

The commercial redevelopment proposed for the area east of Wisconsin Avenue between the Milwaukee Road railway and Oakton Avenue is recommended for neighborhood-oriented business and office development. The portion of the area abutting Wisconsin Avenue is intended to provide neighborhood-oriented business uses on the first floor of structures built at the front property line along Wisconsin Avenue. The stores above the first floor business uses should include office space and possibly multiple-family dwelling units. The portion of this area located adjacent to the west shoreline of the Pewaukee River should also be used for neighborhood business uses. This area would be oriented to the passive recreational areas, and portions of it would be used for a pedestrian walkway system to be developed along the Pewaukee River. The recommended commercial redevelopment area located along the east side of Wisconsin Avenue should be devoted primarily to buildings and pedestrian circulation areas. Off-street parking requirements for the area should be met collectively in a new off-street parking area located on adjacent properties to the north. The CBD land use plan also recommends the provision of additional neighborhood-oriented business development on two, relatively small sites flanking Elm Street immediately south of the Milwaukee Road railway.

Traffic Circulation and Off-Street Parking Development

As noted in Chapter II, the principal traffic circulation system problem in the Village of Pewaukee central business district is the necessity of having to make U-turn traffic movements on multiple-purpose shopping trips to the area. The comprehensive master plan for the Village of Pewaukee, prepared in 1962, recognized this problem and recommended that River Street be extended north to the Milwaukee Road railway and then westward along the south right-of-way line of the railway to Wisconsin Avenue. Such a street extension would establish a "looping" traffic circulation pattern in the CBD. To date, the recommended extension of River Street has not been implemented.

Accordingly, as shown on Map 44, the CBD land use plan proposes a street extension similar to the River Street extension set forth in the original comprehensive plan for the Village. The CBD land use plan recommends the extension of Elm Street along the south right-of-way line of the Milwaukee Road railway, which would terminate in a right-angle "T" intersection with Wisconsin Avenue. Depending on the design details and space requirements of the commercial development and off-street parking facilities in the area bounded by the Milwaukee Road railway, Wisconsin Avenue, and Oakton Avenue, the recommended Elm Street extension could be accomplished as a dedicated street or as a private access drive.

Local Governmental Facility Development

The central business district land use plan recommends that municipal governmental facilities, including municipal administrative offices, police and fire stations, and the public library, be located on properties off the southwest corner of the intersection of Oakton Avenue and River Street. The intent of this recommendation is to establish an adequately sized, central location for municipal governmental facilities on a site containing the existing Village Hall and adjacent properties to the north. The expanded site for municipal governmental facilities, as shown on Map 44, could be provided in a group of buildings providing different municipal functions, or in a single mixed-use building.

Recreational Facility Development

The central business district land use plan recommends that recreational facilities be improved and expanded in two areas along the west side of Wisconsin Avenue. The area located north of the recommended specialty shopping area off the intersection of Wisconsin Avenue, Main Street, Park Avenue, and Oakton Avenue is proposed to be developed as a new lakefront park and marina. The marina could provide boat mooring space, boat-launching facilities, and additional off-street parking. It is intended that the recommended lakefront park and marina, which could be either publicly or privately owned and operated, be integrated into the design of the recommended specialty shopping area located immediately to the south. Aside from the direct recreational benefits such a lakefront park and marina would provide to the Village of Pewaukee, such facilities would complement and help stimulate the neighborhood-oriented business and office development recommended along the east side of Wisconsin Avenue.

The second area recommended for recreational facilities development, as shown on the plan map, is located immediately northwest of the recommended lakefront park and marina. This area is proposed to be used for a new swimming beach and support facilities. It is intended that the new beach approximate the size of the existing swimming beach, located immediately to the southeast, but that support facilities, including bathhouses and adequate off-street parking, also be provided.

Chapter VII

PLAN IMPLEMENTATION

INTRODUCTION

The recommended land use plan described in Chapter VI of this report provides a design for the attainment of the land use development objectives set forth in Chapter III. In a practical sense, however, the plan is not complete until the steps to implement the plan have been 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 town and village officials and by concerned citizens. This commitment will be demonstrated by a willingness to undertake substantial public investments, by a continued strong concern for the welfare of both communities, and by an understanding that coordinated intergovernmental action will be required to ensure a continued high-quality environment for life in the study area. Thus, the adoption of the plan by both municipalities is only the beginning of a series of actions necessary to achieve the objectives set forth in this report.

As outlined in Chapter I, the completion of a recommended land use plan for the Town and Village of Pewaukee represents the completion of the first phase of a two-phase joint community planning program. Phase Two of the program examines the administrative, financial, and legal advantages and disadvantages of cooperative public planning, land use development regulation, and municipal utility and services development by the Town and Village as opposed to the advantages and disadvantages of consolidation of the two municipalities. While the report documenting the findings of Phase Two of the planning program sets forth definitive recommendations regarding the issue of consolidation, it is not possible to predict what actions will, in fact, be taken by the two municipalities concerned in response to those recommendations. Any any future actions which may be taken by either or both municipalities to address the level of cooperation and coordination between the two municipalities, or the consolidation of the two municipalities, should be consistent with the land use development objectives and related land use development policies reflected in and flowing from the recommended land use plan. Several basic land use development policies are essential to the implementation of the recommended land use plan and the attainment of the underlying land use development objectives. Since the maintenance of the desired character of the study area is, to a considerable extent, dependent upon the preservation and protection of the natural resource base, it should be the policy of the Town and Village of Pewaukee to carefully regulate the location and density of new development to ensure that new urban development--such as residential development at densities greater than 0.7 dwelling unit per net residential acre--is confined to those areas which are covered by soils suitable for such use, which are not subject to special hazards such as flooding, and into which urban facilities and services can be readily and economically provided. These areas are defined by the recommended year 2000 urban service area shown on Map 38 in Chapter VI.

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 essential to the sound, long-term development of the study area. 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 limitations of the natural environment will, in the long term, not only preserve the overall quality of the environment in the study area, but avoid the creation of serious and costly environmental and developmental problems, and the need to provide costly urban facilities and services over an ever-widening area.

It should be the policy of the Town and Village of Pewaukee that unsewered residential development located outside the year 2000 urban service area be permitted only on rural estate-size lots in order to preserve the rural character and setting of the outlying portions of the study area. Such rural estate lots should have a minimum area of five acres, and sufficient areas of suitable soil to permit the long-term proper operation of onsite sewage disposal systems. The soils maps provided to the Town and the Village as a part of the land use planning program and the soils maps presented in Chapter II of this report should accordingly be carefully reviewed in considering any proposed land subdivisions in the study area.

LAND USE PLAN ADOPTION

An important step toward plan implementation is the formal adoption of the recommended land use plan, as documented herein, by both the Town and Village of Pewaukee Plan Commissions, and certification of the adopted land use plan to both the Town and Village Boards, pursuant to Chapter 61.35 of the Wisconsin Statutes. Upon such adoption and certification, the land use plan becomes the official guide to the making of development decisions by both town and village officials.[1] Sample resolutions for plan adoption are set forth in Appendices A, B, C, and D of this report. Once the plan is adopted, both the Town and Village can draw upon a number of legal and administrative tools to assist in plan implementation.

PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLANS

Subsequent to the adoption of the land use plan by the Town and Village Plan Commissions, steps should be taken by both municipalities to initiate the preparation of precise neighborhood unit development plans for existing and future urban areas delineated in the land use plan. The preparation of precise neighborhood unit development plans is based on the concept that an urban area should be formed of, and developed in, a number of individual cellular units rather than as a single, large, formless mass. A neighborhood may be defined as that area of a community most closely associated with the daily activities of family life, such as an area served by elementary education and convenience shopping facilities. Local neighborhoods depend on the larger community for basic employment, major shopping, transportation, higher education, and

[1]Although the state enabling legislation does not require adoption of the plans by the governing bodies of the municipalities concerned, such adoption is a useful, explicit expression of governmental interest.

cultural activities. A group of neighborhoods which functions as a unit may be defined as a community. Through precise planning of neighborhood units, residential environments can be established that are healthy, safe, convenient, and attractive. Such plans greatly assist public officials in guiding and shaping land use development in accordance with the adopted land use plan.

Such plans should provide detailed designs that assure economical and practical land use development, while avoiding the creation of expensive traffic, sewerage, drainage, and water problems. The precise neighborhood design plans should consist of four basic components. The first component of the plans should consist of 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 component of the plans should describe the design criteria and land use development standards used in the preparation of alternative design plans. The third component of the plans 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 corridors; and arterial, collector, and minor access streets. The final component of the plans should provide specific recommendations as to how the plan should be implemented.

ZONING

The manner in which the regulation of land use development is to be accomplished through the use of zoning in the Town and Village of Pewaukee in the future will ultimately be determined either by the level and type of joint municipal cooperation and coordination which may be established, or by the type of merger and/or consolidation which may take place between the two municipalities. Accordingly, following the adoption of the land use plan by both the Town and Village Plan Commissions and certification of the plan to the Town and Village Boards, both municipalities should carefully consider at least two options for the regulation of land use development in the study area.

Option One

One option that should be considered if the Town and Village determine that they should remain as separate municipal entities while increasing the level of joint cooperation and coordination in matters of land use regulation is amending their existing zoning ordinances in a coordinated way to implement the recommended land use plan. The following sections discuss the existing Town and Village zoning ordinances and identify any necessary or desirable ordinance modifications.

Town of Pewaukee Zoning: As noted in Chapter II, in 1979 the Town Plan Commission began preparing a new comprehensive zoning ordinance. It is anticipated that this new zoning ordinance will be adopted by the Town Board in

calendar year 1982. The new zoning ordinance, properly applied, will be adequate to ensure implementation of the recommended land use plan. The delineation of zoning districts under the new town ordinance was properly related primarily to existing land uses. This approach provides the Town the opportunity to evaluate future development proposals and necessary related zoning district changes as they arise against the recommendations set forth in the adopted land use plan. Also, this approach encourages the use of the land use plan on a regular basis, and thereby fosters its implementation. Moreover, this approach fosters local awareness of the recommendations in the plan, and thus assists the Town in determining when amendments to the plan may be required. The new town zoning ordinance provides a total of 30 zoning districts, more than adequate to provide for proper regulation in the public interest of a full range of both rural and urban land uses. The provision of both rural development-oriented and urban development-oriented zoning districts in the new town zoning ordinance is consistent with the existing character of the Town, as well as with the land use development objectives underlying the recommended land use plan.

Village of Pewaukee Zoning: The current Village of Pewaukee zoning ordinance was adopted in 1963. Since that time, the zoning ordinance has been periodically amended to adapt the ordinance to changing requirements. While the overall structure and organization of the existing zoning ordinance is basically sound, the following modifications to the ordinance should be considered by the Village:

1. In the portion of the zoning ordinance that lists each of the use districts and their corresponding district-specific regulations, each district should be prefaced by a statement setting forth the specific intent of the district. Such intent clauses would enable decision-makers and property owners to better understand the purpose of each zoning district as it relates to the land use development objectives set forth in the recommended land use plan.

2. At least one institutional district should be established for public and public-related land uses such as schools, churches, nursing homes, clinics, libraries, and public administrative offices. Such an institutional district would eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or non-public ownership and where use for public purposes is anticipated to be permanent.

3. At least one two-family residential district should be established in order to facilitate two-family residential development without the necessity of having to secure a conditional use permit for such a use.

4. The existing village zoning ordinance permits two-family residential development in the R-5 Multiple-Family Residential District. Two-family residential development and multiple-family residential development tend to have substantially different characteristics and requirements. Accordingly, two-family residential development should be eliminated in the R-5 Multiple-Family District.

5. The R-5 Multiple-Family District regulations, and the regulations for each of the business, industrial, institutional, and recreational districts in the village zoning ordinance, should be amended to provide for

review and approval of development plans by the Village Plan Commission prior to the issuance of zoning permits. Such provisions should require review and approval of general site layouts, building plans, site ingress, off-street parking, loading and unloading, screening and landscape plans, and plans for the provision of public and private utilities. These provisions should be uniformly applied to all of the above-mentioned districts.

6. The existing village zoning ordinance provides for two recreation districts. However, there does not appear to be a clear distinction between the types of uses permitted in each of the districts. It is recommended that the zoning ordinance be amended to consolidate the two recreation districts.

7. The existing zoning ordinance sets forth a limited number of use categories for which specific off-street parking standards are required. It is recommended that parking standards be provided for a broader range of use categories, and that the standards themselves be updated for each use category--more specifically, individual parking standards should be provided for housing for the elderly, multiple-family housing, retirement and nursing homes, medical and dental clinics, financial institutions, funeral homes, automotive repair and service, motor vehicle sales, and recreational and governmental facilities.

8. As noted in Chapter II, there are several areas of the village proper which currently are occupied by a mixture of single-family and two-family residential uses. In recognition of the existing mixed single-family and two-family residential character in these areas, and of the desirability of encouraging reinvestment and somewhat higher densities in the vicinity of the central business district of the Village, it is recommended that the zoning ordinance be amended to include a new zoning district that would permit a mixture of single-family and two-family residential dwellings.

9. The existing village zoning ordinance does not contain a use district that is specifically designed to encourage central business district preservation and redevelopment. Accordingly, a new use district should be established which ensures the compatibility of the required diverse land uses in the central business district, without inhibiting the potential for full development of the commercial, governmental, recreational, and related urban activities essential to a vital urban center in the study area.

Review of the existing village zoning map indicates a basic deficiency. The existing zoning ordinance text provides for floodway and floodplain overlay districts. However, such districts are only depicted on a supplementary floodland zoning map for the Village and not on the comprehensive zoning map. Since these districts are applied as overlay districts in conjunction other district regulations, it is recommended that the floodplain districts also be delineated on the comprehensive zoning map of the Village.

Option Two

The above comments and recommendations regarding zoning regulation in the Town and Village pertain to the existing zoning ordinances of the two municipalities. The comments and recommendations assume that the Town and Village will decide to retain the basic content and structure of their existing zoning ordinances. If both municipalities determine that they should establish a higher level of mutual cooperation in matters pertaining to zoning than provided by option one, they could consider the option of cooperatively formulating a new single zoning ordinance text that would be applied separately to both the Town and Village, but that would provide a single set of uniform zoning standards and regulations. It is recognized in this report that town administrative procedures for zoning text and map amendments, as set forth in Chapter 59.97 of the Wisconsin Statutes, differ from such procedures for villages, set forth in Chapter 62.23 of the Statutes. These differences could be readily accommodated, however, by providing different procedural sections for the otherwise common ordinance.

First, the regulation of land use development by the same zoning provisions in both municipalities would tend to foster the orderly, cooperative regulation of land use development in the area, since decisions by developers to locate new land developments in either the Town or Village would not be influenced by differences in zoning provisions. Second, if land use development was regulated by the same zoning provisions in both communities, it would be possible to establish a program of joint zoning administration between the Town and Village. Also, if both municipalities had the same zoning provisions and if those provisions served to implement the recommended land use plan, both municipalities could work consistently and cooperatively toward the land use development objectives expressed in the recommended plan. Finally, in the event of a merger of the two municipalities, reorganization of the zoning administration function could be accomplished with minimal cost, confusion, and staff retraining if both zoning ordinances were basically the same.

If the officials of the Town and the Village of Pewaukee determine that they should adopt the same basic zoning provisions in order to foster coordinated land use development in the study area, it is recommended that a new village zoning ordinance be formulated based on the existing town zoning ordinance or the similar model zoning ordinance set forth in SEWRPC Planning Guide No. 3, Zoning Guide. It is recognized that certain modifications to the existing town zoning ordinance may be desirable or necessary under this option, since the provisions of the new ordinance would have to be generally consistent with the characteristics of existing development in the Village. Nevertheless, all of the rural and urban use district regulations in the town zoning ordinance are consistent with the objectives underlying the recommended land use plan.

In order for zoning regulation to be an effective tool for use in the implementation of the recommended land use plan, zoning ordinances must be administered in a sound, consistent, and intelligent manner. If too many petitions for rezoning changes which are counter to the policies reflected in the land use plan as adopted are approved, the zoning could ultimately damage the public welfare it is intended to serve. If the quasi-judicial Zoning Boards of Appeals of both the Town and Village grant excessive variances, this could also endanger rather than promote sound community development. A consistency in the actions taken by the Plan Commissions and Boards of the Town

and Village on zoning matters and on enforcement of the penalty provisions of the ordinances when a violation occurs can materially promote sound community development.

SUBDIVISION PLAT REVIEW AND REGULATION

Following adoption of the recommended land use plan, the plan should be used as a basis for the review of preliminary plats and certified survey maps. Urban subdivisions should not be approved in areas recommended to remain in nonurban use unless the developer can fully justify changing the land use plan. Any such proposed departures from the recommended land use plan should be carefully considered by the Town and Village Plan Commissions and should be granted by the Commissions only when such departures are found to be warranted in the public interest. All urban subdivisions should be required to provide a full complement of urban services.

Subdivision regulations, in the form of land division control ordinances, are vital to land use plan implementation. Since the Town and Village of Pewaukee have worked jointly in the preparation of the recommended land use plan, it would be appropriate for the Town and Village to consider at least two options for the regulation of future land division within the study area, and more specifically within the village extraterritorial plat jurisdictional area. In this respect, it is recognized that the manner in which land division is to be regulated in the Town and Village will be dependent, in part, upon the level and type of formal cooperation and coordination or consolidation between the two municipalities. Accordingly, two land division regulation options should be considered by both municipalities.

Option One

Under the first option, the Town and the Village would retain their existing land division ordinances and only make such changes to these ordinances as are considered necessary to implement the recommended land use plan. As discussed in Chapter II, the subdivision plat review and regulation provisions set forth in the land division ordinances of the Town and the Village meet the basic requirements for such ordinances as prescribed in the Wisconsin Statutes. While no major modifications to these ordinances would be required, an amendment to the town land division ordinance should be considered because of the large extent of new urban development recommended in the land use plan within the Town. This amendment would include provisions regarding urban design standards and required urban public improvements.

Option Two

If both municipalities determine that they should establish a higher level of mutual cooperation in matters pertaining to land division regulation than provided by the above option, both municipalities could consider the option of formulating a single land division ordinance that would be applied separately to both the Town and Village. Under the same land division provisions, both municipalities could work consistently and cooperatively toward the land use

development objectives of the recommended land use plan. If the Town and Village were to determine that they should adopt the same basic land division ordinance, such an ordinance could be formulated based on the existing Village of Pewaukee Land Division Ordinance, or on the model land division ordinance set forth in SEWRPC Planning Guide No. 1, Land Development Guide.

As provided in Section 236.10(5) of the Wisconsin Statutes, the Village may waive extraterritorial plat approval rights within all or any portion of its extraterritorial plat approval jurisdictional area. Given the level of cooperation established between the Town and the Village during the land use planning process, exercise by the Village of subdivision plat review in the standard one-and-one-half-mile extraterritorial plat jurisdictional area of the Village may no longer be necessary if this option is implemented. Another approach to extraterritorial plat review which could be considered would involve modification of the village extraterritorial plat jurisdictional area to coincide with the boundaries of the village year 2000 urban service area.

OFFICIAL MAPPING

Following adoption of the recommended land use plan, the existing and proposed streets, highways, parks, parkways, and playgrounds should be incorporated into an official map or maps of all or portions of the study area. Section 62.23(6) of the Wisconsin Statutes provides that a village board of any village or a town board acting under village powers may establish an official map. 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 of an incorporated municipality may be extended to include areas beyond its corporate limit lines, but within the extraterritorial plat approval jurisdiction of the municipality.

One of the basic purposes of the official map is to prohibit the construction of buildings or structures and associated improvements on land that has been designated for current or future public use. The official map is the only arterial street and highway system plan implementation device that operates on a communitywide basis in advance of land development. As such, it can effectively assure the integrated development of the street and highway system. 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 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 thereby avoids the all together too common situation of development being undertaken without knowledge or regard for the long-range plan, and thereby does much to avoid local resistance when plan implementation becomes imminent. The preparation of an official map or maps for all or portions of the study area will likely be determined by the level and type of cooperation and coordination which may be subsequently established between the Town and Village. Accordingly, two official mapping options should be considered by the Town and Village of Pewaukee:

Option One

The preparation of two official maps, one map encompassing the area within the Village of Pewaukee corporate limits and its extraterritorial plat approval jurisdiction or, as an alternative, the corporate limits and the recommended related year 2000 urban service area, and one map encompassing the remaining lands within the Town of Pewaukee.

Option Two

The preparation of one official map covering the entire study area, the map to be adopted as applicable by each of the two units of government concerned.

Under either of the options described above, the preparation of the official map or maps would require coordination between the Town and the Village of Pewaukee. Also, coordination would be required between the Town and the Village and adjacent municipalities. For example, the City of Waukesha has adopted an official map which includes lands within that City's one-and-one-half-mile plat approval jurisdictional area--lands located in the Town of Pewaukee. The established elements of the City of Waukesha official map which pertain to the Town of Pewaukee should accordingly be considered for inclusion in any new official map or maps for the study area.

SANITARY SEWER SERVICE AREA REFINEMENT

Chapter 144.04 of the Wisconsin Statutes and Section NR 110.08(4) of the Wisconsin Department of Natural Resources (DNR) Administrative Code require that facility plans for sewer extensions and treatment facilities be in conformance with applicable elements of approved areawide water quality management plans. Generally, facility plans are reviewed with respect to population projections, waste flow and load projections, treatment plant locations, and sewer service areas contained in areawide plans. Sewer service area issues raised during the public hearings on the areawide water quality management plan indicated the need to develop a general procedure for refining, detailing, and, as necessary, amending the sanitary sewer service areas identified in the areawide water quality management plan. The delineated year 2000 sanitary sewer service area (urban service area) recommended in that plan is shown on Map 20 in Chapter II of this report. The recent change in the process for the review and approval of the sewer extensions by the DNR, which requires that the Regional Planning Commission review and comment on the relationship of all sanitary sewer extensions to the areawide water quality management plan, further indicates a need to achieve intergovernmental agreement on the delineated sanitary sewer service area associated with the Town and Village of Pewaukee.

The further refinement and detailing of the delineated sanitary sewer service areas set forth in the adopted areawide water quality management plan should be accomplished through a cooperative process involving: 1) an initial delineation of the service area and environmentally significant lands; 2) the conduct of meetings with local officials; 3) the modification of delineations to reflect local as well as areawide objectives; 4) the conduct of a public hearing; 5) the preparation of a report and map showing the final delineations; and 6) the adoption or endorsement of the report and maps by the local

units of government involved, SEWRPC, the Wisconsin Natural Resources Board, and the U. S. Environmental Protection Agency. The first step and portions of the second step in the above process have been accomplished in the planning process that was utilized in the formulation of the recommended land use plan for the study area. Therefore, it is recommended that the Town and Village proceed in completing the steps necessary for official adoption of the refined year 2000 sanitary sewer service area (urban service area) as set forth in this report.

CAPITAL IMPROVEMENTS PROGRAM

Capital improvement programming constitutes an important supplementary means of implementing the recommended land use plan. Typically, a capital improvements program outlines a six-year program for the planning and financing of priority capital improvement projects which are identified in, or would be required to serve development set forth in, the recommended land use plan. Under a capital improvements program, municipal officials establish priorities for public improvements and make determinations as to how and when such improvements are to be financed. Such a program is formulated from a detailed analysis of municipal revenues, 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 improvements programs schedule roadway, bridge, park, sewerage, water supply, and related public improvement projects. A joint capital improvements program has been prepared for the Town and Village of Pewaukee as a part of the joint community planning program and is described in a separate report.

VILLAGE OF PEWAUKEE CENTRAL BUSINESS DISTRICT DEVELOPMENT PROGRAM

Implementation of the general redevelopment recommendations for the Pewaukee central business district, as set forth herein, will require a strong single-purpose organization to carry out the necessary related planning and programming activities. The formation of a central business district development corporation is one means by which the implementation of a central business district improvement program can be promoted, particularly if the community has ambitious plans for its central business district. Under Wisconsin legislation, a central business district development corporation can provide the means for raising the necessary capital through assessment of its members or sale of stock and through solicitation of tax deductible contributions. Such a corporation also provides a vehicle through which parcels of land can be assembled for development or redevelopment. The membership of a central business district development corporation should include local businessmen, property owners, concerned citizens, and village officials. The activities of the development corporation could include commercial promotions and the sponsorship of special events, as well as the execution of an extensive central business district improvement program involving the preparation of additional studies and detailed project designs, and the coordination of district improvement programming and implementation. The activities of a central business district development corporation could be linked with several federal

level government funding programs available through such agencies as the U. S. Department of Housing and Urban Development; the U. S. Department of Commerce; the Small Business Administration; and the U. S. Department of Commerce, Economic Development Administration. A development corporation may, for example, be eligible for the low interest loans and loan guarantees for downtown revitalization efforts available through the Small Business Administration "502" Program.

A development corporation can be particularly effective in two types of improvement efforts. Such corporations can promote implementation of improvements to streets, sidewalks, and other public areas in order to create a more attractive and functional central business district. In this respect, the development corporation can provide a private alternative to public financing of improvements. Second, a central business district development corporation is well structured to acquire properties by purchase or donation, clear the properties, and either sell the cleared land to a developer or develop the land itself. In this respect, programs of a development corporation may be directed primarily toward the implementation of a redevelopment plan. The development corporation can act as the principal redevelopment agency for the central business district, and its improvement activities can evolve from improvement plans formulated for the district.

Tax increment financing is another form of financing which may be of use in the implementation of a central business district development program. Wisconsin's tax increment law provides for a funding arrangement whereby municipalities share redevelopment costs with overlying tax jurisdictions, including the county and the State. When a tax increment district is created, a "tax incremental base" is established; this base is the aggregate equalized assessed valuation of all taxable property in the district as of the date of creation. Any subsequent increase in the valuation of the tax increment district base is then "captured" so that the tax levies on this increment provide revenue for financing the redevelopment. These increments are generated not only from municipal taxes, but also from the taxes of overlying jurisdictions.

The tax increment law has been developed to encourage development while allowing the municipality to recover project costs before the "higher" levels of government benefit from the additional values created. When the project costs are paid off, the added value is then utilized in the reapportionment process and every government involved again gains. The effect of the tax increment law, then, is to delay the benefits to higher levels of government of the increase in values due to development in the tax increment district until the costs generating the development are paid for. It should be noted that the underlying assumption of the tax increment law is that without the tax incremental financing as a vehicle for development, no development will take place, and, subsequently, there will be no increase in property values in the tax increment district area other than inflationary increases. Therefore, there would be no shift in the relationship between municipalities and no advantage to any municipality.

As already noted, the recommended central business district plan for the Village is intended to provide a general framework for future physical improvement efforts in the central business district. This plan should be used as a basis for future land use decisions affecting the district, as well as for the preparation of detailed designs for site-specific improvement projects. It

is recommended that the Village undertake the preparation of a more detailed central business district development plan. Such a plan should provide detailed designs that are reflective of the specific, as well as general, recommendations of the central business district land use plan. Particular attention should be given in the development plan to the formulation of detailed designs for the vehicular traffic circulation, off-street parking, and commercial redevelopment projects recommended herein. Furthermore, the detailed development plan should set forth specific recommendations and designs for the following:

1. Improvements to the exteriors of buildings in the central business district, with particular attention given to building facades. Improvements should restore and emphasize the character and architectural detailing of existing buildings in the district, rather than hiding or "modernizing" buildings behind false facades. In addition, district sign control standards for commercial identification signs should be established to encourage signs which are in scale with the size of the existing buildings, are easily read from store to store, and comprise a minimal number of sign elements.

2. Streetscape improvements, with specific recommendations made for the provision of sidewalks, landscape plantings, lighting for decorative as well as security and visibility purposes, and benches, water fountains, and other street furniture. Recommendations for these improvements should be made for within the context of an identifiable urban design scheme or concept that is consistent and compatible with the architecture and general land use character of the district.

SUMMARY

The land use plan implementation devices available to both the Town and Village include public informational meetings and hearings and land use plan adoption, zoning, land subdivision regulation, official mapping, sanitary sewer extension review, capital improvements programming, and the central business district land use plan. If these implementation tools are not properly and consistently utilized over time to carry out the recommended land use plan, the Town and Village may face future problems associated with the inadequate and uneconomical provision of community utilities and facilities, land use conflicts, and the destruction of the invaluable natural resources in the study area. Consistent application of the above-mentioned plans and ordinances will help to assure that individual physical development activities are channeled toward accomplishing the land use development objectives underlying the recommended land use plan. The staff of the Regional Planning Commission is available on a continuing basis to provide assistance to the Town and Village concerning any planning and plan implementation matters.

Chapter VIII

SUMMARY

INTRODUCTION

Both the Town and Village of Pewaukee are located in a major growth corridor extending west from the center of the intensively developed core of the Milwaukee metropolitan area. This location, together with other factors such as a well-developed arterial street and highway system and large areas of available, vacant, developable land, are creating pressure for urban development in both the Town and Village. Recognizing that they share mutual concerns regarding the future of land use development in the area and the need to provide high-quality and efficient community utilities and services, the governing bodies of both municipalities formed the Town and Village of Pewaukee Joint Planning Committee in December 1977. This Committee was charged with the responsibility of making recommendations to the governing bodies of both the Town and Village of Pewaukee on the following issues:

1. The need for and best means of coordinating the land use plans and zoning ordinances of the two municipalities.

2. The need for and best means of conducting utility planning and development in the two municipalities.

3. The administrative, financial, and legal advantages and disadvantages of formal joint cooperation and coordination of planning, land use regulations, and municipal utility and services development as opposed to those attendant to the formal consolidation of the two municipalities.

The Regional Planning Commission was asked by the Joint Planning Committee to assist it in formulating a sound program to address these issues. After careful consideration, the Committee determined that a two-phase study would be appropriate. The first phase would consist of the preparation of a comprehensive land use plan for the Town and Village of Pewaukee, together with recommendations relative to needed revisions in plan implementation devices such as zoning and land subdivision control ordinances. The second phase would consist of an analysis of the administrative and financial structure of the Town and Village of Pewaukee, and would include an analysis of the feasibility of consolidation and/or annexation to merge all or parts of the two municipalities.

The Joint Planning Committee then recommended, and the Town Board and Village Board agreed, to retain the Regional Planning Commission to assist in conducting both phases of the study. It was further agreed that Commission participation would be concentrated on the first phase of the study, the preparation of a comprehensive land use plan. It was also agreed that the work associated with the second phase of the study would be performed primarily by a financial consultant selected by the Joint Planning Committee--Springsted Inc., St. Paul, Minnesota--and a legal consultant, also selected by the Joint Planning Committee--the law firm of Quarles & Brady, Milwaukee, Wisconsin.

After the Joint Planning Committee initiated work on Phases One and Two of the study, the Regional Planning Commmission applied for and received additional funding from the Wisconsin Department of Development for the purpose of conducting a joint capital improvement program for the Town and the Village of Pewaukee. It was agreed that the Commission staff would perform work associated with the preparation of the joint capital improvement program.

STUDY OBJECTIVES

The primary purpose of the first phase of the joint community planning study was to provide the Town and Village of Pewaukee with one of the key elements of a comprehensive community development plan--a land use plan. This plan, while intended to meet local development objectives, is also intended to carry the regional plan elements into greater depth and detail, as necessary, for sound local and regional planning. In conducting the land use planning effort, the following five basic study objectives were formulated:

1. Identify the physical development constraints imposed upon and the opportunities offered by the existing man-made features and natural resource base of the study area.

2. Identify the land use development objectives of both municipalities and merge these into common development objectives for the study area.

3. Determine future land use requirements within the study area to the year 2000.

4. Formulate alternative land use plans for the study area.

5. Select one of the alternative land use plans for the study area as the recommended land use plan and prepare recommended plan implementation strategies.

INVENTORY FINDINGS

General Description of the Joint Pewaukee Study Area

The joint Pewaukee study area consists of U. S. Public Land Survey Township 7 North, Range 19 East, Waukesha County, Wisconsin. The total study area encompasses about 36.0 square miles. Of this total, the Town of Pewaukee occupies about 28.3 square miles, or about 79 percent of the study area, while the Village of Pewaukee occupies about 2.7 square miles, or about 7 percent of the study area. The northern portion of the City of Waukesha comprises the remaining 5.0 square miles, or 14 percent of the study area.

Population and Housing Characteristics

According to the U. S. Bureau of the Census, in 1970 the study area had a total population of about 23,750 persons, an average household size of 3.6 persons, and a total of about 6,800 dwelling units. In 1970, the Town and Village of Pewaukee had a total population of about 10,800 persons, an average

household size of 3.8 persons, and a total of about 2,900 dwelling units. According to preliminary 1980 U. S. Census figures, the study area had a total population of about 30,500 persons, an average household size of 3.1 persons, and a total of about 9,700 dwelling units. In 1980, the Town and Village of Pewaukee had a total population of about 13,400 persons, an average household size of 3.1 persons, and a total of about 4,350 dwelling units.

Population Forecasts

Population forecasts indicate that the resident population of the study area may be expected to reach a level of about 49,510 persons by the year 2000. Of this total, about 28,400 persons may be expected to reside in the Town and Village of Pewaukee.

The school age population of the study area is expected to increase from its 1980 level of about 3,150 persons to about 5,000 persons by the year 2000. The number of persons 65 years of age and older within the study area is expected to increase from a 1980 level of 1,780 persons to 5,430 persons by the year 2000.

Existing Natural Resource Base

The conservation and wise use of the natural resource base is vital to the sound social, physical, and economic development of the study area and to the continued ability of the area to provide a pleasant and habitable environment for life. Since the natural resource base of the study area may be subject to deterioration and destruction by unplanned or poorly planned development, those areas having concentrations of natural resource values deserving of protection from intensive urban development, and those areas that impose severe limitations on urban development, were identified in the planning process. For land use planning purposes, five major elements of the natural resource base were considered: 1) soils; 2) surface water drainage system and associated floodlands; 3) wetlands, woodlands, and wildlife habitat areas; 4) rugged terrain and high-relief topography; and 5) public and private parks and related features.

Soils: Soil properties exert a strong influence on the manner in which man uses land. Accordingly, a need exists in any land use planning effort to examine not only how land and soils are used, but also how they can best be used and managed. About 9,580 acres, or 42 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 and served by onsite soil absorption sewage disposal systems. About 5,477 acres, or 24 percent of the study area, are covered by soils having severe or very severe limitations for residential development with public sanitary sewer service.

Surface Water Drainage System: The characteristics of the surface water drainage system and associated floodlands considered included subbasin, subwatershed, and watershed boundaries; surface runoff patterns; major and minor lakes; perennial and intermittent streams; the boundaries of the 100-year recurrence interval flood hazard areas; and areas covered by wet, poorly drained, and organic soils. The principal surface drainage and associated floodland features in the study area include Pewaukee Lake, which has a total

surface water area of 2,493 acres--of which 1,123 acres, or 45 percent, lie within the study area; the Pewaukee River, which has a total length of approximately 7.7 miles--all of which lies within the study area; the Fox River, which has a total length within the study area of approximately 3.8 miles; and the flood hazard areas associated with the Pewaukee and Fox Rivers, Sussex Creek, and the drainage channel located along the grade of an abandoned electric interurban railway line right-of-way through the study area, which together comprise an area of about 2,006 acres, or 9 percent of the total study area.

Wetlands, Woodlands, and Wildlife Habitat Areas: Wetlands, woodlands, and wildlife habitat areas within the study area generally occur in close geographic association. Wetlands include natural areas 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 contribute to flood control and to the maintenance of good water quality and provide valuable wildlife habitat. In 1980, wetlands covered approximately 2,873 acres, or 14 percent of the study area. Woodlands enhance the beauty of lakes, streams, and topography of an area, and are essential to the overall environmental quality of an area. Most woodlands in the study area are located along the ridges and slopes adjacent to Pewaukee Lake, and along the edges of wetland areas associated with the Pewaukee River and the Fox River. In 1980, woodlands covered approximately 726 acres, or about 3 percent of the total study area.

Wildlife habitat areas in the study area generally occur in association with existing surface water, wetland, and woodland resources and have ecological, aesthetic, educational, and recreational values. In 1980, wildlife habitat areas covered about 3,282 acres, or about 16 percent of the total study area.

Public and Private Park and Open Space Land: Public and private park and open space sites within the study area may be classified into three general categories: 1) general-use outdoor recreation sites, 2) special-use outdoor recreation sites, and 3) rural open space sites. General-use outdoor recreation sites comprise areas of land and water whose primary function is the provision of space and facilities for outdoor recreational activities. In 1980, there were a total of 32 public and private general-use outdoor recreation sites in the study area encompassing a total of about 420 acres, or 2 percent of the total study area. Special-use outdoor recreation sites are primarily spectator- rather than user-oriented, or provide facilities for very extensive or unique recreational pursuits. In 1980, there were a total of five special-use outdoor recreation sites within the study area encompassing a total area of about 231 acres, or 1 percent of the total study area. Rural open space sites are open areas containing woodlands, wetlands, or wildlife habitat areas acquired by public agencies or public organizations for the purpose of protecting such lands in essentially natural open uses for resource preservation and limited recreational purposes. In 1980, there were 10 rural open space sites within the study area encompassing a total area of about 392 acres, or 2 percent of the total study area.

Environmental Corridors and Isolated Natural Areas

The most important features of the natural resource base of the study area, including the lakes and streams and associated floodlands; wetlands, woodlands, and wildlife habitat areas; areas of wet, poorly drained, or organic

soils; areas of rugged terrain or high-relief topography; existing and potential park sites; sites having scenic, scientific, and historic value; and scenic vistas and viewpoints all tend to occur together in linear areas termed environmental corridors. Primary environmental corridors include a variety of the above-mentioned important natural resource features and are, by definition, at least 400 acres in size, two miles in length, and 400 feet in width. Primary environmental corridors within the study area comprise a total of 3,362 acres, or 15 percent of the total study area.

Secondary environmental corridors connect primary environmental corridors and are generally well suited for use as urban greenways, drainageways, storm water detention and retention areas, and public and private recreational areas. Secondary environmental corridors generally include fewer and lower value resources, and are by definition at least 100 acres in size and one mile in length. Within the study area, secondary environmental corridors comprise a total of 499 acres, or about 2 percent of the total study area.

Isolated natural areas include scattered wetland and woodland areas which are separated geographically from the primary and secondary environmental corridors. Isolated natural areas provide good locations for local parks and add to the aesthetic character and natural diversity of an area. In 1980, isolated natural areas comprised a total of 402 acres, or about 2 percent of the total study area.

Existing Man-Made Environment

The amount, extent, and spatial distribution of the existing land uses, transportation facilities, and community utilities and facilities provide basic information that is useful in determining existing and future needs in these areas over the planning period.

Land Use Base: The existing land use base in the study area is comprised of both urban and rural land uses. In 1980, urban land uses--i.e., residential, commercial, industrial, institutional, recreational, transportation, and utility uses--in the study area together occupied a total of 8,463 acres, or 37 percent of the study area. In 1980, rural land uses--i.e., agricultural uses and related open lands, woodlands, wetlands, and surface water--together occupied a total of 14,627 acres, or 63 percent of the study area. Urban land uses were located primarily within and in the vicinity of the portion of the City of Waukesha located in the southern portion of the study area; within and in the vicinity of the Village of Pewaukee and Pewaukee Lake located in the northeastern and north-central portion of the study area; and along the eastern edge of the study area. The remaining portions of the study area are comprised primarily of rural land uses, with the largest concentrations of such uses being located in the northern and central portions of the study area.

Recent land development activity in the study area has had a major effect on future as well as existing land use patterns, and on the need for sanitary sewer and water supply service. Such development includes the general area known as Springdale Estates located immediately north of CTH M along the west side of Springdale Road, which has become a major area of urban residential expansion and development in the east-central portion of the study area; the

Westwood Commerce Center, an office/light industrial development located near the intersection of IH 94 and STH 164; and a commercial/industrial development at the intersection of CTH F and IH 94. The latter two developments represent the first major commercial/industrial developments to be established along the north side of IH 94 in the southeast portion of the Town of Pewaukee.

Significant concentrations of well-ordered, centrally located commercial development contribute to the social and economic vitality of an area and can provide a basis for the organization and design of surrounding residential neighborhoods. The principal neighborhood retail commercial centers located within the study area consist of the Village of Pewaukee central business district, the Moreland Plaza Shopping Center in the City of Waukesha, and the grouping of commercial establishments in the vicinity of the intersection of Grandview Avenue and Summit Avenue in the City of Waukesha. The principal community retail shopping center within the study area consists of the Westbrook Shopping Center, located at the intersection of E. Moreland Boulevard and Springdale Road.

Transportation System

An integrated transportation system serves to connect various land use activities within an area, thereby providing the accessibility considered essential to the support of these activities. Such a transportation system can be used to encourage development in desired locations. The transportation system in the study area is comprised of a well-developed arterial street and highway system, a limited public transit system, railway facilities, and an airport.

Arterial Streets and Highways: Arterial streets and highways comprise the most important component of the transportation system in that they provide for the expeditious movement of through motor vehicle traffic into, out of, and within the study area. An inventory of average weekday traffic volumes conducted in 1979 indicated that the arterial streets and highways with the highest traffic volumes in the study area were STH 16, IH 94, STH 164, and STH 190 (Capitol Drive). Arterial streets and highways in the study area with somewhat lower average weekday traffic volumes include CTH T, CTH SS, CTH JJ, CTH G, and CTH F.

Several basic problems associated with the arterial street and highway system in the study area were identified during the planning process. First, the limited visibility of, and poor vehicular accessibility to, the existing Village of Pewaukee industrial park, located immediately east of STH 16 and south of STH 190, limits the development potential of properties located in the area. Second, the traffic circulation system within the Village of Pewaukee central business district necessitates U-turn movements for multiple-purpose trips involving destinations along Wisconsin Avenue, Oakton Avenue, and Main Street. This traffic pattern creates a traffic hazard to motorists and pedestrians. Finally, single-family residential development located along Kopmeier Drive in the western portion of the Village is isolated from the central portion of the Village from the standpoint of good vehicular and pedestrian access.

Transit System: SEWRPC Community Assistance Planning Report No. 31, Waukesha Area Transit Development Program: 1981-1985, recommended the reestablishment of a fixed route public transit system to serve the Waukesha area. In August

1981, the recommended transit system began operation. One of the nine routes within the Waukesha Transit System serves the Pewaukee Campus of Waukesha County Technical Institute, and as such provides a transit service link between the Village of Pewaukee and the City of Waukesha.

Railway System: Railways within the study area consist of the main line of the Chicago, Milwaukee, St. Paul & Pacific Railroad (Milwaukee Road), which traverses the central portion of the study area; the main line of the Soo Line Railroad, which traverses the eastern edge of the study area; and a branch line of the Milwaukee Road, which traverses the southeast corner of the study area.

Airport Facilities: The Waukesha County Airport is located in the southern portion of the study area. The adopted regional airport system plan recommends that this airport be improved and upgraded to a basic transport airport and that certain improvements be provided to meet anticipated 1995 facility requirements. Recommended improvements include the extension of the east-west-oriented runway and taxiway across the existing road right-of-way of CTH TJ, the realignment of CTH TJ around this same runway and taxiway extensions, the expansion of the airport terminal building, and the establishment of new aircraft hangar areas and a new off-street parking area. The plan also recommends that certain undeveloped lands adjacent to the north approach to the north-south-oriented runway and to the west approach to the east-west-oriented runway remain in agriculture or other open space uses, or be utilized for nonresidential urban land uses compatible with airport activity.

Community Utilities and Facilities

Community utilities and facilities and urban land use development are mutually interdependent in that the type and extent of urban development determines the demand for utilities and facilities, and these in turn provide essential support for sound urban development. The principal community utilities and facilities in the study area include public sanitary sewer and water supply facilities, storm drainage facilities, and public educational facilities.

Public Sanitary Sewer Service Facilities: Public sanitary sewer service facilities within the study area are operated by Sanitary District No. 3 in the Town of Pewaukee, the Village of Pewaukee, the Lake Pewaukee Sanitary District, and the City of Waukesha. The service areas of these facilities within the study area comprise a total of 5,059 acres, or 21 percent of the study area. As set forth in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, the recommended year 2000 sanitary sewer service areas of the Lake Pewaukee Sanitary District, the Village of Pewaukee, and portions of the Town of Pewaukee are to be provided with necessary sewage treatment services by the City of Brookfield sewage treatment plant. Most of the wastewater from these sewer service areas is to be transported by the existing dual force main located along CTH SS and its related pumping station, which became operational in September 1980. The recommended year 2000 sanitary sewer service area associated with the City of Waukesha, as set forth in the adopted regional water quality management plan, is to be provided with necessary sewage treatment services by the City of Waukesha sewage treatment plant.

Public Water Supply Systems: The Town and the Village of Pewaukee and the City of Waukesha operate public water supply systems. In 1980, public water supply systems within the study area served a total of about 4,960 acres, or 21 percent of the study area. The water supply systems in the Village of Pewaukee and in the portion of the City of Waukesha within the study area primarily serve fully developed urban areas. Within the Town of Pewaukee, existing water mains extend along CTH F between Northview Road and Green Road, along Green Road between CTH F and Springdale Road, and along Duplainville Road and STH 164 between IH 94 and Green Road. The Town and the Village of Pewaukee and the City of Waukesha all have plans which call for the continued development and expansion of public water supply facilities. Planned water main extensions in the Town include the installation of additional mains on CTH SS, along the north edge of IH 94 between STH 164 and CTH F, along Marjean Lane, and in the western portion of the Springdale Estates subdivision. Village plans call for major extensions of its public water supply system primarily in areas immediately to the north and south of the Village's existing corporate limits. Planned construction of water supply facilities in the portion of the City of Waukesha within the study area would primarily serve the northern and western fringes of the City.

Public Storm Sewer Drainage Facilities: The storm sewer drainage facilities serving the Town and the Village of Pewaukee and the portion of the City of Waukesha within the study area lie totally within the Fox River watershed. These systems primarily serve the developed portions of the Village of Pewaukee proper, the City of Waukesha proper, and the Springdale Estates subdivision in the Town of Pewaukee.

SEWRPC Community Assistance Planning Report No. 14, Floodland Management Plan for the Village of Pewaukee, calls for the construction of specific flood control facilities, including a deepened and widened turf-lined channel, together with the construction of low earthen dikes and concrete floodwalls along the Pewaukee River; modifications to the existing lake level control structure at Pewaukee Lake and enclosure of the Pewaukee Lake outlet; construction of earthen dikes along the eastern shore of Pewaukee Lake; and the floodproofing of about 25 structures to abate service and costly flood problems along the Pewaukee River.

Public Schools: Public schools serving the study area are organized under two school districts, the Pewaukee School District and the Waukesha School District. The attendance area of the Pewaukee School District covers approximately the northern one-half of Pewaukee Township, while the Waukesha School District covers approximately the southern one-half of Pewaukee Township. In 1980, approximate school enrollment figures indicated that each of the Pewaukee School District schools was operating well below estimated student capacities.

LAND USE DEVELOPMENT OBJECTIVES

The formulation of the objectives to be used in plan design and evaluation is a necessary part of any sound planning process. The findings of the planning inventory and analyses reported herein and the interpretation of those findings by the Joint Planning Committee, in light of the values held collectively by that Committee, provided an important basis for the formulation of the land

use development objectives of the study. The following set of 12 land use development objectives addresses issues associated with the allocation and distribution of land use and the provision of community facilities and supporting services necessary to meet the needs of the existing and probable future resident population of the study area.

1. Provide a balanced allocation of land area to various land use categories which would meet the social, physical, and economic needs of the resident population of the study area.

2. Provide neighborhood and community facilities and services on sites adequately sized and appropriately located to conveniently and efficiently serve the resident population of the study area.

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

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

5. Provide housing and well-ordered residential neighborhoods which are properly related to the surrounding community and the study area as a whole.

6. Encourage urban development that is properly related to community utilities.

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

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

9. Maintain, preserve, and, where necessary, rehabilitate the study area's existing housing stock.

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

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

12. Establish fire stations at locations which facilitate the provision of high-quality fire protection and rescue operations in the study area.

Each of the above land use development objectives was accompanied by supporting principles and standards which permitted quantitative evaluation of the extent to which existing land uses and community facilities meet existing needs, as well as a determination of the land use and community facility requirements necessary to meet probable future population levels within the study area over the planning period.

LAND USE REQUIREMENTS

Residential Land Use Requirements

The land use requirements for the study area were determined through the application of per capita standards to forecast population, dwelling unit, public school enrollment, and employment levels. The incremental urban residential land use acreage requirement for the years 1980 to 2000 is about 1,210 acres, which would accommodate about 3,132 dwelling units. This requirement includes an additional 158 acres of low-density, single-family residential development, or about 143 dwelling units at densities ranging from 0.7 to 2.2 dwelling units per net residential acre (20,000 to 60,000 square feet of lot area per dwelling unit); an additional 919 acres of medium-density, single-family residential development, or about 2,042 dwelling units at densities ranging from 2.3 to 3.4 dwelling units per net residential acre (10,000 to 20,000 square feet of lot area per dwelling unit); an additional 59 acres of medium-density, two-family residential development, or about 327 dwelling units 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 74 acres of high-density, multiple-family residential development, or about 620 dwelling units at densities ranging from 7.0 to 17.0 dwelling units per net residential acre (2,600 to 6,300 square feet of lot area per dwelling unit).

Other Land Use Requirements

Other estimated incremental urban land use acreage requirements for the years 1980 to 2000 in the Town and Village of Pewaukee include: an additional 25 acres of neighborhood-oriented business development, an additional 16 acres of community-oriented business development, an additional 350 acres of manufacturing and wholesale development, and an additional 44 acres of churches and related governmental and institutional land use development. Public outdoor recreational needs in the Town and Village of Pewaukee call for the acquisition and development, on an as-needed basis, of eight additional neighborhood park sites and one additional community park site comprising a total of about 105 acres in the Town of Pewaukee, and of one additional neighborhood park site comprising 13 acres in the Village of Pewaukee. In addition, expansion and development of one community park site comprising about 28 acres in the Town of Pewaukee, and two neighborhood park sites comprising an expansion of a total of 11 acres in the Village of Pewaukee, would be required.

COMMUNITY FACILITY REQUIREMENTS

Public School Facility Requirements

Between 1980 and the year 2000, new development may be expected to generate modest increases in public school enrollment. By the year 2000, an additional 630 public elementary school students, an additional 20 public middle school students, and an additional 300 high school students may be expected to be enrolled in the Pewaukee School District. Within the portion of the Waukesha School District in the study area, an additional 750 public elementary school students, an additional 140 public middle school students, and an additional

50 high school students may be expected to be enrolled. Analysis of existing facilities in both school districts indicates that one additional public elementary school may be expected to be required in the Pewaukee School District over the planning period. No additional public school sites would be required in the Waukesha School District over the planning period.

Other Facility Requirements

Additional local municipal and related governmental and institutional land uses may be required over the planning period. While it was not considered to be within the scope of the study to conduct detailed studies of the building space and facility needs of local municipal and related governmental and institutional land uses, it was considered to be within the scope of the study to identify site location requirements for such land uses. The local municipal and related governmental and institutional land use requirements identified include the retention of municipal administrative facilities in the Village of Pewaukee central business district or the establishment of new facilities in proximity to future neighborhood-oriented or community-oriented retail centers; the provision of an additional fire station along CTH F between CTH SS and IH 94; the expansion of the existing public library or construction of a new public library facility in the Village of Pewaukee central business district; and the retention and expansion of existing public works yards and facilities at the abandoned sewage treatment plant site in the Village of Pewaukee and at the Pewaukee Town Hall site.

ALTERNATIVE LAND USE PLANS

Three alternative land use plans were prepared for the joint community study area. Each of the alternative land use plans was designed to accommodate a year 2000 forecast population in the Town and Village of Pewaukee of about 29,000 persons. The three alternative land use plans, Alternative Plans A, B, and C, as prepared by the Commission staff, were evaluated by the Joint Planning Committee and discussed at a public hearing held on October 21, 1981.

As shown on Map 35 in Chapter V, Alternative Plan A called for the development of the Village of Pewaukee central business district as the principal community-oriented retail business center within the Town and Village of Pewaukee. Accordingly, Alternative Plan A emphasized the location of new residential development in the vicinity of the Village of Pewaukee, particularly in areas immediately adjacent to the existing eastern and southern corporate limits of the Village.

As shown on Map 36 in Chapter V, Alternative Plan B called for the development of the principal community-oriented business center in the study area at the intersection of CTH F and STH 190. This alternative recognized the substantial multiple-family commercial development already established in the vicinity of this intersection, and the substantial undeveloped land available for commercial development at this location. Alternative Plan B also emphasized the provision of a larger area of residential development in the vicinity of the intersection of CTH F and STH 190 than recommended under Alternative Plans A and B.

As shown on Map 37 in Chapter V, Alternative Plan C called for the development of the principal community-oriented business center in the study area at the intersection of CTH F and IH 94. This business center would be developed in conjunction with other commercial land uses, as well as governmental, institutional, and multiple-family land uses. In an effort to maintain a relatively compact pattern of urban development in the study area, no additional urban development was provided under this alternative north of STH 190 and the east-west-oriented portion of STH 16.

ALTERNATIVE LAND USE PLAN EVALUATION

The three alternative land use plans formulated under the study had certain similarities, as well as certain distinct differences. Since the alternative plans addressed several of the basic land use development issues in the study area in a similar manner, the Joint Planning Committee evaluated the alternative plans by making collective judgments concerning the relative capability of each alternative to meet only those objectives and standards which were addressed in a substantially different manner under each of the alternative plans. As shown in Table 28 in Chapter V, each of the alternative land use plans was accordingly evaluated against the following objectives:

1. The capability of providing for the development of well-ordered residential neighborhood units;

2. The capability of providing urban development that is properly related to existing and planned sewer facilities;

3. The capability of providing adequately sized and appropriately located land for sound neighborhood-oriented and community-oriented commercial development;

4. The capability of providing adequately sized and appropriately located land for sound industrial development; and

5. The capability of providing essential municipal services and facilities in an efficient and effective manner.

The Joint Planning Committee concluded that, based on the evaluation of the three alternative land use plans prepared under the study, Alternative Land Use Plan C would have the highest capability of meeting the key development objectives. The Joint Planning Committee also made certain refinements to Alternative Plan C in preparing the final recommended land use plan so that the recommended plan would more closely conform to a previously formulated year 2000 sanitary sewer service area and related trunk sewer agreement pertaining to the Town and Village of Pewaukee.

LAND USE PLAN RECOMMENDATIONS

The recommended land use plan for the Town and Village of Pewaukee, as shown on Map 38 in Chapter VI, is intended to provide a sound basis for the making of land use development decisions by the responsible public officials concerned over time. Upon its adoption, the land use plan should be viewed as the

official statement of the physical development objectives of both municipalities through the year 2000. The plan also constitutes a refinement and detailing of the adopted regional land use plan as required to meet local, as well as areawide, land use development objectives.

Urban Land Use

The land use plan proposes to accommodate anticipated incremental growth in population and employment in the Town and Village of Pewaukee over the 20-year plan design period from 1980 to the year 2000 through the conversion of about 3,800 acres of land from rural to urban land use, thus increasing the land in urban use in the study area from about 5,500 acres to about 9,300 acres, or by about 70 percent. Additional urban development recommended in the land use plan would be comprised of about 2,100 acres of residential development, 172 acres of commercial development, about 570 acres of industrial and related development, about 690 acres of transportation and utility and related development, about 90 acres of governmental and institutional development, and about 140 acres of recreational development.

Rural Land Use

The land use plan recommends that about 6,500 acres, or about 32 percent of the total study area, be retained in agriculture and other open space use over the planning period. Of the total 3,820 acres recommended to be converted to urban land use over the planning period, about 3,740 acres would involve the conversion of agricultural lands, unused lands, and other open lands to urban use. The remaining 80 acres recommended to be converted to urban land use consist of about 50 acres of wetlands and 30 acres of woodlands.

Principal Features of the Recommended Land Use Plan

Residential Land Use: In terms of residential land use, the land use plan primarily recommends the provision of medium-density urban residential development, with densities ranging from 2.3 to 3.4 dwelling units per net residential acre (10,000 to 20,000 square feet of lot area per dwelling unit). The principal areas recommended for additional medium-density urban residential development are located in the north-central portion of the study area within and adjacent to the Village of Pewaukee, and in the central portions of the study area flanking CTH F between STH 190 and IH 94. The areas recommended for medium-density urban residential development would be capable of forming relatively compact neighborhood units, would foster the economical and efficient provision of urban utilities and services, and would provide added levels of convenience to the recommended locations of public schools and neighborhood-oriented and community-oriented retail business and park facilities.

Commercial Land Use: The land use plan recommends that the principal concentration of retail commercial activity in the study area be established at the intersection of IH 94 and CTH F. This concentration of business land use would comprise neighborhood-oriented, community-oriented, and highway-oriented commercial development, and commercial office development, as well as multiple-family and related governmental and institutional land uses. The land use plan

also recommends the provision of two neighborhood-oriented commercial developments, one located at the intersection of STH 190 and CTH F, and one located at the intersection of CTH SS and CTH G. The Village of Pewaukee central business district is recommended to be retained as a neighborhood-oriented commercial center, but would also function as a center for local municipal administrative facilities and related governmental and institutional land uses, and lake-oriented commercial/recreational development.

Industrial Land Use: The land use plan recommends the establishment of two corridors of industrial development. One corridor is recommended in the area generally bounded by the Milwaukee Road railway right-of-way on the north, the Soo Line railway right-of-way on the east, CTH SS on the south, and STH 16 on the west. The second corridor is recommended along the north frontage road of IH 94 between the eastern boundary of the Slocum Golf Course and the western right-of-way line of the Soo Line railway.

Environmental Corridors: Primary environmental corridors are a composite of the most valuable elements of the natural resource base and should be preserved in essentially natural open uses. Secondary environmental corridors often have less natural resource base diversity than that found in primary environmental corridors, but should be considered for preservation as needed for urban storm water drainage and park and open space uses. Also, isolated natural areas, comprising small areas having high natural resource base value which are geographically separated from primary and secondary environmental corridors, should be considered for preservation as needed for urban park and open space purposes. The plan recommends the preservation of about 3,340 acres of primary environmental corridor, representing about 14 percent of the study area; about 500 acres of secondary environmental corridor, representing about 2 percent of the study area; and about 331 acres of isolated natural areas, representing about 15 percent of the study area.

Village of Pewaukee Central Business District

The land use plan recommends a general land use development framework which can be used as a basis for future land use decisions and for the preparation of detailed designs of site-specific improvement projects in the Village of Pewaukee central business district (CBD). In formulating recommendations for the Pewaukee CBD, the Joint Planning Committee considered the basic problems and unique physical features associated with land use development in the CBD. The Committee then identified the following specific land use development objectives for the Pewaukee CBD:

1. To encourage land use development which is compatible with the scale, land use intensity, building siting, and architectural character of existing development.

2. To provide a range of compatible commercial and related land uses which utilize and enhance, to the fullest extent possible, the unique physical features of the Pewaukee CBD.

3. To encourage commercial redevelopment of those properties in the CBD which are underutilized or which contain buildings showing significant deterioration and functional obsolescence.

4. To encourage the establishment of pedestrian walkways and related passive recreational areas along the shoreline of Pewaukee Lake and the Pewaukee River.

5. To provide for free vehicular traffic movement and convenient access to adequately sized off-street parking areas within the Pewaukee CBD.

6. To improve and expand lake-oriented recreational land uses in the Pewaukee CBD.

7. To encourage land uses which will generate additional pedestrian activity and economic vitality in the Pewaukee CBD.

Given the land use development problems and issues associated with the Pewaukee CBD and limited land area that would be available for new development, the Joint Planning Committee concluded that future commercial development efforts in the CBD should be directed toward projects which are relatively limited in scale and which enhance and utilize the unique features and physical assets of the area, rather than attempting to compete directly with existing or anticipated new outlying commercial development through a massive building clearance and commercial redevelopment program.

The recommendations in the plan which pertain to the Pewaukee CBD address issues associated with commercial development, traffic circulation and off-street parking development, and recreational facility development. The principal commercial area in the CBD recommended to be maintained and preserved over the plan design period consists of the properties located along both sides of Oakton Avenue between Wisconsin Avenue and Elm Street. As shown on Map 39 in Chapter VI, the principal areas recommended for redevelopment into specialty shopping facilities and neighborhood-oriented shopping facilities are the area located off the northwest corner of the intersection of Wisconsin Avenue, Main Street, Park Avenue, and Oakton Avenue, and the area located east of Wisconsin Avenue between the Milwaukee Road railway and Oakton Avenue. Also, the plan recommends the extension of Elm Street along the south right-of-way line of the Milwaukee Road railway, which would terminate in a right-angle "T" intersection with Wisconsin Avenue. The portion of the lakefront located north of the recommended specialty shopping area off the intersection of Wisconsin Avenue, Main Street, Park Avenue, and Oakton Avenue is proposed to be developed as a new lakefront park and marina. Finally, the existing swimming beach and support facilities are recommended to be relocated immediately northwest of the recommended lakefront park and marina.

PLAN IMPLEMENTATION

The recommended land use plan for the Town and Village of Pewaukee, as set forth in this report, is intended to provide a sound basis for the making of land use development decisions by the responsible public officials concerned over time. 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. This commitment will be demonstrated by a willingness to undertake substantial public investments, by a continued strong concern for the welfare of both communities, and by an understanding that coordinated intergovernmental action will be required to ensure a continued high-quality environment for life in the study area.

The report documenting the findings of Phase Two of the planning program sets forth specific recommendations regarding the establishment of the formal joint cooperation or formal merger or consolidation of the two municipalities. It was not possible to predict at the time of the preparation of this report what actions will, in fact, be taken by the two municipalities concerned in response to those recommendations. However, any future actions which may be taken by either or both of the municipalities to address the level of cooperation, coordination, or consolidation of the two municipalities should be consistent with the policies reflected in and flowing from the recommended land use plan.

Zoning

Should the governing bodies of the Town and the Village of Pewaukee determine that their existing zoning ordinances, with minor modifications, should be used to implement the recommended land use plan, it is recommended that the Village adopt an amendment to its existing ordinance which would principally provide for an institutional district, a two-family residential district, a business district intended for the Pewaukee CBD, site plan review by the Village Plan Commission, and expanded and updated off-street parking standards. No modifications to the town zoning ordinance would be required to enable the ordinance to be effective in implementing the recommended land use plan.

If both municipalities determine that they should establish a higher level of cooperation in matters pertaining to zoning than that provided above, it is recommended that they jointly formulate a new zoning ordinance that would be applied separately to both the Town and the Village. Also, such an ordinance could be retained in the event of a merger or consolidation involving the Town and Village.

Subdivision Plat Review and Regulation

Should the Town and Village decide to retain their existing land division ordinances, making only such changes to these ordinances considered necessary to implement the recommended land use plan, only modifications to the Town of Pewaukee Land Division Ordinance would be required. Specifically, the town Land Division Ordinance should be amended to include provisions regarding urban design standards and required urban public improvements.

If both municipalities determine that they should establish a higher level of mutual cooperation in matters pertaining to land division regulation than that provided by the above approach, it is recommended that they jointly formulate a single land division ordinance that would be applied separately to both the Town and Village. Like a joint zoning ordinance, a joint land division ordinance could be retained in the event of a merger or consolidation involving the Town and Village.

Official Mapping

The basic purpose of an official map is to prohibit the construction of buildings or structures on land that has been designated for current or future

public use. It is recommended that the following official mapping options be considered by the Town and the Village:

1. The preparation of two official maps, one map encompassing the area within the Village of Pewaukee corporate limits and its extraterritorial plat approval jurisdiction or, as an alternative, the corporate limits and the recommended related year 2000 urban service area, and one map encompassing the remaining lands within the Town of Pewaukee.

2. The preparation of one official map covering the entire study area, the map to be adopted as applicable by each of the two units of government concerned.

Other Plan Implementation Measures

In addition to the above plan implementation measures, it is recommended that both municipalities initiate the preparation of precise neighborhood unit development plans, proceed in completing the steps necessary for official adoption of the refined year 2000 sanitary sewer service area as set forth in this report, initiate a Pewaukee central business district development program, and establish ongoing capital improvement programming.

CONCLUDING REMARKS

The recommended land use plan is intended to be used as a tool to help guide the physical development of the Town and Village into a more efficient, healthful, and attractive area of southeastern Wisconsin. The plan includes recommendations for the protection of environmentally significant areas and recommendations regarding the location, type, and intensity of urban development through the year 2000. The plan is the result of a joint community planning program that was conducted by the Joint Planning Committee for the Town and Village of Pewaukee, with assistance from the Regional Planning Commission staff. Regardless of what actions are taken by either or both municipalities regarding the level of cooperation, coordination, and consolidation of their municipal functions, coordinated action toward implementation of the recommended land use plan not only would assure the provision of well-balanced, orderly development in the study area, but would serve to protect and enhance the underlying and sustaining natural resource base of the study area.

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APPENDICES

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Appendix A

A SUGGESTED TOWN PLAN COMMISSION RESOLUTION FOR ADOPTING VOLUME ONE OF THE JOINT COMMUNITY PLANNING STUDY FOR THE TOWN AND VILLAGE OF PEWAUKEE

WHEREAS, the Town of Pewaukee, pursuant to the provisions of Section 60.18(12) and 62.23(1) of the Wisconsin Statutes, has created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town 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 Town of Pewaukee; and

WHEREAS, the governing bodies of the Town of Pewaukee and the Village of Pewaukee, in December of 1977, formed a joint Town and Village of Pewaukee Planning Committee to assist their respective plan commissions in the preparation of a two-phase joint community planning study for both municipalities to be comprised of a land use plan in phase one and a study of the feasibility of consolidation and/or annexation to merge all or parts of the two municipalities in phase two; and

WHEREAS, the Town and Village of Pewaukee Planning Committee requested the Southeastern Wisconsin Regional Planning Commission to prepare a land use plan for the joint Pewaukee study area, 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 study area.

2. A forecast of growth and change.

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

4. Suggested revisions to Town of Pewaukee and Village of Pewaukee 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. 76, A Land Use Plan for the Town and Village of Pewaukee: 2000, Waukesha County, Wisconsin; and

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

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 62.23(3) of the Wisconsin Statutes, the Town of Pewaukee Plan Commission on the _____ day of _____, 1983, hereby adopts SEWRPC Community Assistance Planning Report No. 76, as a guide for the future development of the Town of Pewaukee.

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

_____, Chairman
Town of Pewaukee Plan Commission

ATTESTATION:

_____, Secretary
Town of Pewaukee Plan Commission

Appendix B

A SUGGESTED TOWN BOARD RESOLUTION FOR ADOPTING VOLUME ONE OF THE JOINT COMMUNITY PLANNING STUDY FOR THE TOWN AND VILLAGE OF PEWAUKEE

WHEREAS, the Town of Pewaukee, pursuant to the provisions of Section 60.18(12) and 62.23(1) of the Wisconsin Statutes, has created a Town Plan Commission; and

WHEREAS, the governing bodies of the Town of Pewaukee and the Village of Pewaukee formed, in December of 1977, a joint Town and Village of Pewaukee Planning Committee to assist their respective plan commissions in the preparation of a two-phase joint community planning study for both municipalities comprised of a land use plan in phase one and a study of the feasibility of consolidation and/or annexation to merge all or parts of the two municipalities in phase two; and

WHEREAS, the Town and Village of Pewaukee Planning Committee has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission, a plan for the physical development of the joint Pewaukee study area, said plan embodied in SEWRPC Community Assistance Planning Report No. 76, A Land Use Plan for the Town and Village of Pewaukee: 2000, Waukesha County, Wisconsin; and

WHEREAS, the Town Plan Commission did, on the _____ of _____, 1982, adopt SEWRPC Community Assistance Planning Report No. 76 and has submitted a certified copy of that resolution to the Town Board of the Town of Pewaukee; and

WHEREAS, the Town Board of the Town of Pewaukee concurs with the Town Plan Commission and the objectives and policies set forth in SEWRPC Community Assistance Planning Report No. 76.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Pewaukee, on the _____ day of _____, 1983, hereby adopted SEWRPC Community Assistance Planning Report No. 76 as a guide for the future development of the Town of Pewaukee; and

BE IT FURTHER RESOLVED that the Town Plan Commission shall annually review the Town 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 Town Board.

_____, President
Town of Pewaukee Board

ATTESTATION:

_____, Clerk
Town of Pewaukee

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Appendix C

A SUGGESTED VILLAGE PLAN COMMISSION RESOLUTION FOR ADOPTING VOLUME ONE OF THE JOINT COMMUNITY PLANNING STUDY FOR THE TOWN AND VILLAGE OF PEWAUKEE

WHEREAS, the Village of Pewaukee, 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 Pewaukee; and

WHEREAS, the governing bodies of the Town of Pewaukee and the Village of Pewaukee, in December of 1977, formed a joint Town and Village of Pewaukee Planning Committee to assist their respective plan commissions in the preparation of a two-phase joint community planning study for both municipalities to be comprised of a land use plan in phase one and a study of the feasibility of consolidation and/or annexation to merge all or parts of the two municipalities in phase two; and

WHEREAS, the Town and Village of Pewaukee Planning Committee requested the Southeastern Wisconsin Regional Planning Commission to prepare a land use plan for the joint Pewaukee study area, 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 study area.

2. A forecast of growth and change.

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

4. Suggested revisions to Town of Pewaukee and Village of Pewaukee 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. 76, A Land Use Plan for the Town and Village of Pewaukee: 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 Pewaukee Plan Commission on the _____ day of _____, 1983, hereby adopts SEWRPC Community Assistance Planning Report No. 76, as a guide for the future development of the Village of Pewaukee.

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

_____, Chairman
Village of Pewaukee Plan Commission

ATTESTATION:

_____, Secretary
Village of Pewaukee Plan Commission

Appendix D

A SUGGESTED VILLAGE BOARD RESOLUTION FOR ADOPTING VOLUME ONE OF THE JOINT COMMUNITY PLANNING STUDY FOR THE TOWN AND VILLAGE OF PEWAUKEE

WHEREAS, the Village of Pewaukee, 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 governing bodies of the Town of Pewaukee and the Village of Pewaukee formed, in December of 1977, a joint Town and Village of Pewaukee Planning Committee to assist their respective plan commissions in the preparation of a two-phase joint community planning study for both municipalities comprised of a land use plan in phase one and a study of the feasibility of consolidation and/or annexation to merge all or parts of the two municipalities in phase two; and

WHEREAS, the Town and Village of Pewaukee Planning Committee has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission, a plan for the physical development of the joint Pewaukee study area, said plan embodied in SEWRPC Community Assistance Planning Report No. 76, A Land Use Plan for the Town and Village of Pewaukee: 2000, Waukesha County, Wisconsin; and

WHEREAS, the Village Plan Commission did, on the _____ of _____, 1982, adopt SEWRPC Community Assistance Planning Report No. 76 and has submitted a certified copy of that resolution to the Village Board of the Village of Pewaukee; and

WHEREAS, the Village Board of the Village of Pewaukee concurs with the Village Plan Commission and the objectives and policies set forth in SEWRPC Community Assistance Planning Report No. 76.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Pewaukee, on the _____ day of _____, 1983, hereby adopted SEWRPC Community Assistance Planning Report No. 76 as a guide for the future development of the Village of Pewaukee; 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 Pewaukee Board

ATTESTATION:

_____, Clerk
Village of Pewaukee

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VILLAGE OF PEWAUKEE PLAN COMMISSION

Alfred K. Hansen, Chairman
Lawrence A. Bartlett
Robert DeWitt
James Fay
Darryl Judson
Kenneth Kline
Walter H. Williams

TOWN OF PEWAUKEE PLAN COMMISSION

Brent J. Redford, Chairman
Charles Armao
John W. Babe
Emil Cirillo, Jr.
James C. Engman
Robert Flemming
Hazel Roesselet

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION STAFF

Kurt W. Bauer, P.E., AICP. . . . . Executive Director

Philip C. Evenson . . . . . .Assistant Director

Kenneth R. Yunker, P.E. . . . . .Assistant Director

Robert P. Biebel, P.E. . . . . Chief Environmental Engineer

John W. Ernst. . . . . Data Processing Manager

Leland H. Kreblin . . . . . .Chief Planning Illustrator

Donald R. Martinson . . . . . Chief Transportation Engineer

Frederick J. Patrie. . . . . .Administrative Officer

Thomas D. Patterson . . . . . .Chief of Planning Research

Bruce P. Rubin . . . . . .Chief Land Use Planner

Roland O. Tonn, AICP. . . . . .Chief Community Assistance Planner

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