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Special acknowledgement is due Nancy A. Holguin, SEWRPC Principal Planner, Nancee A. Nejedlo, SEWRPC Senior Planning Draftsman, and Nance J. Gitzlaff, former SEWRPC Planning Intern, for their contributions to the preparation of this report.

COMMUNITY ASSISTANCE PLANNING REPORT NUMBER 169

A LAND USE PLAN FOR THE CITY OF WAUKESHA PLANNING AREA: 2010

WAUKESHA COUNTY, WISCONSIN

Prepared by the

Southeastern Wisconsin Regional Planning Commission
P. O. Box 1607
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September 22, 1993

The Honorable Paul G. Vrakas Mayor of the City of Waukesha and Members of the Common Council and City Plan Commission City Hall 201 Delafield Street Waukesha. Wisconsin 53188

Ladies and Gentlemen:

By contractual agreement dated December 9, 1987, the City of Waukesha requested that the Southeastern Wisconsin Regional Planning Commission assist the City in the preparation of a land use plan for the City and environs. The planning effort was initiated in 1989 and the Regional Planning Commission staff, working with the City of Waukesha staff and officials, has now completed the requested plan, which is presented in this report. The plan is intended to be used by Waukesha officials as a tool to help guide and shape land use development and redevelopment in the City and environs. Consistent application of the plan over time will help to assure that individual development proposals are properly related to the sound development of the community as a whole.

In addition to setting forth a land use plan and supporting plan implementation devices, this report presents pertinent information on many factors affecting land use development in the Waukesha area, including existing and probable future resident population and employment levels, the natural resource base, existing land uses, and existing local plan implementation devices, all of which constitute important considerations in any local planning effort. The plan includes a set of recommended land use development objectives, together with supporting principles, standards, and urban design criteria. By applying these objectives and standards to the present and anticipated future needs of the Waukesha area and its residents, the plan seeks to serve as an effective guide for the development of the area. The recommended land use plan presented in this report was adopted by the City Plan Commission on July 14, 1993, and subsequently endorsed by the Common Council on September 7, 1993.

The Regional Planning Commission staff is appreciative of the assistance provided by City of Waukesha staff and officials in the preparation of this plan. The Commission staff stands ready to assist the City in implementing the adopted plan over time.

Sincerely,

Kurt W. Bauer Executive Director (This page intentionally left blank)

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Chapter I

INTRODUCTION

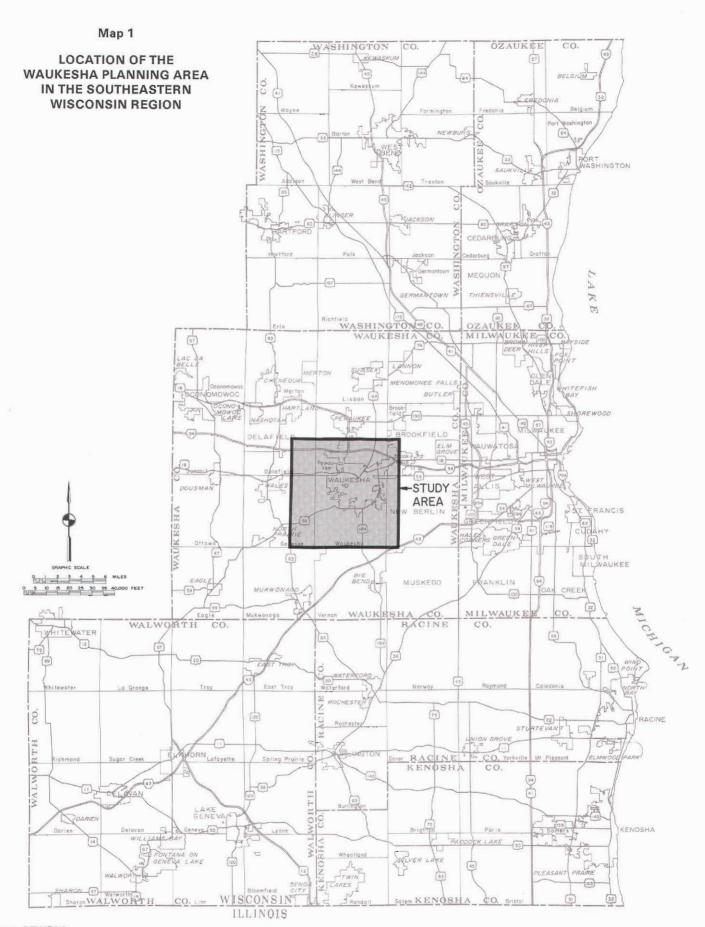
The city planning enabling act, set forth in Section 62.23 of the Wisconsin Statutes, provides for the creation of municipal plan commissions and charges those commissions with the responsibility of creating and adopting a "master," or comprehensive, plan for the physical development of the municipality, as well as any areas outside its boundary which may affect development of the municipality. The scope and content of the comprehensive plan, as set forth in the Statutes, is very broad, extending to all aspects of the physical development of a community. The Statutes indicate that the master plan should be prepared for the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the city which will, in accordance with existing and future needs, best promote the public health, safety, morals, order, prosperity, and general welfare, and foster efficiency and economy in the process of development.

Acting in accordance with this statutory charge, the City of Waukesha on December 9, 1987, requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) assist its City Plan Commission in the development of the key element of a comprehensive plan for the City, a land use plan, together with a zoning ordinance and map to implement the plan. This report sets forth the land use plan for the City of Waukesha for the year 2010. The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use development in the Waukesha planning area, including inventories of the natural resource base and existing land uses of the planning area; the formulation of a set of recommended land use development objectives and standards for the City and surrounding areas; the preparation of forecasts of population and economic activity in the planning area; the preparation of land use plans which could accommodate the forecast population and employment levels; and the selection of a recommended plan which best meets the City's objectives. The plan, when adopted by the City Plan Commission and the Common Council, is intended to serve as a guide for making land use development decisions in the City of Waukesha and surrounding areas. The work also includes a discussion of suggested amendments to the City of Waukesha zoning ordinance which are required to help carry out the recommended land use plan over time.

PLANNING AREA

The Waukesha planning area is located in the central portion of Waukesha County and includes all or portions of eight municipalities, all of the City of Waukesha and the Town of Waukesha, and portions of the Cities of Brookfield and New Berlin and portions of the Towns of Delafield, Pewaukee, Brookfield, and Genesee. As shown on Map 1, the total planning area consists of U.S. Public Land Survey Sections 23 through 26 and 35 and 36 in Township 7 North, Range 18 East; Sections 19 through 36 in Township 7 North, Range 19 East; Sections 19, 30, and 31 in Township 7 North, Range 20 East; Sections 1 and 2, 11 through 14, 23 through 26, and 35 and 36 in Township 6 North, Range 18 East; Sections 1 through 36 in Township 6 North, Range 19 East; and Sections 6 and 7, 18, 19, 30, and 31 in Township 6 North, Range 20 East.

The planning area encompasses approximately 81 square miles. Based on the 1989 corporate limits, the City of Waukesha comprises about 16.75 square miles, or about 20 percent of the planning area; the Town of Waukesha comprises about 24.5 square miles, or about 31 percent of the planning area; the City of Brookfield comprises about 0.75 square miles, or about 1 percent of the planning area; the City of New Berlin comprises about six square miles, or about 7 percent of the planning area; the Town of Delafield comprises about six square miles, or about 7 percent of the planning area; the Town of Pewaukee comprises about 11.25 square miles, or about 14 percent of the planning area; the Town of Brookfield comprises about 1.75 square miles, or about 2 percent of the planning area; and the Town of Genesee comprises about 12 square miles, or about 15 percent of the planning area.



Source: SEWRPC.

HISTORIC URBAN GROWTH IN THE WAUKESHA PLANNING AREA

The pattern of urban growth in the planning area from 1850 through 1985 is depicted on Map 2. Between 1850 and 1900, urban development in the planning area occurred in relatively tight concentric rings outward from the center of the City of Waukesha. There was also limited development in the Saylesville area. From 1901 through 1950, urban development continued to grow outward from the City center, although the pattern was not as concentric as in previous years. This period also saw development along the shoreline of Pewaukee Lake, primarily during the period from 1921 through 1940. Beginning in the 1950s, much of the new urban development became discontinuous and diffused. occurring in scattered enclaves. This latter trend is particularly apparent for urban growth that occurred during the 1970s. Development during the period between 1981 and 1985 generally grew outward from the scattered enclaves established during the previous 20 to 30 years.

REGIONAL AND COUNTY PLANNING INFLUENCES

Sound planning practice dictates that local plans be prepared in the framework of adopted areawide plans. The Southeastern Wisconsin Regional Planning Commission is the official areawide planning agency for the seven-county southeastern Wisconsin region, which includes Waukesha County and the City of Waukesha. The Commission has, since its creation in 1960, pursued the preparation of an advisory plan for the physical development of the Region through the systematic formulation of those elements of such a plan most important to the units and agencies of government operating within the Region.

Regional Land Use Plan

The adopted regional land use plan, as set forth in SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin: 2000; Volume 1, April 1975, and Volume 2, May 1978, and related amendments thereto, provides recommendations regarding the amount and spatial distribution of the various land uses necessary to serve the needs of the existing and probable future resident population and economic activity levels in the Region. Particularly pertinent to the preparation of a land use plan for the Waukesha

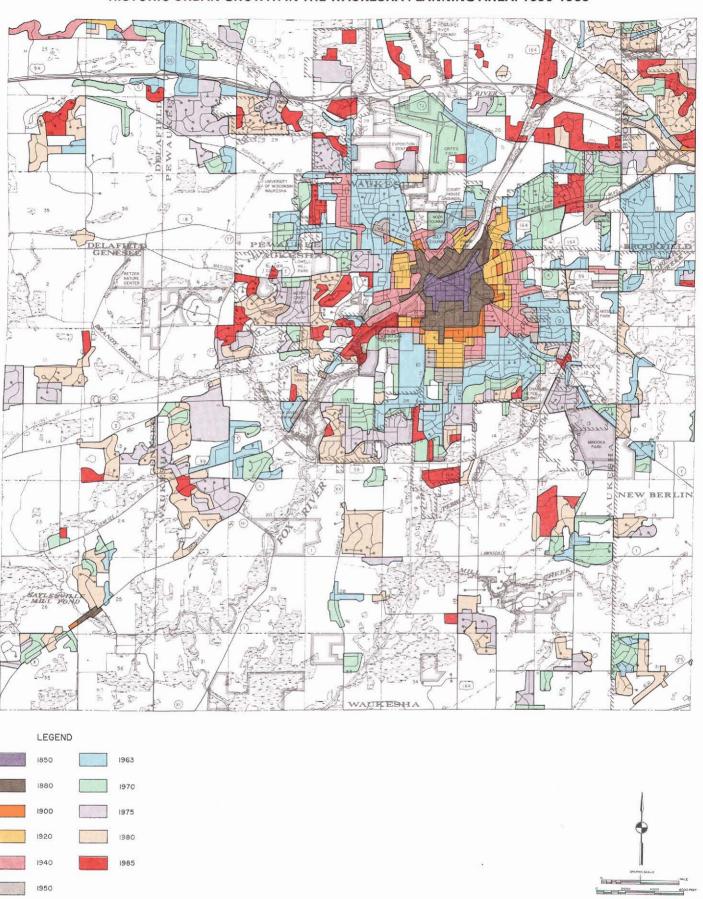
planning area are the recommendations for preservation of the primary environmental corridors and prime agricultural lands of the Region, and the encouragement of a more compact pattern of urban development. The regional plan recommends that urban development be encouraged to occur only in those areas of the Region which are covered by soils suitable for such use; which are not subject to hazards. such as flooding; and which can be readily served by such essential urban facilities as public sanitary sewerage, water supply, and mass transit. These important recommendations of the regional land use plan provided the basic framework around which the recommended land use plan for the Waukesha planning area was developed. The adopted regional land use plan, as it pertains to the Waukesha planning area, is shown on Map 3.

Transportation System Plans

The adopted regional transportation system plan, also presented in SEWRPC Planning Report No. 25, describes how the regional land use plan can best be served by highway and transit facilities. It recommends a functional and jurisdictional system of arterial streets and highways to serve the Region through the design year 2000, and 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 probable future traffic movements, and of existing highway and transit system capacity and use. The adopted regional transportation system plan, as it pertains to the Waukesha planning area, is shown on Map 4.

In 1986 the Wisconsin Department of Transportation and the City of Brookfield requested that the Regional Planning Commission reevaluate the regional transportation system plan as it relates to the Blue Mound Road Corridor, which extends from 108th Street on the east to the Waukesha County Technical College campus on the west. A portion of the corridor lies in the Waukesha planning area. A task force with representatives from affected local governments, including the City of Waukesha and the County of Waukesha, was established to guide the plan reevaluation work. The corridor plan was completed in 1987 and is documented in SEWRPC Community Assistance Planning Report No. 151, A Transportation System Plan for the Blue Mound Road (USH 18) Corridor. The plan

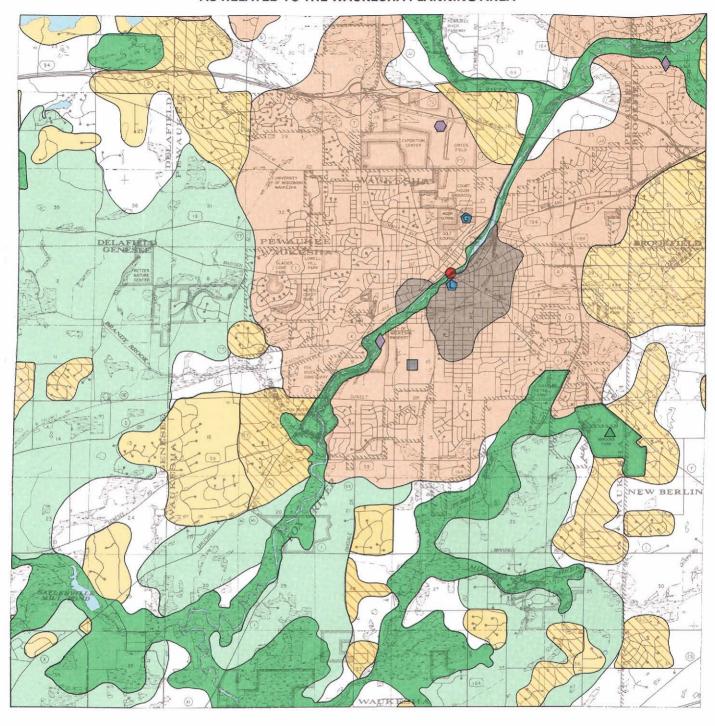
Map 2
HISTORIC URBAN GROWTH IN THE WAUKESHA PLANNING AREA: 1850-1985



Source: SEWRPC.

Map 3

ADOPTED YEAR 2000 REGIONAL LAND USE PLAN AS RELATED TO THE WAUKESHA PLANNING AREA



LEGEND



MEDIUM DENSITY URBAN (2.3 - 6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)

HIGH DENSITY URBAN (7.0-17.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)

MAJOR RETAIL AND SERVICE CENTER MAJOR INDUSTRIAL CENTER

MAJOR PUBLIC OUTDOOR RECREATION CENTER - MULTI-USE SITE



MAJOR UTILITY CENTER - PUBLIC SEWAGE TREATMENT PLANT

MAJOR GOVERNMENTAL OR INSTITUTIONAL CENTER G-COUNTY, STATE, OR FEDERAL ADMINISTRATIVE OFFICE L-LIBRARY

PRIMARY ENVIRONMENTAL CORRIDOR

PRIME AGRICULTURAL LAND OTHER AGRICULTURAL AND RURAL LAND



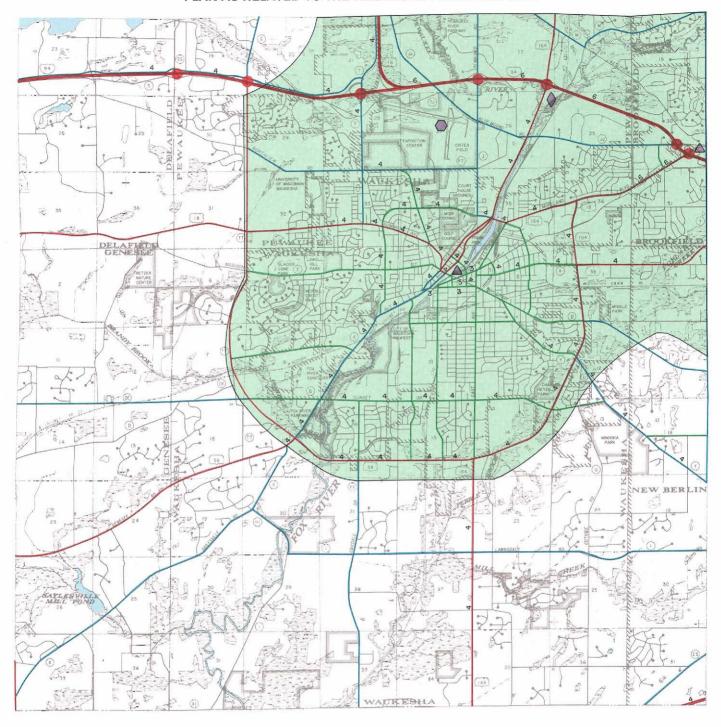
WATER

Source: SEWRPC.

74

Map 4

ADOPTED REGIONAL TRANSPORTATION SYSTEM PLAN AS RELATED TO THE WAUKESHA PLANNING AREA



LEGEND

ARTERIAL STREET AND HIGHWAY SYSTEM

JURISDICTIONAL CLASSIFICATION

STATE TRUNK - FREEWAY

STATE TRUNK - NONFREEWAY

STATE TRUNK - NONFRE

COUNTY TRUNK

LOCAL TRUNK

FREEWAY - NONFREE WAY INTERCHANGE

NUMBER OF TRAFFIC LANES (2 LANES WHERE UNNUMBERED)

4/6 CHANGE IN NUMBER OF TRAFFIC LANES



TRANSIT STATION WITH PARKING



PARK AND POOL LOT

URBAN MASS TRANSIT SYSTEM

SERVICE AREA

AIRPORT SYSTEM CLASSIFICATION



BASIC TRANSPORT AIRPORT



identifies all improvements to the arterial street system needed to meet current and probable future needs to the year 2010, including required street widenings to provide additional traffic lanes. The transportation system improvements are based on a land use plan prepared as part of the planning process for the Blue Mound Road Corridor and adjacent areas.

The adopted regional airport system plan, as set forth in SEWRPC Planning Report No. 38, A Regional Airport System Plan for Southeastern Wisconsin: 2010, published in May 1987, recommends a coordinated set of airport facility and service improvements intended to provide the region with an airport system able to serve the commercial and general aviation needs of the area in an efficient and cost effective manner. The plan recommended that Crites Field, operated by Waukesha County, be upgraded from the Basic Transport to a General Utility-Stage II airport classification. This would allow the airport to accommodate larger aircraft, including corporate jets. The major improvements required to upgrade the airport include extending the primary runway and taxiway, installing airfield lighting and navigational aids, and expanding the terminal and storage area. The recommended extension of the runway and taxiway and the installation of related lighting and navigational aids has been completed. The regional airport plan also recommended that Capitol Airport be designated as a Basic Utility-Stage II facility. This smaller airport is expected to serve northeastern Waukesha County and southern Washington and Ozaukee Counties. Crites Field, however, would remain the principal airport in the County. The adopted regional airport system plan is shown on Map 5.

In September 1986, the Waukesha County Board requested that the Regional Planning Commission prepare a five-year county transit plan, to bring up to date the recommendations contained in a similar plan for the County prepared by the Commission in 1980. The updated plan is documented in SEWRPC Community Assistance Planning Report No. 105, Waukesha County Transit Plan: 1988-1992. The report presents transit service objectives and related performance measures formulated under the study; the findings of inventories of pertinent demographic, economic, and land use characteristics of Waukesha County; the travel characteristics of county residents; the results of an assessment

of both system-wide and route-by-route transit system performance considering operating characteristics, ridership, and financial return; and recommended operational changes that would improve the performance of the county transit system. The plan recommended a number of changes in routes and schedules to improve system performance and to minimize future county funding requirements. The plan also recommended that existing county and city bus services provided between downtown Waukesha and the Blue Mound Road Corridor be combined into one service. The plan also recommended that the County and the City continue to operate their transit programs separately, but that an effort be made to coordinate both programs in the areas of staff resources and the private firms contracted with to operate and manage the transit services.

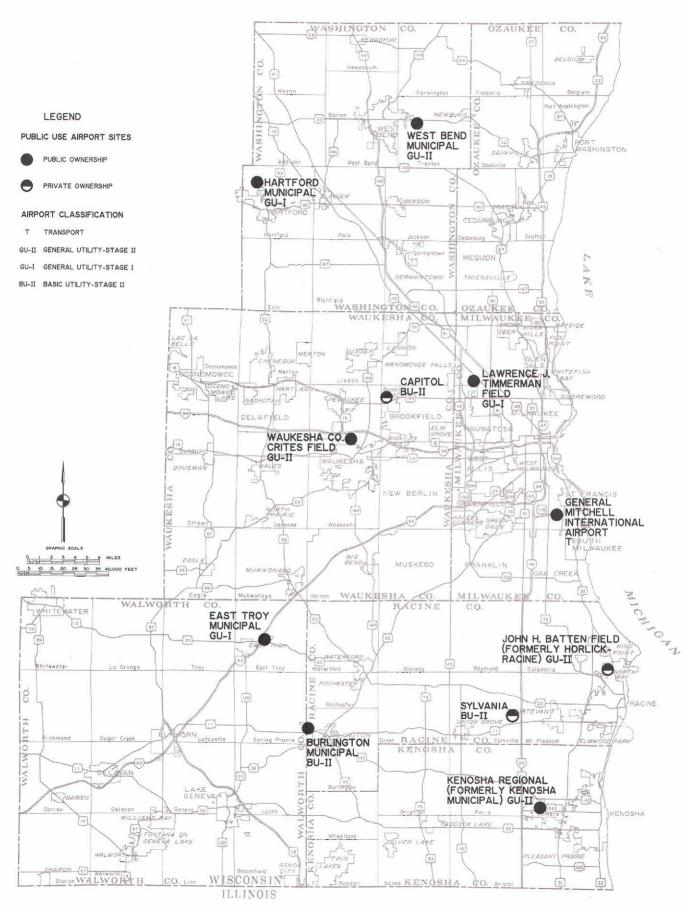
Park and Open Space Plans

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 existing and probable future park and open space needs in the Region and recommends a system of large regional resource-oriented parks, recreational corridors, and smaller urban parks, together with associated recreational facility requirements, to meet these needs. That portion of the Regional Plan that applies to Waukesha County, including the planning area, was revised in 1989. The plan, which was adopted by the Waukesha County Board in February 1990 and by the Regional Planning Commission in March 1990, is documented in SEWRPC Community Assistance Planning Report No. 137, A Park and Open Space Plan for Waukesha County, published in December 1989. The park and open space plan for the County is shown on Map 6.

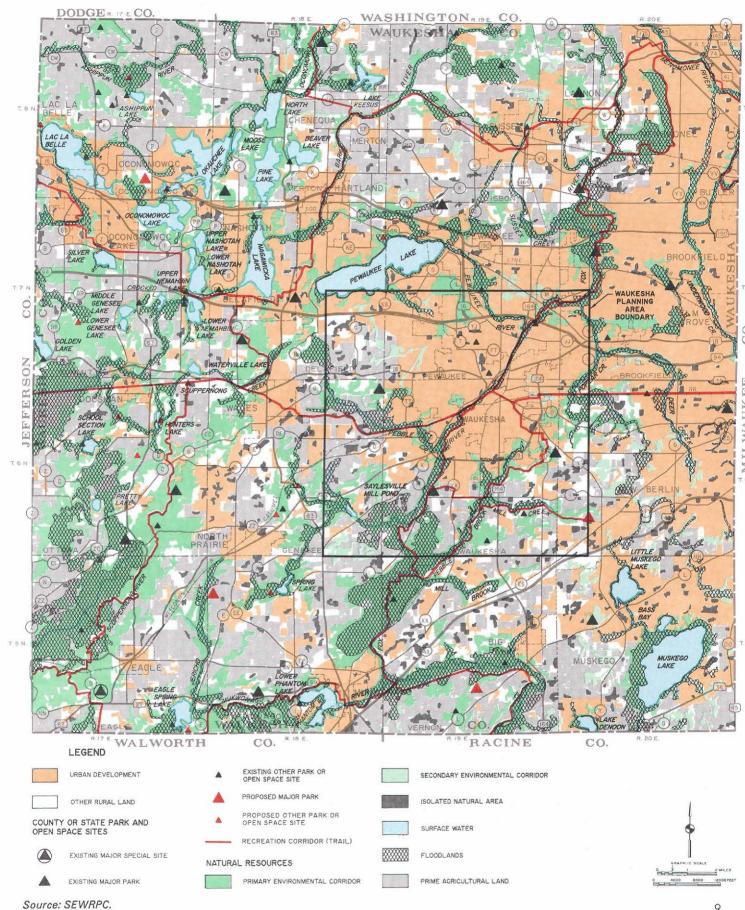
Water Quality and Related Plans

The 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 plan documented in this report consists of a land use and sanitary sewer service area element, a point water pollution abatement element, a nonpoint water pollution abatement element, a wastewater sludge management element, and a water qual-

ADOPTED REGIONAL AIRPORT SYSTEM PLAN FOR SOUTHEASTERN WISCONSIN: 2010



Map 6 ADOPTED PARK AND OPEN SPACE PLAN FOR WAUKESHA COUNTY



ity monitoring element. The regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility in the Region. These initially recommended sanitary sewer service areas were based on the urban land use configuration identified in the regional land use plan. As such, delineation of the areas was necessarily general, and did not reflect detailed local planning considerations.

The delineation of the sanitary sewer service areas in the Waukesha planning area was based, in part, on the regional water quality management plan and Fox River watershed plan, which is documented in SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed. This plan, published in 1970, recommended the construction of one sewage treatment plant to serve the entire Upper Fox River watershed. The treatment plant was to have been located approximately two miles southwest of the existing City of Waukesha treatment plant. A system of trunk sewers leading to the plant was intended to serve all urban development in the upper watershed. The plan was amended in 1973, at the collective request of the local governments in the area, to provide for two treatment plants in the Upper Fox River watershed: one in Waukesha and one in Brookfield. It was intended that the Brookfield treatment plant serve the City and Town of Brookfield, the Village of Pewaukee, the Pewaukee Lake Sanitary District, a portion of the Town of Pewaukee, a portion of the City of New Berlin, a portion of the Village of Menomonee Falls, the Village of Sussex, the Village of Lannon, and a portion of the Town of Lisbon, while the Waukesha treatment plant would serve the City of Waukesha and portions of the Towns of Pewaukee, Waukesha, and Genesee.

The Fox River Watershed plan also contains recommendations for floodland management, water pollution abatement, and water supply which apply to the Waukesha planning area. Particularly important for the City are the recommendations in the plan to preserve floodwater storage areas in the watershed's headwaters, in order to avoid major increases in flood flows in the Fox River through Waukesha. The plan also recommended that dikes and floodwalls be constructed in the City to protect land uses now vulnerable to flood.

In 1983, the City of Waukesha, with the assistance of the Regional Planning Commission, refined and further detailed the area to be served by the City of Waukesha Sewage Treatment Plant. The refined sanitary sewer service area is documented in SEWRPC Community Assistance Planning Report No. 100, Sanitary Sewer Service Area for the City of Waukesha and Environs, dated June 1985. The adopted sanitary sewer service area, including amendments to the service area boundary approved between 1985 and June 1991, is shown on Map 7. Map 7 also shows those portions of the Pewaukee and Brookfield sanitary sewer service areas located in the Waukesha planning area.

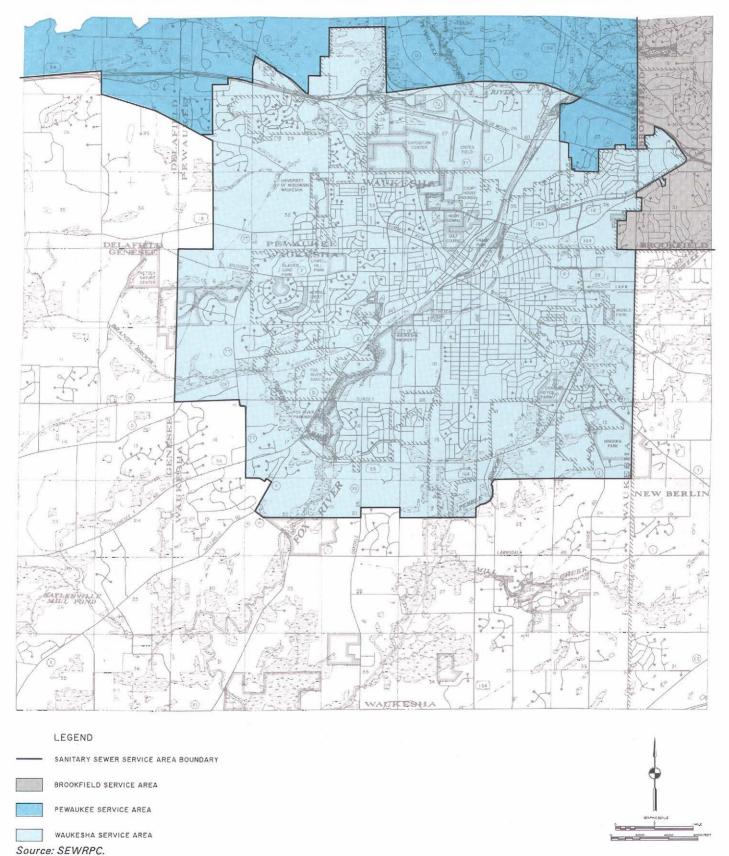
Economic Development Plan

In 1984 the Waukesha County Board requested that the Regional Planning Commission prepare an overall economic development program for Waukesha County. This plan is documented in SEWRPC Community Assistance Planning Report No. 118, Waukesha County Overall Economic Development Program Plan. The decision by the County Board to prepare such a plan was based, in part, on a determination by the U.S. Department of Commerce, Economic Development Administration (EDA), that the County was qualified for designation as a "redevelopment area" under the federal Public Works and Economic Development Act of 1965. Such designation would make the County and the local units of government in the County eligible to apply for federal grants to support public works and other facility development which would result in the creation of permanent jobs. In addition, the designation of the County as a redevelopment area would enable private businesses to apply to the EDA through local financial institutions for business loan guarantees. The plan identifies historic economic development and related activities in the County; inventories and analyzes the economic development-related physical, social, and economic characteristics of the County; identifies economic development potentials and constraints in the County; and identifies the initial elements of an economic development program designed to help improve economic conditions in the County.

Agricultural Soil Erosion Control Plan

Concerns about cropland soil erosion led the Waukesha County Board in 1985 to request

Map 7
PLANNED SANITARY SEWER SERVICE AREAS IN THE WAUKESHA PLANNING AREA: 1991



Regional Planning Commission assistance in preparing a plan to control such erosion. The resulting plan is documented in SEWRPC Community Assistance Planning Report No. 159, Waukesha County Agricultural Soil Erosion Control Plan. As part of the planning process, agricultural soil erosion control problems were identified and erosion control priority ratings were developed for each U.S. Public Land Survey section in the County. The plan describes such available soil erosion control practices, such as conservation tillage, contouring, terraces, and permanent vegetative cover and identifies farm conservation planning activities needed to implement the recommended control practices.

The findings and recommendations of these regional, subregional, and county plan elements all have important implications for any comprehensive planning effort for the City of Waukesha and environs. Pertinent recommendations from these earlier planning efforts are reflected in the land use plan presented in this document.

CITY OF WAUKESHA PLANS

The City of Waukesha has been active in community planning. The first zoning ordinance for the City was adopted in 1923, in order to "protect residence sections, encourage home ownership, prevent undue concentration . . . increase business and industrial efficiency, direct the building of the City and the development of all property along orderly and economic lines, and thereby promote the public health, safety, comfort, convenience, prosperity and general welfare." The ordinance established four zoning districts; designated as residence, local business, commercial and light manufacturing, and heavy industrial. The ordinance listed the uses permitted in each district, as well as height limitations and required building setbacks. The residence district also limited residential density to no more than fourteen families per acre, and specified a 5,500square-foot minimum lot size for single-family and two-family homes.

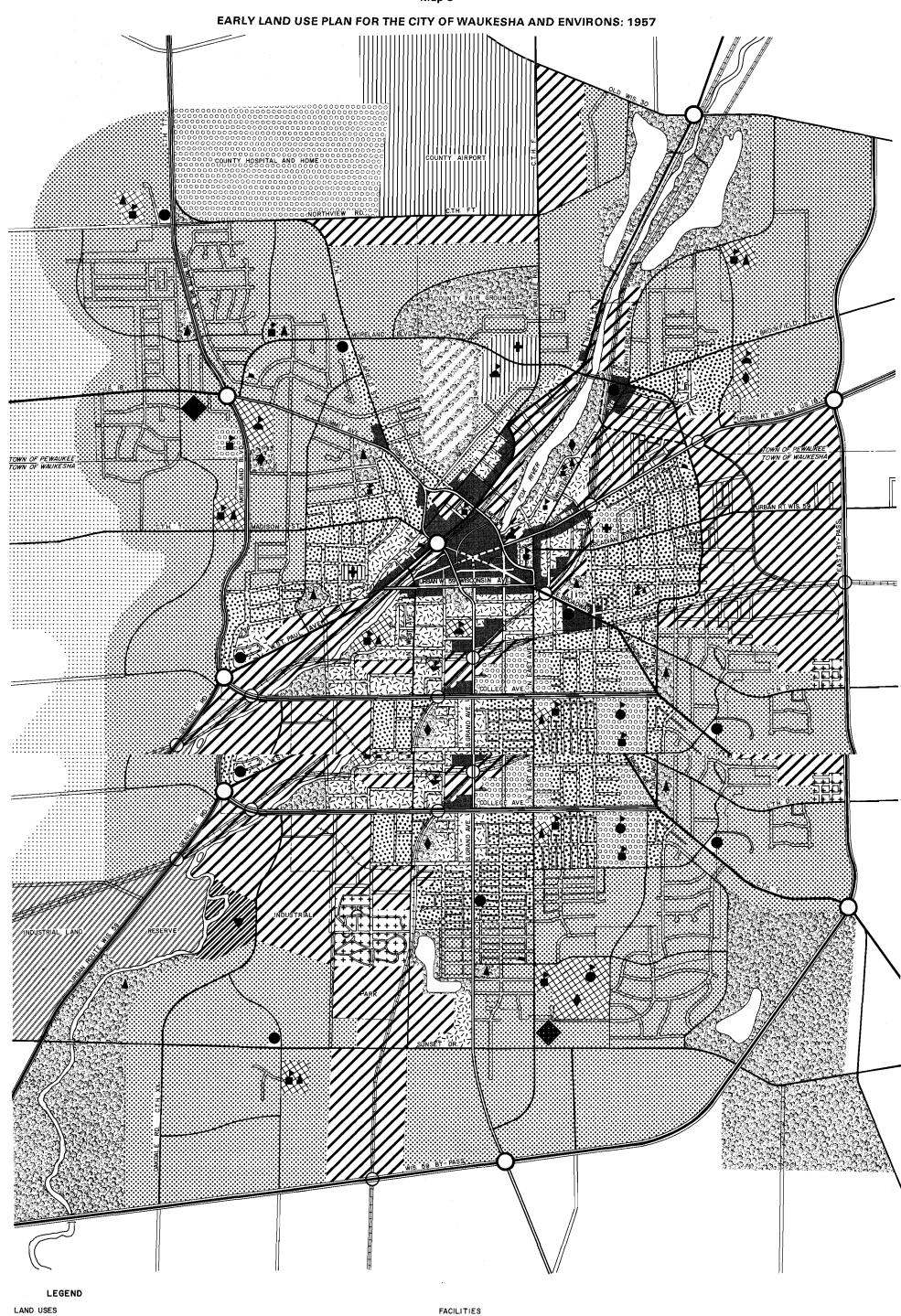
The first comprehensive plan for development of the City was prepared in 1958. Since 1958 the City has prepared at least 32 detailed planning studies related to elements of the comprehensive plan. The plan and related studies have focused on issues such as redevelopment of the central business district, housing, wetland protection. transportation, historic preservation, and transit service. In order to put the current planning effort in the proper perspective, it is important to describe briefly these prior planning efforts.

City Comprehensive Plan

On January 29, 1958, the City Plan Commission adopted the recommendations set forth in the report entitled City Plan for Waukesha, Wisconsin, 1957 prepared by Ladislas Segoe and Associates as the "comprehensive master plan" for the City of Waukesha. The adopted land use plan map is shown on Map 8. The document appeared in five volumes, each presenting a different aspect of the comprehensive plan or studies on which the plan was based. These five volumes were titled: "Waukesha's People and Their Work," "Moving People and Goods," "Serving the Urban Area," "Comprehensive Plan and Improvement Program," and "Planning Function of Municipal Government."

Volume I had three chapters. Chapter 1, "Waukesha's People," presented information on the past population growth of the City, the population distribution in 1950, forecast population growth from 1950 to 1980, and prospective demographics, including population distribution, age and composition, family size, and occupation of the City's residents. Chapter 2, "Waukesha At Work", presented relevant information on the City's labor force, manufacturing, retail and wholesale trade, family income, and economic outlook with employment forecasts. Chapter 3, "Land Use, Housing & Utilities," presented the findings of the 1956 inventories of land use, housing, and utilities. The report estimated that "the 1980 population within Waukesha and in its urban and urbanizing environs will exceed 40,000 and may reach about 45,000 to 46,000 under favorable conditions." The report estimated that the City's labor force would increase from 9,139 persons in 1950 to 16,000 persons in 1980, based on the medium-range population forecast of 40,700 residents in 1980. The actual population of the City in 1980 was 50,365, with a labor force of 26,734.

Volume II of the plan also had three chapters. Chapter 4, "Traffic Pattern," presented information on principal traffic generators, on the City's arterial street system, and on the shortcomings of that system. Chapter 5, "Thoroughfare Plan," set forth recommendations for traffic circulation improvements in the central business district. Chapter 6, "Parking Survey," presented and



SINGLE FAMILY RESIDENTIAL LOW DENSITY MULTI-FAMILY RESIDENTIAL MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL RESIDENTIAL LAND RESERVE INDUSTRIAL PUBLIC WORKS SITE

INDUSTRIAL LAND RESERVE

OTHER PUBLIC
PRIVATE RECREATION AREA
INSTITUTIONAL
CEMETERY

CEMETERY

DOWNTOWN AND GENERAL COMMERCIAL

NEIGHBORHOOD SHOPPING CENTER

COMMUNITY SHOPPING CENTER

PRIMARY THOROUGHFARE - DIVIDED ROADWAY

PRIMARY THOROUGHFARE - SINGLE ROADWAY

SECONDARY THOROUGHFARE

ELEMENTARY SCHOOL

JUNIOR HIGH SCHOOL

HIGH SCHOOL

PLAYFIELD

PUBLIC ADMINISTRATION

HOSPITAL

FIRE STATION

SEWAGE DISPOSAL PLANT

discussed the findings of a central business district parking survey.

Volume III of the 1957 plan had four chapters. Chapter 7, "Waukesha Shopping Center," introduced the concept of the planned shopping center and also presented a plan for redevelopment of the central business district. In Chapter 7 the planners stated, with great insight, that, "Although this report is concerned exclusively with the physical aspects of refashioning, refurbishing, and otherwise modernizing downtown, it should be borne in mind by those endeavoring to implement this plan that physical improvement alone will not make downtown fully competitive . . . to no small extent does the modern shopping center derive its strength from the advantages gained by scientific management, which goes beyond the efficient and economical providing of shelter and utilities into such matters as cooperative wholesale buying, systematic joint advertising and promotion, reserving of certain lines of merchandise to certain tenants, and maintaining a reasonable balance of competitive uses."

Chapter 8, "Public School Plan," presented information about the existing school system, enrollment forecasts for 1980, a proposed system for locating public schools based on a planning area or "neighborhood" concept, and extracurricular school functions. In 1956, there were 2,593 students enrolled in Waukesha's public grammar schools (grades K through six), and 2,581 public high school students (grades seven through 12), for a total of 5,174 students. The plan projected that in 1980 there would be 4,700 students in grades K through six and 4,900 students in grades seven through 12, a total of 9,600 students. Actual enrollment in Waukesha's public schools for the school year 1980-81 was 13,021 students.

Chapter 9, "Public Recreation Plan," presented information about existing and proposed public recreation areas of the City, recommending that neighborhood parks be located within approximately one-half mile of all residential areas. Chapter 9 also graphically presented a public recreation plan. Chapter 10, "Plan for Public Buildings and Grounds," presented information regarding a new city hall, recommending two alternative locations, one near the intersection of Moreland Boulevard and Pewaukee Road and the other at the northeast corner of the intersection of Barstow Street and Main Street. This

chapter also addressed the location of other public facilities, such as fire stations, a public works garage and yard, and a waterworks site.

Volume IV had two chapters. Chapter 11, "Land Use Plan," presented the recommended land use plan for the City, as shown on Map 8. The plan recommended a then new approach to commercial area planning, the shopping center concept. Regional, community, and neighborhood shopping centers were proposed for the Waukesha area for the plan design year 1980. The plan further suggested areas for urban renewal, specialized planning for the central business district, special control of development along the Fox River to retain or recover for public use as much of the land abutting the Fox River as possible. Chapter 12, "Public Works Program," recommended public works projects to assist in plan implementation and rated the recommended projects as "high priority", "less urgent", or "deferrable." This chapter also recommended capital improvement programming and budgeting, setting forth estimates of expenditures and revenues for the period 1958 to 1962.

Volume V had three chapters. Chapter 13, "Planning Administration," discussed the functions of the City Plan Commission, the requisites for effective planning administration, and recommended administrative practices and procedures. Chapter 14, "Zoning Administration," described the principles of zoning, presented a map showing recommended zoning districts and attendant regulations to be used to implement the land use plan, and recommended policies and procedures for proper zoning administration. Chapter 15, "Subdivision Administration," discussed how subdivision control could be used to help implement the land use plan and discussed principles of sound land subdivision control which could be incorporated into City ordinances.

The plan also identified five "special problems" in the City that warranted special efforts to resolve. These included too much publicly owned land in the City, the need for urban renewal near the central business district, the potential for flooding along the Fox River, the need to reserve adequate land for industrial development, and needed improvements in the central business district's appearance as well as the traffic and parking situation.

Major plan recommendations implemented included recovery of land abutting the Fox River for recreational uses, the development of major and exclusive industrial parks in the southwest and northern parts of the City, converting the Five Points intersection to a pedestrian plaza, adding special paving and benches as landscape features in the central business district, and rerouting through traffic away from central business district streets. Recommendations not implemented included construction of a parking structure over the Fox River near Five Points. converting Main Street, Broadway and Grand Avenue into pedestrian malls near Five Points, and rerouting Grand Avenue and Barstow Street traffic in the central business district.

The plan contained much valuable information and, while now understandably obsolete, was carefully reviewed as part of the current planning effort in order to incorporate those concepts and recommendations that are still valid.

Downtown/Central Business District Plans
Since 1962, nine detailed plans relating to
various aspects of redevelopment of the central
business district have been prepared. These
planning efforts culminated in a massive reconstruction of the public spaces in the central
business district between 1981 and 1984.

In November 1962 the Department of City Planning prepared a study entitled Central Business District Parking Study for the City Plan Commission and the Downtown Development Council. Existing automobile parking characteristics were analyzed and parking needs were identified. The study found that an additional 110 parking spaces were needed immediately, and 200 more spaces would be needed by 1966. Recommendations for the development of additional off-street parking sites, including operational plans and financial analyses, were presented. The plan proposed two alternatives for possible construction of parking structures. The first was a structure over the Fox River between Broadway and Barstow Street, the location recommended by the 1957 City Plan. The alternative site was on an existing parking lot between South Street and Wisconsin Avenue, just east of Grand Avenue. A city parking structure was constructed at this site in 1966 and 1967.

In 1971 a study was conducted by the City Engineering Department, in cooperation with the Regional Planning Commission and the Wisconsin Division of Highways, to provide a basis for the development of a plan to lessen traffic congestion in the central business district. The study was completed in 1972 and published by the City Engineering Department as the City of Waukesha Central Business District Traffic Study. The report identified traffic problems in the central business district, presented pertinent traffic origin-destination data, and analyzed automobile parking. The report did not offer any specific solutions of the traffic problems in the area; however, some general steps were suggested to alleviate the traffic problem. These included minimizing through traffic on streets primarily serving the retail shopping area, providing easy access to parking areas, and simplifying vehicle movements in the central business district.

A 1969 report entitled Analysis of Development Opportunities: Downtown Waukesha was updated in April 1974 by the Waukesha Downtown Development Task Force with assistance from the Waukesha Planning Department. The updated report, published in April 1974, is entitled The Downtown Development Plan: City of Waukesha, Wisconsin. The study evaluated the growth of the Waukesha trade area and the demand for new commercial development in the central business district to accompany the expected growth. The plan included another inventory of parking in the downtown, projected commercial space potential for the downtown area to the year 1990, established goals and objectives for downtown redevelopment, and made specific recommendations regarding traffic, parking, pedestrian ways, and land use. The City Plan Commission approved the plan on April 17, 1974.

In 1978, the City of Waukesha created a Tax Incremental Financing District for the Waukesha central business district. The City retained the professional services of the firms Donohue & Associates, Inc., and Johnson, Johnson, and Roy, Inc., to prepare a design framework plan for the district. The plan identified present and proposed commercial areas, parking facilities, and vehicular traffic flow. The plan also proposed a conceptual design for Five Points, the area at the intersection of Main Street, Broadway, and Grand Avenue. The plan also recommended the installation of landscape features in the central business district, including pedestrian plazas, benches, trees, and brick pavers.

These recommended improvements were made between 1981 and 1984.

In June 1980, Ramp Consulting Services, Inc., conducted yet another parking study of the central business district for the Waukesha Board of Parking Commissioners. The findings and recommendations of the study were documented in a June 1980 report entitled Parking Study Report—Central Business District—Waukesha, Wisconsin. The report presented data obtained from field investigations of parking in the Waukesha central business district. The report also recommended criteria for the development of new parking facilities in the City and presented a parking plan for the central business district. The plan recommended the immediate construction of a new parking structure to replace the parking lot between Barstow and Martin Streets, just south of Main Street, the expansion of the existing Wisconsin Avenue parking structure; and the construction of a third parking structure in the existing lot between St. Paul Avenue and the Fox River, just southwest of Madison Street. The Wisconsin Avenue parking structure was expanded in 1982, and the original part of the structure, which had been built in 1966 to 1967, was renovated in 1987. The two new parking structures recommended by the report have not been built.

In December 1980, The Rooney Group, Inc., completed a market feasibility study of the central business district. The findings and recommendations of the study were documented in a report entitled Downtown Market Feasibility Study, Waukesha, Wisconsin, dated December 1981. The scope of the study included a review of other studies of the downtown Waukesha area, an inventory of all major office buildings in the western portion of the Milwaukee metropolitan area, interviews of owners and managers of those office buildings, a review of all proposed office construction, an inventory of existing and proposed shopping facilities in the area, interviews with shopping center owners and operators, a travel time study of Waukesha's shopping centers and downtown, an inventory of apartment projects in the City, interviews with owners and operators of apartment projects, a review of government housing programs, an inventory of motels serving Waukesha, and interviews with owners and managers of motels. The report concluded that there was a demand for private office space, housing, and restaurants with meeting rooms in the central business district.

Subsequent to the 1978 preparation of the design framework plan for the Waukesha central business district, Donohue & Associates, Inc., was asked by the City to evaluate the traffic circulation system proposed in that plan. This traffic analysis is documented in a report entitled Traffic Analysis Design Framework Development Plan, Tax Incremental District No. 2, Waukesha, Wisconsin, dated August 1981. The report recommended some modifications to the circulation system proposed in 1978 which were intended to relieve anticipated traffic congestion at two major intersections.

Chapter 66.608 of the Wisconsin Statutes authorizes cities to create one or more business improvement districts to allow area local businesses to develop, manage, and promote the districts, and to levy assessments to fund their activities. A total of 60 percent of the property owners in the area must approve of the creation of the district. The statutes require the adoption of a plan for the redevelopment, maintenance, operation, and promotion of the business improvement district. Specific projects can include management, marketing, and advertising proposal, as well as physical improvements. A business improvement district and its attendant operating plan was created for the Waukesha central business district in 1985. The operating plan for the district included proposals for management, marketing, and operating expenses. The creation of the business improvement district was a critical tool for implementation of the Downtown Development Plan prepared in 1974 and revised in 1981.

Industrial Business Studies

A joint project to study the retention of industrial businesses in the City of Waukesha was conducted between September 1982 and November 1983 by the Waukesha Industrial Business Retention Study Task Force. The special task force consisted of members drawn from the Chamber of Commerce, Mayor's office, City Plan Commission, Waukesha County Technical Institute, private financial institutions, and independent businesses. The results of this study were published in November 1983 in a report entitled Waukesha Industrial Business Retention Study. The goal of the study was to establish a comprehensive data profile of industrial businesses in the City to serve as a foundation for planning and implementing economic development initiatives, including a systematic approach for retaining existing businesses, creating an environment conducive to the growth and expansion of those businesses, and ultimately attracting new businesses. The study consisted of a survey of existing businesses, presentation of the data collected, and the development of recommendations for follow-up measures. With respect to land use, the task force recommended that the City "seek new land for future land banking through the coordination of public/private efforts." The report also recommended that the City inventory potential and existing land and buildings available for industrial expansion in the Waukesha area.

Housing Studies

In August 1971 the Waukesha Housing Authority and the City Planning Department published Technical Bulletin No. 71-3 entitled Housing Needs Survey. The bulletin was based on a housing survey designed to identify City residents who might be eligible for public housing and to help the City Housing Authority determine eligibility requirements, such as maximum allowable income and assets. Only 2.4 percent of the then estimated 12,600 families in the City replied to the survey; nevertheless, the study concluded that there was a need in the City for housing for both elderly and low-income persons.

In 1982, the Real Estate Research Corporation of Chicago prepared a memorandum for the Waukesha Housing-Neighborhood Study Committee based on an assessment of housing in older neighborhoods in the City. The assessment was intended to devise and implement a housing information system, assess current housing conditions, and make recommendations to address any housing problems identified. It included interviews with local housing leaders, an examination of available demographic and economic data, a "windshield" survey to view the exterior of every home in the study area, and a written survey of a random sample of 15 percent (about 1,000) of the households in the study area. The study found that neighborhoods and housing in the study area were in good condition, and, for the most part, well maintained. Areas judged to have minor or moderate maintenance needs were identified. The memorandum recommended goals to be incorporated into the City's housing rehabilitation process and offered three options for the continued improvement of housing in the City.

Park, Open Space, and Wetland Protection Plans In 1965, the City of Waukesha Park and Recreation Department prepared a report entitled Evaluation Study and Master Plan, which evaluated five aspects of the City's park and recreation program: the responsibilities of the Department, its staff and personnel, existing park facilities, existing recreation programs, and its policies.

In 1971, the City Planning Department and the Park and Recreation Department jointly prepared a report entitled Part 5, Parks and Recreation, a part of the City's Comprehensive Plan. The study evaluated existing parks for their size, location, type of development and appropriate use. The report also evaluated publicly owned but as yet undeveloped park sites to determine if the sites were appropriately located and suitable for the uses anticipated. The plan also described various types of parks and recreational areas, such as tot lots, ball fields, neighborhood and regional parks, and parkways, and listed the improvements and facilities associated with each. The plan identified park and recreation requirements through the year 1980, recommended improvements to existing parks, and proposed additional sites for acquisition and development as parks.

In an effort to protect and manage the remaining wetlands in and adjacent to the City of Waukesha properly, the Mayor created an ad hoc committee on wetlands in October 1979. This committee was charged with the preparation of a recommended wetland protection plan for the City of Waukesha. The findings and recommendations of this committee are set forth in SEWRPC Community Assistance Planning Report No. 77, A Wetland Protection and Management Plan for the City of Waukesha and Environs. This work is intended to identify and provide for the preservation and proper management of the remaining ecologically significant wetlands in and adjacent to the City of Waukesha, in order to protect the important natural functions of those wetlands and avoid the creation of serious and costly environmental and developmental problems that would probably result if wetlands were filled and developed. The plan recommended the preservation of wetlands in the primary environmental corridor and those located in isolated natural areas which have special wildlife or other important values while also recommending protection of wetlands serving as stormwater retention basins.

In July 1985 the City Planning Department, in cooperation with the Park and Recreation Depart-

ment, published A Park and Open Space Plan for the City of Waukesha, Wisconsin. The report evaluated existing parks to determine if their size, location, type of development, and use were appropriate. The report also evaluated publicly owned but as yet undeveloped park sites to determine if the sites were appropriately located and suitable for the type of uses anticipated. Population trends were analyzed and park and open space standards, based on those contained in the regional park and open space plan, were developed. Based on these standards and projected population growth, the need for park sites and facilities to the year 2000 was projected. The report then made recommendations regarding the acquisition of new park sites and the development of both new and existing parks.

In November 1990 the City approved a master plan for the redevelopment and beautification of the Fox River corridor within the City of Waukesha. The plan, which is documented in a report entitled Riverfront Plan, was prepared by the firms Camiros, Ltd., Madison, Wisconsin, and the Hitchcock Design Group, Naperville, Illinois. The area included in the plan extends about two miles along the river, from just north of the E. Moreland Avenue bridge in the northeastern portion of the City to the Fox River Sanctuary near the intersection of Sentry Drive and College Avenue in the southwestern portion of the City. Projects proposed in the plan include the development of festival grounds and a large outdoor amphitheater in Frame Park, a pedestrian plaza near the Barstow Street bridge, walkways along the downtown riverfront, nature trails and an interpretive center in the Fox River Sanctuary. additional park improvements in Bethesda and Grede Parks, and completion of a bike trail through the downtown to connect the existing Glacial Drumlin and New Berlin bike trails.

Public Transit Plans

Local bus service in the City of Waukesha was initiated in 1941 by Waukesha Transit Lines, now Wisconsin Coach Lines, Inc.. Bus service ended in May 1976, when steadily decreasing ridership made it unprofitable to operate the system. In July 1979, the City reactivated the Waukesha Mass Transit Citizens and Technical Coordinating and Advisory Committee to determine if there was need and support for reestablishing a public transportation system in the City. The Advisory Committee enlisted the support of the Regional Planning Commission

and completed a study in February 1980. Its findings are documented in SEWRPC Community Assistance Planning Report No. 31, Waukesha Area Transit Development Program: 1981-1985. The Committee recommended that public transit service be re-established, and further recommended that the transit system consist of nine fixed bus routes originating at the perimeter of the City and terminating at a single bus transfer point in the central business district. The City began operation of the new transit system in August 1981.

In December 1982, the Waukesha Mass Transit Citizens and Technical Coordinating and Advisory Committee, with assistance from the Regional Planning Commission, completed a study of twelve alternative sites for the location of a new central bus transfer facility. The study findings and recommendations are documented in SEWRPC Community Assistance Planning Report No. 82, A Central Transfer Site Location and Design Analysis for the City of Waukesha Transit System, dated December 1982. This study was undertaken to establish spatial and locational requirements and site planning design criteria, and to evaluate twelve alternative central transfer sites. The committee was also charged with developing alternative detailed plans for the recommended site. The municipal parking lot located between Broadway and Barstow Street, north of Main Street, was the site chosen for the new facility. The facility was constructed at the recommended site in 1983.

Several operating and policy questions arose regarding the new transit system during its first year of operation (August 1981 to September 1982). At the request of the City, the Regional Planning Commission worked with a local advisory committee to evaluate the system. The results of the evaluation are published as SEWRPC Community Assistance Planning Report No. 83, A Transit System Operations Analysis for the City of Waukesha Transit System. This study had four interrelated purposes: to establish design and performance measures through which existing deficiencies in transit system operations could be identified and alternative solutions evaluated; to analyze the overall performance of the transit system and identify areas of efficient and inefficient operation; to determine the causes of operational problems resulting in inefficient operation; and, to recommend changes to improve system efficiency and effectiveness. The study concluded with recommendations for route adjustments and schedule changes intended to serve travel demands better, replace nonproductive route segments, and extend the area served by public transit.

In 1986 the Waukesha Transit System Utility Board requested assistance from the Regional Planning Commission to update the transit plans described above. The new report, Community Assistance Planning Report No. 154, A Transit System Development Plan for the City of Waukesha: 1988-1992, was completed in December 1989. The plan recommends a number of changes in the current City of Waukesha Transit System routes and schedules. Foremost among these changes would be the realignment of five existing bus routes, the addition of two new bus routes, and the expansion of special school day only transit service to serve city school students who are not eligible for school bus service from the Waukesha School District. The plan also recommended that existing county and city bus services provided between downtown Waukesha and the Brookfield Square Shopping Center be combined, and that the City and County make additional efforts to coordinate both programs in the areas of staff resources, route schedules, and contracts with private firms to operate and manage the two services. The plan finally recommended that the two services continue to be operated separately.

In response to federal legislation regarding nondiscrimination on the basis of handicap in federally assisted public transportation programs, the City of Waukesha requested the assistance of the Regional Planning Commission in the preparation of a report documenting the City's required public transportation program for handicapped persons. The findings of this study are documented in SEWRPC Memorandum Report No. 17, A Public Transit Program for Handicapped Persons—City of Waukesha Transit System Utility, dated May 1987.

Transportation Plans

In August 1982 the City asked the Regional Planning Commission to prepare a management plan to address existing and anticipated traffic problems along Moreland Boulevard between Barker Road and Whiterock Avenue. A technical advisory committee was created, consisting of representatives from the Wisconsin Department of Transportation, the Waukesha County Highway and Transportation Committee, and the City of Waukesha Departments of Public Works and Planning. The committee worked with Commission staff to develop solutions to the traffic problems, which included numerous rearend and left-turn accidents. Recommendations for alleviating the traffic problems were documented in SEWRPC Community Assistance Planning Report No. 107, East Moreland Boulevard Short-Range and Long-Range Highway Improvement Plan, dated April 1984. Recommendations included widening Barker Road, relocating the Moreland Boulevard frontage road near the Kossow Road intersection, reconstructing left-turn lanes, and adding traffic signals and left-turn arrows at some intersections.

In July 1988 the Waukesha County Highway and Transportation Committee requested that the Regional Planning Commission conduct a traffic engineering study of the portion of Grandview Boulevard (CTH T) between Northview Road and Fatima Drive. The Committee, as well as local elected officials, property owners along Grandview Avenue, and City residents have become increasingly concerned about traffic congestion and safety problems on this stretch of highway. The results of the study are contained in SEWRPC Memorandum Report No. 42, Traffic Engineering Study of Grandview Boulevard-CTH T-from Northview Road to Fatima Drive, dated July 1989. The report recommended both short- and long-term solutions to the traffic problems identified. Shortterm solutions included better traffic signing, pavement marking, and minor reconstruction such as consolidating driveways along Grandview Avenue. Long-term recommendations included construction of the western Waukesha bypass between the intersection of STH 59 and CTH X to IH 94 and the widening of Grandview Boulevard to a four-lane divided roadway between Northview Road and Silvernail Road.

Historic Preservation Studies

Two studies were prepared concerning preservation of the the City's historic and cultural resources. The findings of the first of these studies is documented in Spring City's Past: A Thematic History of Waukesha and The Final Report of Waukesha's Intensive Historic Resources Survey, prepared in September 1982 by the consulting firm of Howard, Needles, Tammen, and Bergendoff. This report provides the first comprehensive inventory of the most historically significant properties in the City of Waukesha. The inventory was prepared to assist in the review of applications for designating properties or districts in the City as historic landmarks and for determining which properties in the City would be eligible for listing on the National Register of Historic Places.

The findings of the second study are documented in the report Preserving Waukesha's Past: The Architectural and Historical Resources of Waukesha and Recommendations for Their Preservation, which was also prepared in September 1982 through the concerted efforts of Pfaller-Herbst Associates, Inc., Howard, Needles, Tammen, and Bergendoff, and the City of Waukesha Planning Department. The report outlined historic preservation benefits and incentives, set forth guidelines for rehabilitating historic buildings and constructing new buildings in historic districts, and proposed a historic preservation plan for the City of Waukesha.

The City created a landmarks commission in 1977, established to help protect and enhance buildings and structures with special character or historic interest or value. In 1988 the Landmarks Commission produced a series of seven brochures describing historic buildings and sites in each of Waukesha's historic districts as well as individual sites outside a designated districts. Many of the sites are on the National Register of Historic Places. Detailed information regarding historic preservation in the Waukesha planning area is included in Chapter V.

Tax Incremental Financing District Plans

Tax incremental financing (TIF) is a program authorized by Section 66.46 of the Wisconsin Statutes which allows a municipality to designate tax incremental financing districts within its boundaries. At least 50 percent of the property within such districts must be blighted, in need of redevelopment, or suitable for industrial sites. The district must also be a single contiguous geographic area.

Once a TIF district is created, the municipality has five years to construct needed public improvements, such as streets and public water

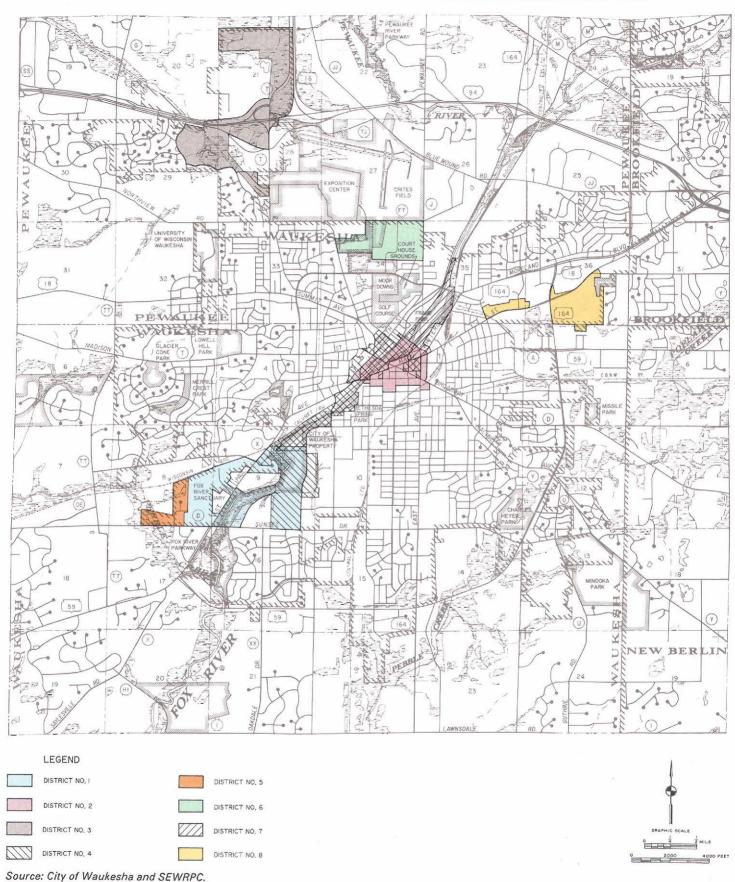
and sewerage facilities. These public improvements encourage new businesses to locate in the district and also encourage existing businesses to expand. The incremental tax revenues received from the increased values of the properties and development in the district are allocated to a special fund that is used to reimburse the municipality for the public improvements they provided in the district. The TIF district terminates when the costs of all the improvements have been reimbursed, or 15 years following the last public expenditure for improvements called for in the project plan for the district. The taxes collected from the base value of the properties in the district at the time of its creation are distributed throughout the City in the same manner that taxes from property outside the district are distributed.

Eight TIF districts have been created within the City of Waukesha. They are shown on Map 9. Improvements in two of the districts, TIF District 1 and TIF District 3, have been completed and the costs of the improvements have been reimbursed. These two districts have therefore been terminated.

TIF District 1 was created in December 1978 to encourage industrial development. It was bounded by Sentry Drive on the east, Sunset Drive on the south, University Drive extended on the west, and the former Chicago & North Western Railway right-of-way and the Wisconsin and Calumet Railroad Company right-of-way on the north. Improvements included expansion of the sewage treatment plant, a new fire substation, grading and site preparation, installation of storm and sanitary sewers, road improvements, and construction of a railroad spur. A portion of this district was subsequently included in TIF District No. 5.

TIF District 2 was created in November 1979 and amended in April 1982. It is generally located in the Waukesha central business district. The district was formed to encourage development through improvements in the general appearance and services in the downtown area. Improvements completed include expansion of the Wisconsin Avenue parking garage, traffic rerouting both around and through the downtown, library expansion and remodeling, beautification of the Five Points Plaza and Triangle Park, and installation of street furniture, landscaping, and underground utilities.

Map 9
TAX INCREMENTAL FINANCING DISTRICTS IN THE WAUKESHA PLANNING AREA: 1990



TIF District 3 was created in April 1983 and is generally located in the area northwest of the IH 94 and STH 16 interchange. The district was created to finance improvements that would serve future industrial and commercial uses, including an addition to the General Electric plant and a shopping center. Improvements included the installation of new traffic signals at the intersection of CTH T and Silvernail Road, street paving, and the installation of curb and gutter, storm and sanitary sewers, and water mains. This district has also been terminated.

TIF District 4 was created in May 1983. It is generally located along both sides of the Fox River between St. Paul Avenue on the northwest, Sunset Drive on the south, and West Avenue on the east. District 4 overlaps the southern portion of District 2. District 4 was created to stimulate office, restaurant, and residential development and redevelopment in the downtown area and industrial development in the southern portion of the district. Proposed improvements include construction of a pedestrian ramp over the Fox River to connect Bethesda and Grede Park, enlargement and improvement of Grede Park, installation of storm and sanitary sewers, street paving, and street intersection improvements.

TIF District 5, created in May 1983, is located in the southwest corner of the City, north of Sunset Drive, in the vicinity of Badger Drive. TIF District 5 was previously included within the larger boundaries of TIF District 1. The district was formed to encourage industrial development in the area. Proposed improvements include installation of new pavement, including curbs and gutters, grading and site preparation, and construction of a railroad spur.

TIF District 6, created in February 1988, is located on the north side of the City; south of and contiguous to the Waukesha County Airport. The district was created to encourage industrial development of the mostly undeveloped area. Improvements include construction of interior streets, widening and improving existing streets, new traffic signals on Northview Avenue and Pewaukee Road, and installation of sanitary and storm sewers, water mains, and utilities.

TIF District 7, created in September 1989, is located east and west of the Fox River, bordered by Moreland Boulevard on the north and the Municipal Garage, near the intersection of College Avenue and Sentry Drive, on the south.

District 7 overlaps the northern portion of District 2. District 7 was created to promote downtown and riverfront development. Expected projects include a major bank addition, a newspaper printing facility, and a large apartment complex. Proposed improvements include park improvements; street improvements, including new curbs, gutters, and pavement; and landscaping and lighting in some areas of the district.

TIF District 8, also created in September 1989, is centered on the intersection of E. Main Street and STH 164. The district was created to promote industrial development. An apartment complex for elderly residents is also planned for the area. Proposed improvements include road improvements and installation of storm and sanitary sewers.

Redevelopment Plans

In April 1982 the City created the City of Waukesha Redevelopment Authority pursuant to Section 66.431 of the Wisconsin Statutes. The purpose of the Authority, as defined by Statute, is to "effect adequate and comprehensive blight elimination, slum clearance and urban renewal programs and projects." The Redevelopment Authority has the power "to prepare or cause to be prepared redevelopment plans and urban renewal plans and to undertake and carry out redevelopment and urban renewal projects within the corporate limits of the city in which it functions." Generally, redevelopment projects seek to eliminate obsolescent and deteriorating buildings and to assemble existing small lots into larger parcels of adequate size and shape so as to meet contemporary development standards, in order to promote orderly physical and economic redevelopment of a blighted area. The Authority has approved three redevelopment projects for areas in the City of Waukesha. which are graphically portrayed on Map 10.

A plan for Waukesha Redevelopment Project 1 was approved in October 1982, amended in October 1984, and again amended in August 1988. The project area is located on the south side of Main Street, generally between Barstow Street and Martin Street. Land uses proposed by the redevelopment plan are commercial uses on the lots adjacent to Main Street and off-street parking in the area to the south of the commercial buildings.

A plan for Waukesha Redevelopment Project 2 was approved in August 1984. The plan was

Map 10
REDEVELOPMENT PROJECTS IN THE WAUKESHA PLANNING AREA: 1990



Source: City of Waukesha and SEWRPC.

prepared for the area generally located between Corrina Boulevard on the southeast, Mary Street on the southwest, and St. Paul Avenue on the northwest. Land uses proposed for the area include commercial office, retail shops, multifamily residential, and industrial.

A plan for Waukesha Redevelopment Project 3 was approved in April 1990. The project area lies along both sides of Main Street, generally between Barstow Street and Buckley Street. Redevelopment Project 3 includes all of the area within Redevelopment Project 1. Land uses proposed in the plan include commercial uses along Main Street, parking in the area to the south of Main Street behind the proposed commercial area, and residential uses in the area bounded by Corrina Boulevard and Buckley Street.

OTHER LOCAL PLANS

In addition to the City of Waukesha, there are seven other municipalities within the planning area. Four of these, the City of Brookfield, the City of New Berlin, the Town of Delafield, and the Town of Pewaukee, have adopted land use plans that affect portions of the planning area. These plans are described in the following sections.

City of Brookfield

The City of Brookfield adopted a land use plan for the North Avenue Corridor Area in September 1988. The corridor extends for approximately six miles through the central part of the City of Brookfield, from 124th Street on the east to Springdale Road on the west, and includes lands adjacent to North Avenue and along the other major streets that intersect North Avenue. The plan was prepared by the firm of Harland Bartholomew and Associates, Inc., Northbrook, Illinois, with legal assistance from the firm Lawton and Cates, S. C., Madison, Wisconsin. Approximately 230 acres in the southwestern portion of the corridor planning area are located in the Waukesha planning area (see Map 1).

City of New Berlin

In March 1982, the City of New Berlin requested that the Regional Planning Commission assist in the preparation of a land use plan for the City. The plan, which was adopted by the City in March 1987, is documented in SEWRPC Community Assistance Planning Report No. 111, A Land Use and Urban Design Plan for the City of New Berlin: 2010, published in April 1987. The western one-mile of the City of New Berlin is included within the Waukesha planning area (see Map 1).

Town of Delafield

The Town of Delafield adopted a land use plan in June 1990. The plan was prepared by the firm of Jahnke and Jahnke Associates, Inc., Waukesha. An area two miles wide and three miles long in the southeastern corner of the Town is included within the Waukesha planning area (see Map 1).

Town of Pewaukee

In October 1979, the Town of Pewaukee and the Village of Pewaukee requested that the Regional Planning Commission assist their communities in preparing a joint land use plan for the Pewaukee area. A land use plan was prepared for all of U.S. Public Land Survey Township 7 North, Range 19 East, which includes all of the Town of Pewaukee, all of the the Village of Pewaukee, and the northern portion of the City of Waukesha. The plan, which was adopted by the Town of Pewaukee in August 1982 and adopted by the Village of Pewaukee in August 1983, is documented in SEWRPC Community Assistance Planning Report No. 76, A Land Use Plan for the Town and Village of Pewaukee: 2000, published in December 1982. The southern half of the Pewaukee planning area is included within the Waukesha planning area (see Map 1).

STUDY PURPOSE

The primary purpose of the this planning effort is to provide the City of Waukesha with one of the key elements of a community master plan, a land use plan. The plan, while intended primarily to meet local development objectives, is also intended to carry related regional plan elements into greater depth and detail as necessary for both sound local and also sound regional planning. In conducting this planning effort, an attempt was also made to identify the physical development constraints imposed on, and the development opportunities open to, the City of Waukesha and its environs, to set forth land use

development objectives and supporting standards and urban design criteria for the City and environs, to determine probable future land use and related requirements in the planning area to the year 2010, and to develop a recommended land use plan to meet those requirements and objectives in an effective and efficient pattern. Finally, plan implementation measures and devices needed to carry out the recommended land use plan were identified, with particular emphasis on necessary revisions of the City's land division and zoning ordinances.

THE COMMUNITY COMPREHENSIVE PLANNING PROCESS

The recommended plan presented in this report was developed through a planning process consisting of the following seven steps: 1) a comprehensive inventory of the factors affecting land use development and redevelopment in the City and environs; 2) a careful analysis of the inventory data; 3) the formulation of land use development objectives, standards, and related urban design criteria; 4) the identification of land use and related facility needs in the planning area through the year 2010 based, in part, on the population and employment forecasts and the agreed upon development objectives and standards; 5) the development and evaluation of alternative land use plans; 6) the selection of the recommended plan; and 7) the development of recommended plan implementation measures. The comprehensive planning process is shown in Figure 1. The active participation of citizens in each stage of the process is imperative for the process to succeed. It is also important, as part of the planning process, to reevaluate adopted community plans in light of new information and changing public attitudes and opinions.

Inventory and Analysis

Reliable basic planning data are essential for the formulation of workable land use development plans. Consequently, an inventory of existing conditions is the first step in the land use planning process. The crucial importance of factual information in the planning process should be evident, since no reliable forecasts can be made or alternative courses of action evaluated without knowledge of the current state of the system being planned. Development of the land use plan for the City of Waukesha and environs was based on the existing development pattern; the potential demand for each of the various major land use categories; local land use development potentials and constraints; and the underlying natural resource and public utility base and its ability to support development. The necessary inventory and analyses not only provide data describing the existing conditions but also provide a basis for identifying existing and potential problems in the planning area as well as opportunities for development. The inventory data are also crucial to the forecasting of future community land use and facility needs, formulating alternative plans, and evaluating such alternative plans.

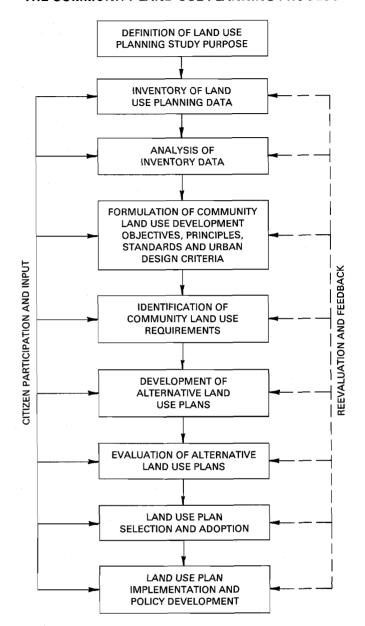
Formulation of Community Land Use Planning Objectives, Standards and Related Urban Design Criteria

An objective is defined as a goal or end toward which the attainment of plans and policies is directed. Planning is a rational process for formulating and attaining objectives. The objectives serve as a guide for the preparation of alternative plans and provide an important basis for the evaluation of the alternatives and the selection of the recommended plan from among the alternatives considered. The community land use plan should be clearly related to the defined objectives through a set of standards and urban design criteria. Objectives may change as new information is developed; as objectives are fulfilled through plan implementation; or as objectives fail to be implemented due to changing public attitudes and values. The formulation of objectives should involve the active participation of local officials and citizens. The City Plan Commission provided active guidance throughout the planning process.

<u>Identification of Community Land</u> Use and Facility Requirements

Although the preparation of forecasts is not planning, a land use plan must, to the extent possible, anticipate future land and facility requirements as a basis for the development of alternative plans. The future demand for land and facilities will depend primarily on the size of the future population and the nature of future economic activity in the City. Control of changes in population and economic activity levels, however, lie largely, although not entirely, outside the scope of government activity at the

Figure 1
THE COMMUNITY LAND USE PLANNING PROCESS



Source: SEWRPC.

local level. Future population and economic activity levels must therefore be forecast. The forecast levels are then used to determine the probable future demand for various types of land uses and facilities.

Development and Evaluation of Alternative Plans and Selection and Adoption of the Recommended Plan

Once the probable future demand for a variety of land use types and facilities have been estimated, alternative plans which meet the demand can be developed. The alternative plans should be evaluated based on their relative ability to attain the agreed upon development objectives; the plan which is judged best to meet those objectives should be selected for adoption. The evaluation should be made by the City Plan Commission on the basis of an application of the information obtained during all stages of the planning process.

Plan Implementation

Implementation of the adopted land use plan requires the use of several planning tools of a legal nature. A zoning ordinance and accompanying zoning map should be used to assure legally that private development and redevelopment will occur in conformance with the adopted plan. The zoning regulations should govern not only the types of land uses permitted in various parts of the community, but the height and arrangement of buildings on the land and the intensity of the use of land as well. Land subdivision regulations should be applied to assure that any proposed land subdivision plats and certified survey maps conform to the plan with respect to both proposed land uses and to such details as street, block and lot layout, and required infrastructure improvements. An official map should be used to assure that the land required for the streets, parkways, parks, playgrounds, and public transit facilities necessary to serve the uses recommended in the plan is reserved for future public use. Implementation of the plan should also be furthered by the formulation of public policies to further ensure plan implementation. A capital improvements program is one particularly effective expression of municipal policies relating to the physical development and redevelopment of the community.

FORMAT OF PLAN REPORT PRESENTATION

The land use plan for the City of Waukesha and environs, as documented in this report, consists of eleven chapters. Chapter I, "Introduction," briefly discusses the actions that led to prepara-

tion of the plan, the purpose of the plan, a description of the planning process, and a history of planning activities in the City of Waukesha. Chapter II, "Population and Employment Inventories, Analyses, and Forecasts,' presents data regarding historic and current population and employment levels and characteristics for the City of Waukesha, Waukesha County, and the Southeastern Wisconsin Region; it also provides a range of population and employment forecasts for the year 2010 used to develop forecast land use and facility needs. Chapter III. "Natural Resource Base Inventory and Analysis," presents information about the natural resource base of the City of Waukesha and its environs, including data on soils, watersheds, topography, drainage patterns, wetlands, floodlands, scenic vistas, woodlands, wildlife habitat, agricultural lands, and parks. Chapter IV, "Inventory and Analysis of Existing Land Uses and Public Facilities and Utilities," presents information regarding urban development in the planning area. Chapter V, "Historic Preservation Planning Inventory and Analysis", describes the early history of the planning area and past historic preservation efforts, as well as the findings of historic surveys of the planning area and methods currently used to protect historic sites; it recommends additional steps to protect historic sites in the planning area. Chapter VI, "Existing Local Plan Implementation Devices," describes and analyzes the existing City zoning and land subdivision ordinances, as well as other tools used to implement the existing land use plan and also the plan implementation devices used in the Towns in the planning area. Chapter VII, "Development Objectives, Principles, Standards, and Related Urban Design Criteria," presents the community's land use development objectives and standards. Chapter VIII, "Year 2010 Land Use Requirements," presents community development needs to the year 2010 based on the forecast population and employment levels and the City's objectives and standards. Chapter IX, "The Land Use Plan," presents a recommended land use development plan for the City of Waukesha and environs. Chapter X, "Plan Implementation," describes the legal instruments needed to implement the plan, including recommended changes to existing City ordinances. A complete summary of the plan is provided in Chapter XI.

Chapter II

POPULATION AND EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS

INTRODUCTION

Information on the size, characteristics, and distribution of the resident population; on employment activity; and on anticipated changes in these socioeconomic factors over time is essential to the preparation of a sound community land use plan. The size and characteristics of the existing and probable future resident population and of employment have a direct influence on the amount of land needed in each land use category. The primary purpose of the land use plan is to meet those needs in an environmentally sound, efficient, and effective manner, and thereby benefit community residents by maintaining and enhancing living and working conditions.

As described in Chapter I of this report, 1985 and 2010 were selected as the base year and design year, respectively, for plan preparation purposes. In order to determine the probable year 2010 demand for various types of land uses. residential, commercial, and industrial, it is necessary to forecast year 2010 population and employment levels and to compare those forecast levels to those existing in 1985. The potential increase in population and employment between 1985 and 2010 can then be determined and the land use plan designed to accommodate the expected increase. For comparison purposes, tables in this chapter that present year 2010 forecast population and employment levels will also include information on 1985 levels.

Population and employment forecasts for the year 2010 were developed based on a planned urban service area, which includes the area within the corporate limits of the City as well as additional contiguous lands needed to accommodate anticipated new urban development. The planned Waukesha urban service area delineated and adopted in 1985 is shown on Map 7 in Chapter I. As part of this land use planning process, an expansion of that urban service area has been proposed to include areas in the southeastern portion of the Town of Waukesha. The forecast population and employment data presented in this chapter relate to the proposed urban service area, shown on Map 11.

This chapter also presents selected information regarding historic population, housing, and employment obtained from the U. S. Bureau of the Census. Data from the 1990 census was used when available. In many cases, however, 1990 census data had not been released at the time this report was prepared. In those cases, 1980 census data are presented.

POPULATION AND EMPLOYMENT FORECASTS

The population and employment forecasts selected for use in planning for the Waukesha area were based on a consideration of a range of alternative future population and employment levels developed for the seven-county Southeastern Wisconsin Region by the Regional Planning Commission. Three alternative future scenarios were developed by the Commission for use in preparing the year 2010 regional land use plan. Two scenarios, the high-growth scenario and the low-growth scenario, are intended to identify reasonable extremes. An intermediategrowth scenario was also developed, to identify a most probable future between the extremes. These three scenarios are described in the following sections.¹

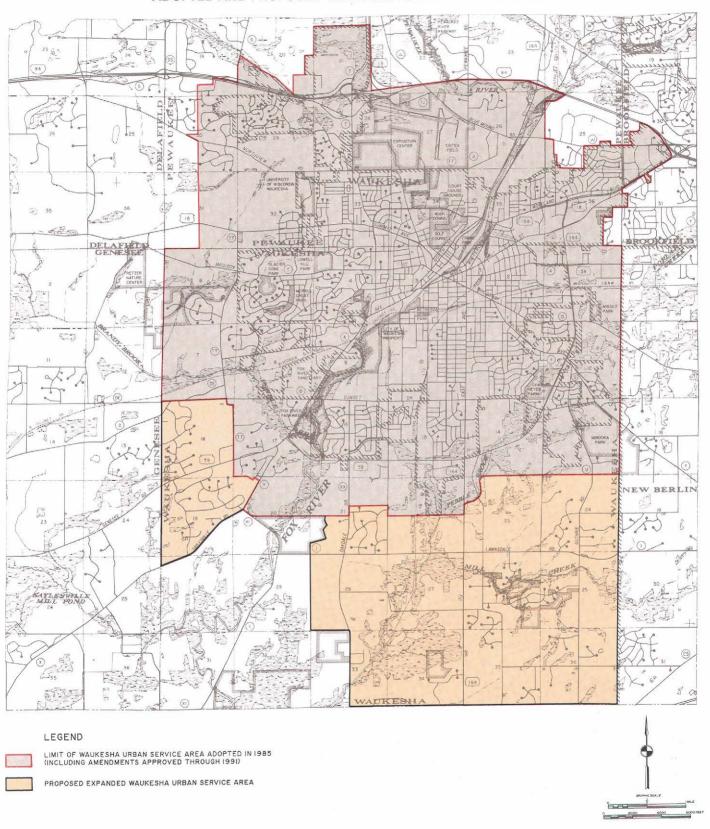
The High-Growth Scenario

The high-growth scenario envisions that the Region as a whole will experience only a slight decline in household² size with a return to more conventional lifestyles and somewhat higher birth rates. This scenario also assumes that the

¹For a detailed discussion of the methodology used to develop these projections, see SEWRPC Technical Report No. 25, <u>Alternative Futures for Southeastern Wisconsin</u>; Technical Report No. 11, Second Edition, <u>The Population of Southeastern Wisconsin</u>; and Technical Report No. 10, Second Edition, <u>The Economy of Southeastern Wisconsin</u>.

²Households include persons who live alone; unrelated persons who live together, such as college roommates; and families. Persons not living in households are classified as living in group quarters, such as hospitals for the chronically ill, homes for the aged, correctional institutions, and college dormitories.

Map 11
ADOPTED AND PROPOSED WAUKESHA URBAN SERVICE AREA



Source: SEWRPC.

Region will be economically competitive with other areas of the United States over the next two decades and that the pattern of outmigration of population, economic activity, and jobs experienced in the recent past will subside. The greater attractiveness of the region would be due to such factors as the availability of an ample high quality water supply; availability of labor and land; a high quality infrastructure of railways, highways, seaport, airport, and sewerage and water systems; a good university and vocational-technical education system; a high quality environment; ample recreational opportunities; and receptive community attitudes toward the needs of business and industry.

The Intermediate-Growth Scenario

The intermediate-growth scenario assumes that even though some out-migration of population and jobs will continue, the relative attractiveness of the Region will result in a stabilization of population and employment. The assumptions underlying this future include replacement-level birthrates and a slight decline in household size. Regionwide, there would be some decrease in the younger age groups; the retirement-age population would be expected to show a significant increase.

The Low-Growth Scenario

The low-growth scenario envisions continued out-migration of population and jobs from the Region. This would be due in part to a decline in the ability of the Region to compete with other regions of the United States for economic activity and in part to continued growth in nontraditional lifestyles, including increasing female participation in the labor force and lower than replacement level birthrates.

Population Distribution

An additional variable was added to the analysis in the preparation of the intermediate population forecast. That variable deals with the degree of centrality of incremental urban land use development as measured by the relative nearness of new urban land uses to the major population centers in the Region. Two alternative population distributions, referred to as centralized and decentralized distributions, were developed.

The centralized distribution concentrates population in the older urban centers of the Region and adjacent suburbs, with proportionately fewer people in outlying areas. The centralized distribution assumes that a significant proportion of the population will prefer to reside in an urban setting that provides a full range of urban facilities and services, such as public water supply, sanitary sewers, and mass transit. The decentralized distribution accommodates proportionately less people in the older urban centers of the Region and adjacent suburbs, and proportionately more in the outlying areas. The decentralized distribution assumes that a significant proportion of the population will prefer to reside in a suburban or rural setting with relatively large lots and a reduced level of urban services.

Decentralization of population within the Region began in the 1950s and has continued unabated to the present. The movement of persons from the older, urban central areas of the Region to outlying areas has markedly changed the development pattern of the Region, requiring outlying areas to provide many of the facilities and services once required only in the older, more highly developed urban areas of the Region.

Selected Forecast

The forecast population and employment levels envisioned under the low-growth, intermediate centralized, intermediate decentralized, and high-growth scenarios are shown in Table 1 for the Southeastern Wisconsin Region, Waukesha County, the Waukesha planning area, and the Waukesha urban service area. Upon consideration of the four alternative future scenarios postulated and upon consideration of recent development trends, the intermediate future, within the framework of a decentralized population distribution, was selected as the basis for the preparation of the land use plan for the City of Waukesha and environs. Under the selected forecast, the population in the urban service area would be expected to increase from about 61,390 persons in 1985 to about 86,340 persons in 2010, an increase of about 24.950 persons; and the number of jobs would be expected to increase from about 35,745 in 1985 to about 48,250 in 2010, an increase of about 12,505 jobs.

In order to set the selected forecast in perspective, the historic population levels of the State, the Region, Waukesha County, and the City of Waukesha are presented in Table 2. This table indicates that the City of Waukesha has experienced steady increases in resident population since its incorporation as a City in 1896. Figure 2 graphically shows the historic and forecast

Table 1

ALTERNATIVE POPULATION AND EMPLOYMENT FORECASTS FOR SOUTHEASTERN WISCONSIN, WAUKESHA COUNTY, THE WAUKESHA PLANNING AREA, AND THE WAUKESHA URBAN SERVICE AREA: 1985 AND 2010

			Alternative Futur	e Scenario: 2010	
Area	1985 Estimated	Low-Growth	Intermediate-Growth Centralized	Intermediate-Growth Decentralized	High-Growth
Region					
Population	1,742,700	1,517,100	1,872,200	1,872,200	2,316,100
Jobs	871,900	870,900	1,051,300	1,051,300	1,251,600
Waukesha County					
Population	285,900	300,800	364,300	421,400	529,800
Jobs	141,300	182,400	200,100	220,200	257,600
Waukesha Planning Area					
Population	71,700	74,000	92,700	100,700	125,200
Jobs	40,900	52,900	59,200	63,200	72,800
Waukesha Urban Service Area					
Population	61,390 ^a	62,885	78,860	86,340	101,320
Jobs	35,745	41,260	46,255	48,250	54,485

^aThe 1985 population estimate for the City of Waukesha is 51,800.

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

Table 2

COMPARISON OF HISTORIC POPULATION LEVELS FOR THE STATE OF WISCONSIN, THE SOUTHEASTERN WISCONSIN REGION, WAUKESHA COUNTY, AND THE CITY OF WAUKESHA: 1850-1990

	Wi	sconsin	F	Region	Wauke	esha County	City of	Waukesha ^a
Year	Population	Percent Change from Previous Period						
1850	305,391	- '-	113,389		19,258			
1860	775,881	154.1	190,409	67.9	26,831	39.3		
1870	1,054,670	35.9	223,546	17.4	28,274	5.4		
1880	1,315,497	24.4	277,119	24.0	28,957	2.4		
1890	1,693,330	28.7	386,774	39.6	33,270	14.9		
1900	2,069,042	22.2	501,808	29.7	35,229	5.9	7,419	
1910	2,333,860	12.8	631,161	25.8	37,100	5.3	8,740	17.8
1920	2,632,067	12.8	783,681	24.2	42,612	14.9	12,558	43.7
1930	2,939,006	11.7	1,006,118	28.4	52,358	22.9	17,176	36.8
1940	3,137,587	6.8	1,067,699	6.1	62,744	19.8	19,242	12.0
1950	3,434,575	9.5	1,240,618	16.2	85,901	36.9	21,233	10.3
1960	3,952,771	15.1	1,573,620	26.8	158,249	84.2	30,004	41.3
1970	4,417,933	11.8	1,756,086	11.6	231,338	46.2	39,695	32.3
1980	4,689,055	6.1	1,764,919	0.5	280,326	21.2	50,365	26.9
1985 ^b	4,779,021	1.9	1,742,742	-1.3	285,904	2.0	51,800	2.8
1990	4,891,769	2.4	1,810,364	3.9	304,715	6.6	56,958	10.0

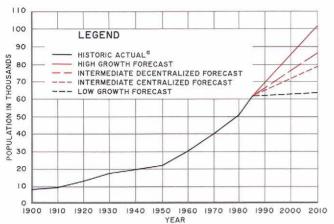
^aThe City of Waukesha was originally incorporated as the Village of Prairieville in 1846. In 1847, the village name was changed to Waukesha. In 1848, the village charter was repealed by the Territorial Legislature. The Village of Waukesha was again incorporated in 1852. In 1896, the Village was incorporated as a City.

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

^bThe 1985 population data are estimates.

Figure 2 HISTORIC AND FORECAST FUTURE

POPULATION LEVELS FOR THE WAUKESHA **URBAN SERVICE AREA: 1900-2010**



NOTE: THE ESTIMATED 1985 POPULATION FOR THE WAUKESHA URBAN SERVICE AREA IS 61,390.

THISTORIC ACTUAL POPULATION FIGURES ARE FOR THE CITY OF WAUKESHA RATHER THAN THE WAUKESHA URBAN SERVICE AREA

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

future resident population levels for the City of Waukesha based on the four alternative futures scenarios considered.

AGE DISTRIBUTION

The age distribution of the population has important implications for planning and public policy formation in the areas of education, recreation, health, housing, and transportation. The age composition of the resident population of the Southeastern Wisconsin Region, Waukesha County, and the City of Waukesha in 1970, 1980, and 1990 is set forth in Table 3. In general, as the resident population in each of these three areas increased during the last two decades, the number of adults increased significantly and the number of children either increased very slightly or decreased.

Between 1970 and 1990, the number of children under the age of five decreased by about 10 percent in the Region, but increased by about 5 and 15 percent, respectively, in the County and City of Waukesha. The number of school-age children, ages five through 17, decreased in all three areas, with decreases of about 28 percent in the Region, about 17 percent in the County, and about three percent in the City. It is anticipated that the school-age population will increase slightly in the urban service area during the planning period, which will probably result in a need for additional school facilities.

The number of working-age adults, ages 18 through 64, increased between 1970 and 1990, with increases of about 57 and 62 percent, respectively, in the County and City and a much lower increase of about 15 percent in the Region. The number of persons aged 65 and older also increased in all three areas between 1970 and 1990. The growth in the number of persons in this age group has been particularly dramatic in Waukesha County, where the number of persons age 65 and older more than doubled between 1970 and 1990. This increase in the size of the elderly population, which is expected to continue throughout the planning period, may be expected to increase the demand for specialized housing units, transportation, and health care services for the elderly.

HISTORIC AND PROBABLE FUTURE HOUSEHOLD SIZE

As shown in Table 4, there was a steady increase in the number of housing units as well as in population in the Southeastern Wisconsin Region, Waukesha County, and the City of Waukesha between 1970 and 1990. The table also demonstrates that the rate of increase in the number of housing units exceeded the rate of population increase in each of the areas listed on the table. With the number of households increasing at a faster rate than the population, household size throughout the Region has steadily decreased. The decline in the number of persons per household can be attributed to an increase in the number of one-person households and a decrease in the number of children per family.

The number and size of households is a population characteristic of particular importance for land use and public facility planning, because the average household size is used to convert a population forecast to the number of housing units needed over the planning period. Throughout the Region, the number of households has been increasing at a faster rate than the total household population. Table 5 compares historic and forecast year 2010 household sizes in the

Table 3

AGE COMPOSITION OF THE POPULATION IN THE SOUTHEASTERN WISCONSIN REGION, WAUKESHA COUNTY, AND THE CITY OF WAUKESHA: 1970-1990

-		Southeastern Wisconsin Region										
	1970		1980		1990		1970-1980		1980-1990			
Age Group	Number	Percent	Number	Percent	Number	Percent	Change	Percent	Change	Percent		
Under 5	153,243	8.7	128,085	7.2	138,444	7.6	-25,158	-16.4	10,359	8.1		
5 through 17	472,342	26.9	375,653	21.3	338,629	18.8	-96,689	-20.5	-37,024	-9.9		
18 through 64	960,887	54.8	1,065,887	60.4	1,106,820	61.1	105,000	10.9	40,933	3.8		
65 and Older	169,415	9.6	195,294	11.1	226,471	12.5	25,879	15.3	31,177	16.0		
All Ages	1,755,887	100.0	1,764,919	100.0	1,810,364	100.0	9,032	0.5	45,445	2.6		

	Waukesha County										
Age Group	1970		1980		1990		1970-1980		1980-1990		
	Number	Percent	Number	Percent	Number	Percent	Change	Percent	Change	Percent	
Under 5	20,839	9.0	20,054	7.2	21,801	7.2	-785	-3.8	1,747	8.7	
5 through 17	73,656	31.8	70,098	25.0	61,309	20.1	-3,558	-4.8	-8,789	-12.5	
18 through 64	122,076	52.8	169,260	60.4	191,679	62.9	47,184	38.6	22,419	13.2	
65 and Older	14,794	6.4	20,914	7.5	29,926	9.8	6,120	41.4	9,012	43.1	
All Ages	231,365	100.0	280,326	100.0	304,715	100.0	48,961	21.2	24,389	8.7	

	City of Waukesha										
	1970		1980		1990		1970-1980		1980-1990		
Age Group	Number	Percent	Number	Percent	Number	Percent	Change	Percent	Change	Percent	
Under 5	3,944	9.8	4,333	8.6	4,516	7.9	389	9.9	183	4.2	
5 through 17	10,887	27.0	10,785	21.4	10,563	18.5	-102	-0.9	-222	-2.1	
18 through 64	22,383	55.6	31,011	61.6	36,290	63.8	8,628	38.5	5,279	17.0	
65 and Older	3,044	7.6	4,236	8.4	5,589	9.8	1,192	39.2	1,353	31.9	
All Ages	40,258	100.0	50,365	100.0	56,958	100.0	10,107	25.1	6,593	13.1	

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

Southeastern Wisconsin Region, Waukesha County, the Waukesha planning area, and the Waukesha urban service area. Forecast variations in household size are generally due to a greater assumed proportion of "traditional" households, consisting of husband, wife, and children, under the high-growth scenario and a greater proportion of single-parent families and single-person households under the low-growth scenario, with more children per family present in the "traditional" families.

Table 5 indicates that in 1985, the average household size in the Waukesha urban service area was 2.74, compared to 2.82 in the Waukesha planning area, 3.02 in Waukesha County, and 2.64 in the Region. This table also indicates that the average household size, under the intermediate-growth decentralized forecast, may be expected to decline for all of the areas considered, with household size in the Waukesha urban service area decreasing from 2.74 persons per household in 1985 to 2.47 in 2010.

Table 4

HISTORIC POPULATION AND HOUSING CHARACTERISTICS OF THE SOUTHEASTERN WISCONSIN REGION, WAUKESHA COUNTY, AND THE CITY OF WAUKESHA: 1970-1990

	Southeastern Wisconsin Region									
Characteristics		Ye	ear	1970	-1980	1980-1990				
	1970	1980	1985 ^a	1990	Change	Percent	Change	Percent		
Total Population	1,756,083	1,764,919	1,742,742	1,810,364	8,836	0.5	45,445	2.6		
Total Housing Units Persons per Occupied	566,756	664,973	681,555	717,175	98,217	17.3	52,241	7.9		
Housing Unit	3.20	2.75	2.64	2.62	-0.45	-14.1	-0.13	-4.7		

	Waukesha County									
Characteristics		Ye	ear	1970-1980		1980-1990				
	1970	1980	1985 ^a	1990	Change	Percent	Change	Percen		
Total Population	231,335	280,326	285,904	304,715	48,991	21.2	24,389	8.7		
Total Housing Units Persons per Occupied	65,249	92,622	97,461	110,452	27,373	42.0	17,869	19.3		
Housing Unit	3.66	3.11	3.02	2.83	-0.55	-15.0	-0.17	-5.5		

	City of Waukesha									
Characteristics		Ye	ar	14	1970	-1980	1980-1990			
	1970	1980	1985 ^a	1990	Change	Percent	Change	Percent		
Total Population	39,695	50,365	51,800	56,958	10,670	26.9	1,435	2.8		
Total Housing Units Persons per Occupied	12,062	18,333	19,564	22,065	6,285	52.1	1,217	6.6		
Housing Unit	3.29	2.76	2.67	2.58	-0.53	-16.1	-0.09	-3.3		

^aThe 1985 data are estimates.

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

It is anticipated that approximately 2,000 persons in the urban service area will reside in group quarters in the year 2010, which will result in a household population of approximately 84,340 persons. Based on an average household size of 2.47 persons and a forecast household population of 84,340 persons, a total of about 34,145 occupied housing units may be expected to be needed in the Waukesha urban service area in the year 2010 under the intermediate-growth decentralized scenario. This represents an

increase of about 12,505 housing units above the 1985 total of about 21,640 units, or an average increase of about 500 units each year.

HOUSING CHARACTERISTICS

Housing Construction Activity 1970 through 1990

Table 6 provides a summary of residential building permits issued in the City of Waukesha from 1970 through 1990. During this 21-year

Table 5

COMPARISON OF HISTORIC AND PROBABLE FUTURE POPULATION PER OCCUPIED HOUSING UNIT IN THE SOUTHEASTERN WISCONSIN REGION, WAUKESHA COUNTY, THE WAUKESHA PLANNING AREA, AND THE WAUKESHA URBAN SERVICE AREA: 1970-2010

Year	Southeastern Wisconsin Region	Waukesha County	Waukesha Planning Area	Waukesha Urban Service Area
1970	3.20	3.66	3.43	3.29 ^a
1980	2.75	3.11	2.91	2.76 ^a
1985	2.64	3.02	2.82	2.74 ^b
2010				
Low-Growth	2.19	2.43	2.27	2.22
Intermediate-Growth Centralized	2.40	2.71	2.52	2.47
Intermediate-Growth Decentralized	2.42	2.70	2.52	2.47
High-Growth	2.67	2.95	2.75	2.68

^aData are based on the City of Waukesha corporate limits.

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

Table 6

RESIDENTIAL BUILDING PERMITS ISSUED IN THE CITY OF WAUKESHA: 1970-1990

Year	Single-Family Housing Units	Two-Family Housing Units	Multi-Family Housing Units	Total Housing Units		
1970	186	32	93	311		
1971	274	96	235	605		
1972	250	134	736	1,120		
1973	222	132	362	716		
1974	227	92	177	496		
1975	225	54	387	666		
1976	337	72	253	662		
1977	358	88	775	1,221		
1978	286	54	80	420		
1979	136 ⁻	82	223	441		
1980	120	34	188	342		
1981	96	32	68	196		
1982	49	16	8	73		
1983	115	46	260	421		
1984	146	30	274	450		
1985	123	34	210	367		
1986	185	64	179	428		
1987	135	56	468	659		
1988	148	32	228	408		
1989	127	46	287	460		
1990			300	473		
Total	3,866	1,278	5,791	10,935		

Source: Allied Construction Employers Association and SEWRPC.

^bThere were 2.67 persons per household in the City of Waukesha in 1985.

period, permits for 10,935 housing units were issued, of which 3,866 units, or 35 percent, were for single-family housing units; 1,278 units, or 12 percent, were for two-family housing units; and 5,791, or 53 percent, were for multi-family units. From 1980 through 1990, a total of 4,277 permits were issued, of which 1,365 units, or 32 percent, were for single-family housing units; 442 units, or 10 percent, were for two-family housing units; and 2,470 units, or 58 percent, were for multi-family units. The table indicates that since 1980 multi-family units have been constructed in the City of Waukesha at a higher rate than either single-family or two-family housing units. During the 1970 through 1990 period an average of some 521 residential building permits was issued each year. From 1986 through 1990, an average of 486 permits was issued each year.

Housing Types

The 1990 census determined that there were 22,065 housing units in the City of Waukesha in April 1990. Of these 22,065 housing units, 10,986, or about 50 percent, were single-family detached units; 1,961, or about 9 percent, were two-family units; and about 7,071, or about 34 percent, were multi-family units. An additional 1,240 units were classified as single-family attached housing units, which, in the City of Waukesha, generally consist of groups of two, three, or four attached units. The Census also identified 93 mobile homes and 314 housing units classified as "other".

Housing Occupancy and Vacancy Rates

Table 7 provides information on housing occupancy and vacancy rates in the Southeastern Wisconsin Region, Waukesha County, and the City of Waukesha in 1970, 1980, and 1990. Between 1970 and 1990, the number of housing units in the Region increased by about 26.6 percent, while in the County and City of Waukesha the number of units increased by about 69.3 and 83.0 percent, respectively. In 1990, about 53 percent of the year-round occupied housing units in the City were owner-occupied and about 43 percent were renter-occupied.

Between 1970 and 1990, the Southeastern Wisconsin Region experienced an increase in owner-occupied year-round housing units of about 25 percent, while the County and the City of Waukesha experienced increases of about 65 and 59 percent, respectively. The increase in the City

was more than twice as high as that experienced by the Region as a whole. With respect to renter-occupied year-round housing units during this same period, the Region experienced an increase of about 28 percent; the County and the City experienced much higher increases of about 95 and 118 percent, respectively. The amount of renter-occupied housing in the County almost doubled; that in the City more than doubled. The increase in renter-occupied housing may be due to such lifestyle changes as more single-person households and smaller families and to the increasing urbanization of the Waukesha area.

Housing vacancy rates for both owner-occupied and rental housing in 1990 for Southeastern Wisconsin, Waukesha County, and the City of Waukesha are also shown in Table 7. The vacancy rate for owner-occupied housing in the City, that is, for formerly owner-occupied housing units that were vacant and up for sale, was about 0.3 percent of the total number of housing units and about 0.6 percent of the 11,849 owner-occupied units in the City in 1990. The vacancy rate for rental housing in the City was about 2.4 percent of the total number of housing units and about 5.2 percent of the 10,216 rental units in the City in 1990.

Standards contained in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, suggest that local housing vacancy rates be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and at a minimum of 1 percent and a maximum of 2 percent for owner-occupied units over a full range of housing types, sizes, and costs. These vacancy rates are desirable to facilitate population mobility and to enable households to exercise choice in the selection of suitable housing. The City's 1990 vacancy rate of 0.6 percent for owner-occupied housing falls below the recommended standard of between 1 and 2 percent. The 1990 vacancy rate of 5.2 percent for rental housing in the City falls within the recommended standard of between 4 and 6 percent.

Housing Costs

Table 8 provides the monthly contract rent of renter-occupied housing units in the Southeastern Wisconsin Region, Waukesha County, and the City of Waukesha in 1990, as well as median and average rents. In 1990, the City of Waukesha had both median and average rents of about

Table 7
HOUSING VACANCY RATES FOR OWNER- AND RENTER-OCCUPIED YEAR-ROUND HOUSING UNITS IN SOUTHEASTERN WISCONSIN, WAUKESHA COUNTY, AND THE CITY OF WAUKESHA: 1970-1990

				Sou	theastern	Wisconsi	n			
	1970		1980		1990		1970-1980		1980-1990	
Housing Unit Type	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Change	Percent	Change	Percent
Owner Occupied Year-Round	204 200	50.5		"" 0 4				4		
Housing Units	331,339	58.5	389,381	59.4	414,049	57.8	58,042	17.5	24,668	6.3
Housing Units	205,147	36.2	238,574	36.4	262,058	36.5	33,427	16.3	23,484	9.8
Units for Sale	2,379	0.4	4,478	0.7	3,830	0.5	2,099	88.2	-648	-14.5
Rental Units	9,101	1.6	11,205	1.7	12,615	1.8	2,104	23.1	1,410	12.6
Housing Units	18,790	3.3	12,108	1.8	24,623	3.4	-6,682	-35.6	12,515	103.4
Total	566,756	100.0	655,746	100.0	717,175	100.0	88,990	15.7	61,429	9.4

					Waukesh	a County	Waukesha County											
	19	70	1980		1990		1970-1980		1980-1990									
Housing Unit Type	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Change	Percent	Change	Percent								
Owner Occupied Year-Round									_	-								
Housing Units	49,597	76.1	69,154	75.8	81,927	74.2	19,557	39.4	12,773	18.5								
Renter Occupied Year-Round]																	
Housing Units	12,338	18.9	19,398	21.2	24,063	21.8	7,060	57.2	4,665	24.0								
Vacant Year-Round Housing										i i								
Units for Sale	351	0.5	957	1.0	704	0.6	606	172.6	-253	-26.4								
Vacant Year-Round										* *								
Rental Units	518	0.8	679	0.7	1,375	1.2	161	31.1	696	102.5								
Other Vacant Year-Round																		
Housing Units	2,445	3.7	1,178	1.3	2,383	2.2	-1,267	-51.8	1,205	102.3								
Total	65,249	100.0	91,366	100.0	110,452	100.0	26,117	40.0	19,086	20.9								

	City of Waukesha										
Housing Unit Type	1970		1980		1990		1970-1980		1980-1990		
	Total Units	Percent of Total	Total Units	Percent of Total	Total Units	Percent of Total	Change	Percent	Change	Percent	
Owner Occupied Year-Round Housing Units	7,410	61.4	9,899	54.0	11,775	53.4	2,489	33.6	1,876	19.0	
Renter Occupied Year-Round Housing Units	4,338	36.0	7,745	42.2	9,460	42.9	3,407	78.5	1,715	22.1	
Units for Sale	57	0.5	176	1.0	74	0.3	119	208.8	-102	-58.0	
Rental Units	174	1.4	324	1.8	526	2.4	150	86.2	202	62.3	
Housing Units	83	0.7	189	1.0	230	1.0	106	127.7	41	21.7	
Total	12,062	100.0	18,333	100.0	22,065	100.0	6,271	52.0	3,732	20.4	

Table 8

NUMBER OF HOUSING UNITS BY MONTHLY CONTRACT RENT FOR RENTER-OCCUPIED HOUSING IN SOUTHEASTERN WISCONSIN, WAUKESHA COUNTY, AND THE CITY OF WAUKESHA: 1990

Actual	Southea Wisconsin		Waukesha	County	City of Waukesha		
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	
Less than \$100	4,690	1.8	353	1.5	181	1.9	
\$100 to \$149	10,372	4.0	562	2.4	279	3.0	
\$150 to \$199	10,782	4.2	459	2.0	211	2.2	
\$200 to \$249	17,776	6.9	625	2.7	237	2.5	
\$250 to \$299	30,695	11.9	811	3.5	309	3.3	
\$300 to \$349	36,808	14.3	1,462	6.2	610	6.5	
\$350 to \$399	39,954	15.5	2,223	9.5	1,067	11.3	
\$400 to \$449	32,217	12.5	3,062	13.0	1,306	13.9	
\$450 to \$499	24,161	9.4	3,102	13.2	1,144	12.1	
\$500 to \$549	15,432	6.0	3,073	13.1	1,284	13.6	
\$550 to \$599	10,676	4.1	2,224	9.5	941	10.0	
\$600 to \$649	7,084	2.7	1,910	8.1	830	8.8	
\$650 to \$699	4,152	1.6	1,132	4.8	437	4.6	
\$700 to \$749	2,448	0.9	549	2.3	152	1.6	
\$750 to \$999	4,117	1.6	947	4.0	243	2.6	
\$1,000 or More	1,220	0.5	300	1.3	59	0.6	
No Cash Rent	5,542	2.1	694	2.9	138	1.5	
Total	258,126	100.0	23,488	100.0	9,428	100.0	
Median Rent	\$372		\$480	· .	\$469		
Average Rent	\$381		\$486		\$468		

\$470 per month, which are significantly higher than those in the Region, but slightly lower than the median and average rents in Waukesha County. Average monthly rents asked for units that were vacant at the time of the 1990 census were \$572 for rental units in the City and \$660 for rental units in the County.

Table 9 provides monthly owner costs of owneroccupied, mortgaged, noncondominium housing units in the Southeastern Wisconsin Region, Waukesha County, and the City of Waukesha. Information from the 1990 census regarding the amount of owner costs were not available at the time this report was prepared. The most recent year for which definitive housing costs are available is 1980. For informational purposes, Table 9 shows actual 1980 housing costs and then converts those costs to 1990 dollar amounts, using the Consumer Price Index. These data indicate that the 1980 cost of mortgaged units in the County and the City were relatively low compared to costs within the Region as a whole. In 1980, the City of Waukesha had 6,491 mortgaged, owner-occupied, noncondominium housing units, representing about 35 percent of the total housing units in the City.

ECONOMIC CHARACTERISTICS AND FORECASTS

Household Income

Table 10 indicates that household income for 1980, again, the latest year for which definitive data are available, for Southeastern Wisconsin, Waukesha County, and the City of Waukesha by

Table 9

NUMBER OF UNITS OF OWNER-OCCUPIED MORTGAGED NONCONDOMINIUM
HOUSING BY MONTHLY OWNER COSTS® IN SOUTHEASTERN WISCONSIN, WAUKESHA
COUNTY, AND THE CITY OF WAUKESHA: 1980 AND EXTRAPOLATED 1990

Actual Converted Monthly Monthly Owner Costs Owner Costs		Southe Wisconsi		Waukesh	a County	City of Waukesha		
with Mortgage	with Mortgage	Number	Percent	Number	Percent	Number	Percent	
(1980 dollars)	(1990 dollars) ^b	of Units	of Total	of Units	of Total	of Units	of Total	
Less than \$100	Less than \$160	161	0.1	26	0.1	0	0.0	
\$100 to \$149	\$161 to \$240	707	0.3	71	0.2	14	0.2	
\$150 to \$199	\$241 to \$320	3,197	1.5	325	0.7	93	1.4	
\$200 to \$249	\$321 to \$400	12,785	6.1	1,459	3.2	370	5.7	
\$250 to \$299	\$401 to \$480	26,743	12.7	3,677	8.0	773	× 11.9	
\$300 to \$349	\$481 to \$560	29,134	13.9	4,914	10.7	781	12.0	
\$350 to \$399	\$561 to \$645	28,389	13.5	5,671	12.4	764	11.8	
\$400 to \$449	\$646 to \$745	25,356	12.1	5,501	12.0	847	13.1	
\$450 to \$499	\$746 to \$800	21,523	′10.2	5,157	11.3	639	9.8	
\$500 to \$599	\$801 to \$965	28,677	13.6	7,683	16.8	1,050	16.2	
\$600 to \$749	\$966 to \$1,205	20,090	9.6	6,431	14.1	813	12.5	
\$750 or More	\$1,206 or More	13,562	6.4	4,798	10.5	347	5.4	
Total		210,324	100.0	45,713	100.0	6,491	100.0	
Median Costs								
(1980 dollars)		\$549		\$462		\$427		
Median Costs								
(1990 dollars)	- -	\$884		\$744		\$688		

^aMonthly owner costs include monthly payments for real estate taxes, fire and hazard insurance, utilities, fuels, and mortgage.

income ranges, together with the median and average income levels for each of the areas listed, expressed in terms of both 1980 and 1990 dollars. The median household income in the City of Waukesha in 1980 was slightly higher than that of the Region but lower than that of Waukesha County. The average household income in 1980 in the City of Waukesha was lower than that of both the Region and Waukesha County.

Occupations and Employment Types

Table 11 provides information on the employed population 16 years of age and older by occupation for the Region, Waukesha County, and the City of Waukesha in 1980, the latest year for

which definitive data are available. As shown on the table, there were 25,345 workers in the City of Waukesha and 136,327 workers in Waukesha County. In 1980, slightly more than 50 percent of the residents of the City of Waukesha were in the employed labor force. In the Region and Waukesha County, 47 percent and 49 percent, respectively, of the population was in the employed labor force. White-collar workers, including managerial and professional specialty, and technical, sales, and administrative support workers represented about 52 percent of the employed persons in the Region, about 58 percent of the employed persons in Waukesha County, and about 56 percent of the employed population of the City of Waukesha. Blue-collar

^bA multiplier of 1.61, based on the Consumer Price Index, was used to convert 1980 dollars to 1990 dollars.

Table 10

HOUSEHOLD INCOME IN SOUTHEASTERN WISCONSIN, WAUKESHA
COUNTY, AND THE CITY OF WAUKESHA: 1980 AND EXTRAPOLATED 1990

Actual	Converted	Southeastern Wisconsin		Waukesha County		City of Waukesha	
Income Range	Income Range	Number of	Percent	Number of	Percent	Number of	Percent
(1980 dollars)	(1990 dollars) ^a	Households	of Total	Households	of Total	Households	of Total
Less than \$2,500	Less than \$4,025	16,433	2.6	1,196	1.4	341	1.9
\$2,500 to \$4,999	\$4,026 to \$8,050	42,875	6.8	2,588	2.9	893	5.1
\$5,000 to \$7,499	\$8,051 to \$12,075	42,783	6.8	3,283	3.7	868	5.0
\$7,500 to \$9,999	\$12,076 to \$16,100	40,862	6.5	3,596	4.1	1,163	6.6
\$10,000 to \$12,499	\$16,101 to \$20,125	42,963	6.8	4,298	4.9	1,170	6.7
\$12,500 to \$14,999	\$20,126 to \$24,150	39,644	6.3	3,791	4.3	1,106	6.3
\$15,000 to \$17,499	\$24,151 to \$28,175	43,676	6.9	5,041	5.7	1,285	7.3
\$17,500 to \$19,999	\$28,176 to \$32,200	43,540	6.9	5,236	5.9	1,319	7.5
\$20,000 to \$22,499	\$32,201 to \$36,225	47,537	7.6	6,598	7.4	1,433	8.1
\$22,500 to \$24,999	\$36,226 to \$40,250	40,588	6.5	6,209	7.0	1,451	8.2
\$25,000 to \$27,499	\$40,251 to \$44,275	41,067	6.5	7,361	8.3	1,446	8.2
\$27,500 to \$29,999	\$44,276 to \$48,300	32,208	5.1	5,958	6.7	1,040	5.9
\$30,000 to \$34,999	\$48,301 to \$56,350	53,843	8.6	10,246	11.6	1,591	9.0
\$35,000 to \$39,999	\$56,351 to \$64,400	33,397	5.3	6,984	7.9	940	5.3
\$40,000 to \$49,999	\$64,401 to \$80,500	35,701	5.7	8,003	9.0	977	5.5
\$50,000 to \$74,999	\$80,501 to \$120,750	22,652	3.6	5,635	6.4	517	2.9
\$75,000 or More	\$120,751 or More	9,448	1.5	2,518	2.8	97	0.5
Total	• •	629,217	100.0	88,541	100.0	17,637	100.0
Median Income (1980 dollars)	· • -	\$20,096		\$25,827	•	\$21,175	
Median Income (1990 dollars)	·	\$32,355		\$41,580		\$34,090	**
Average Income (1980 dollars)		\$22,756		\$29,001		\$22,299	
Average Income (1990 dollars)	-+	\$36,635	• •	\$46,690		\$35,900	

^aA multiplier of 1.61, based on the Consumer Price Index, was used to convert 1980 dollars to 1990 dollars.

workers, including service, farming, forestry, and fishing; precision production, craft, and repair; and operators, fabricators, and laborers, represented about 48 percent of the employed persons of the Region, about 42 percent of the employed persons in the County, and about 44 percent of the employed population of the City of Waukesha.

Table 12 provides information on the employed population 16 years of age and older by class of worker for the Region, Waukesha County, and the City of Waukesha in 1980. At that time, about 83 percent of both City of Waukesha workers and workers in the Region as a whole were employed in the private sector, compared to about 84 percent for Waukesha County; about 14 per-

Table 11

EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER BY OCCUPATION IN SOUTHEASTERN WISCONSIN, WAUKESHA COUNTY, AND THE CITY OF WAUKESHA: 1980

	Southe Wisco		Waukesha County		City of Waukesha	
Occupation	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Managerial and Professional Specialty		-				
Executive, Administrative, Managerial	81,635	9.9	17,926	13.1	2,598	10.3
Professional Specialty	96,863	11.7	17,472	12.8	3,444	13.6
Technical, Sales, Administrative Support						
Technicians and Related Support	25,271	3.1	4,385	3.2	1,026	4.0
Sales	81,057	9.8	16,712	12.3	2,734	10.8
Administrative Support, Including Clerical	143,121	17.3	22,539	16.5	4,440	17.5
Service						
Private Household	2,486	0.3	296	0.2	93	0.4
Protective Service	11,721	1.4	1,154	0.9	283	1.1
Service, Except Protective and Household	95,816	11.6	13,207	9.7	2,844	11.2
Farming, Forestry, and Fishing	9,065	1.1	1,448	1.1	84	0.3
Precision Production, Craft, Repair	100,953	12.2	18,304	13.4	2,875	11.3
Operators, Fabricators, and Laborers		-				
Machine Operators, Assemblers, Inspectors	109,787	13.3	13,136	9.6	3,107	12.3
Transportation and Material Moving	33,843	4.1	5,014	3.7	930	3.7
Helpers, Laborers	34,838	4.2	4,734	3.5	887	3.5
Total	826,456	100.0	136,327	100.0	25,345	100.0

Table 12

EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER BY CLASS OF WORKER IN SOUTHEASTERN WISCONSIN, WAUKESHA COUNTY, AND THE CITY OF WAUKESHA: 1980

	Southe Wisco		Waukesh	a County	City of Waukesha	
Class	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Private Wage and Salary Worker	684,138	82.8	114,474	84.0	21,035	83.0
Federal Government Worker	15,954	1.9	1,938	1.4	321	1.3
State Government Worker	15,872	1.9	1,898	1.4	518	2.0
Local Government Worker	73,370	8.9	10,692	7.8	2,652	10.4
Self-Employed Worker	34,300	4.2	6,724	4.9	753	3.0
Unpaid Family Worker	2,822	0.3	601	0.5	66	0.3
Total	826,456	100.0	136,327	100.0	25,345	100.0

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

Table 13

PLACE OF WORK OF WORKERS 16 YEARS OF AGE AND OLDER
LIVING IN WAUKESHA COUNTY AND THE CITY OF WAUKESHA: 1980

	Waukesha	County	City of Waukesha	
Place of Work	Number of Workers	Percent of Total	Number of Workers	Percent of Total
City of Waukesha	23,630	17.6	12,784	51.4
City of Brookfield	10,841	8.0	1,536	6.4
Remainder of Waukesha County	36,863	27.4	3,295	13.3
Subtotal	71,334	53.0	17,615	70.9
City of Milwaukee Central Business District	5,039	3.8	832	3.4
Other City of Milwaukee	24,878	18.5	2,531	10.2
City of Wauwatosa	7,965	5.9	670	2.7
City of West Allis	5,637	4.2	736	3.0
Remainder of Milwaukee County	6,374	4.7	553	2.2
Subtotal	49,893	37.1	5,322	21.5
Worked outside Waukesha and Milwaukee Counties	4,085	3.0	503	2.0
Not Reported	9,284	6.9	1,405	5.6
Total	134,596	100.0	24,845	100.0

cent were employed in the public sector in the City, compared to about 13 percent in the Region and about 11 percent in Waukesha County; and about 3 percent were self-employed in the City, compared to about 4 percent in the Region and about 5 percent in Waukesha County.

Table 13 shows the place of work for workers 16 years of age and older living in Waukesha County and in the City of Waukesha in 1980. For the City of Waukesha, approximately 51 percent of the labor force worked in the City; approximately 53 percent of the labor force living in Waukesha County worked within the County. The City of Waukesha may be considered a satellite community in the greater Milwaukee area. A satellite community is defined as a relatively compact and self-contained outlying community that provides a full range of urban services and facilities, including public utilities, commercial, educational, recreational, governmental, and cultural facilities and services, with

employment opportunities broad enough to attract a varied population to the community.

Employment Forecasts

Table 14 sets forth estimated and forecast employment levels for the Waukesha urban service area to the year 2010 under the range of future scenarios for six major employment categories: retail trade: service: industrial: governmental, institutional, and educational; transportation, communication and utilities; and agriculture. Each of these employment categories may be related to specific land use requirements, a fact which is useful when calculating the amount of land needed for each category in the year 2010. Employment in the Waukesha urban service area may be expected to increase from about 35,745 jobs in 1985 to about 48,250 jobs by the year 2010 under the intermediategrowth decentralized scenario, which is the selected forecast for plan preparation purposes. This represents an increase of about 12,505 jobs,

Table 14

ACTUAL AND FORECAST EMPLOYMENT BY TYPE IN
THE WAUKESHA URBAN SERVICE AREA: 1985 AND 2010

	Employment Type								
Year	Retail Trade ^a	Service ^b	Industry ^C	Institution, Government, and Education	Transportation, Communication, and Utilities ^d	Agriculture ⁶	Total		
1985 Estimated	5,200	7,840	15,300	5,605	1,470	330	35,745		
2010 Forecast									
Low-Growth	6,140	9,210	18,825	5,480	1,340	265	41,260		
Intermediate-Growth Centralized	7,635	10,355	19,720	6,650	1,610	285	46,255		
Intermediate-Growth Decentralized	7,840	10,925	20,940	6,650	1,610	285	48,250		
High-Growth	8,655	13,250	22,420	7,965	1,910	285	54,485		

^aIncludes grocery, drug, variety, clothing, and other retail store workers.

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

including an increase of 2,640 retail jobs; 3,085 service jobs; 5,640 industrial jobs; 1,045 institutional, governmental, and educational jobs; and 140 jobs in transportation, communications, and utilities. A loss of 45 agricultural jobs is expected in the urban service area between 1985 and 2010.

SUMMARY

Population and Employment Forecasts

The forecasts of population and employment used in preparing the land use plan for the City of Waukesha and environs were based on consideration of a range of alternative population and employment projections to the plan design year 2010. Four alternative resident population and employment projections were considered. As shown in Table 1, the projections of resident population ranged from about 62,885 to about 101,320 persons for the Waukesha urban service area. With respect to employment, the forecasts ranged from about 41,260 to about 54,485 jobs for the urban service area. The 1985 resident population of the urban service area was about 61,390

persons, including about 51,800 persons in the City of Waukesha. There were 35,745 jobs in the urban service area in 1985. The intermediate-growth decentralized population and employment forecast was selected for use in the planning effort. Under this scenario, the year 2010 population of the urban service area may be expected to reach about 86,340 persons, an increase of about 24,950 persons; the total number of jobs may be expected to reach about 48,250, an increase of about 12,505 jobs over the year 1985.

Age Distribution

As shown in Table 3, the population of the Region, Waukesha County, and City of Waukesha increased during the years 1970 to 1990. The increase in total population was accompanied by significant increases in the number of adults, while the number of children decreased in the Region and the County and increased but slightly in the City of Waukesha.

The age distribution of the population has important implications for planning and public

blincludes self-employed persons; workers in finance, insurance, and real estate; hotel and motel workers; day care workers; barbers and hairdressers; and other service workers.

^cIncludes manufacturing, construction, and wholesale trade workers.

dincludes utility company workers; postal workers; and bus, trucking, and railroad workers.

^eIncludes farmers, miners, forestry workers, and landscaping and nursery workers.

policy formation in the areas of education, recreation, health, housing, and transportation. It is anticipated that the school-age population, ages five to 17, will increase slightly in the Waukesha planning area through the year 2010, which will probably result in a need for additional school facilities. A large increase in the number of persons age 65 and older is expected to occur by the year 2010. This increase may be expected to increase the demand for specialized housing units, transportation, and health care services for the elderly.

Household Size

Table 4 shows that there was steady growth in both the number of housing units and in population in the County and City of Waukesha between 1970 and 1990; however, the rate of increase in the number of households has outpaced the rate of population increase, leading to a steady decline in the number of persons per household. In 1985, the average household size in the Waukesha urban service area was 2.74 persons per household. The average household size in the urban service area may be expected to decrease to 2.47 persons by the plan design vear 2010. The decrease in average household size has important implications for residential land use planning, since average household size is used to convert resident population forecasts to the number of housing units needed. Based upon the anticipated increase in population and the decrease in average household size, an additional 12,505 housing units may be expected to be needed in the urban service area to serve the housing needs of the anticipated year 2010 household population of 84,340 persons.

Housing Construction Activity

During the 21 year period from 1970 through 1990, building permits for 10,935 housing units were issued by the City of Waukesha, an average of some 521 housing units per year. From 1986 through 1990, building permits for 2,428 housing units, an average of 486 units per year, were issued by the City of Waukesha. Sixty percent, or 1,462, of the permits were for multi-family units.

Housing Characteristics

Between 1970 and 1990, the total number of housing units in the Southeastern Wisconsin Region increased by about 26.6 percent, while in Waukesha County and the City of Waukesha the number of units increased by about 69.3 and 83.0 percent, respectively. In 1990, about 53 percent of the year-round occupied housing

units in the City were owner-occupied and about 43 percent were renter-occupied.

As shown in Table 7, the vacancy rate for owner-occupied housing in the City in 1990 was about 0.6 percent of the 11,849 owner-occupied units, below the recommended standard of 1 to 2 percent. The vacancy rate for rental housing in the City was about 5.2 percent of the 10,216 rental units in the City in 1990, within the recommended standard of between 4 and 6 percent.

Table 8 shows that the average monthly rent paid for renter-occupied housing was \$381 in the Region, \$486 in Waukesha County, and \$468 in the City of Waukesha in 1990. Table 9 shows that, in 1980, the median monthly mortgage housing cost, expressed in 1990 dollars, was \$884 in the Region, \$744 in Waukesha County, and \$688 in the City of Waukesha.

Household Income

As shown in Table 10, the 1980 median household income, expressed in 1990 dollars, was \$32,355 in the Region; \$41,580 in Waukesha County, and \$34,090 in the City of Waukesha. The 1980 average household income, expressed in 1990 dollars, was \$36,635 in the Region, \$46,690 in Waukesha County, and \$35,900 in the City of Waukesha.

Occupations and Employment Types

In 1980, slightly more than 50 percent of the residents of the City of Waukesha were in the employed labor force. In the Region and Waukesha County, 47 percent and 49 percent, respectively, of the population were in the employed labor force. Table 11 shows that the largest single category of employment for workers all three areas was administrative support, followed by managerial and professional workers.

Table 12 provides information on the employed population 16 years of age and older by class of worker for the Region, Waukesha County, and the City of Waukesha in 1980. The majority of workers in the Region, County, and City, over 80 percent in all three cases, were employed in the private sector. Local government workers were the second largest class of workers in all three areas.

Table 13 shows the place of work for workers aged 16 and older living in the City and County of Waukesha. About 51 percent of workers living in the City of Waukesha worked in the City; 10,656 workers, or about 43 percent, worked

outside of the City. Six percent of workers did not report their place of employment. In Waukesha County, about 53 percent of workers living in the County also held jobs in the County.

Employment Forecasts

In the year 2010, under the forecast selected for plan preparation purposes, the intermediategrowth decentralized scenario, employment in the Waukesha urban service area is expected to increase from about 35,745 jobs in 1985 to about 48,250 jobs in the year 2010, an increase of about 12,505 jobs. Table 14 provides information regarding the number of workers expected in each of the major employment categories in the year 2010.

Chapter III

NATURAL RESOURCE BASE INVENTORY AND ANALYSIS

INTRODUCTION

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. Given the anticipated population and employment growth envisioned for the Waukesha planning area, land use development may be expected to subject the natural resource base of the area to substantial deterioration and even destruction in the absence of sound planning and plan implementation. Consequently, a sound development plan for the planning area should identify areas that have concentrations of natural resources deserving of protection from intensive urban development. The plan should also identify areas having natural resource characteristics that could impose severe limitations on urban development.

For the purpose of the planning program, the principal elements of the natural resource base were defined as 1) soils and topography, 2) water resources, including watershed boundaries, rivers, streams, lakes, and associated floodlands and wetlands, 3) woodlands, 4) prairies, and 5) wildlife habitat areas. Elements that are closely related to the natural resource base include park and open space sites and scientific and natural areas.

Areas of the landscape that contain concentrations of the natural resource base elements described above have been identified and termed "environmental corridors" by the Regional Planning Commission. The environmental corridors encompass those areas in southeastern Wisconsin in which concentrations of recreational, aesthetic, ecological, and cultural resources occur, and which, therefore, should be preserved and protected in essentially natural, open uses.

Without a proper understanding and recognition of the elements of the natural resource base, human use and alteration of the natural environment proceeds at the risk of excessive costs in terms of both monetary expenditures and environmental degradation. The natural resource base is highly vulnerable to misuse through improper land development. Such misuse may lead to severe environmental problems which are difficult and costly to correct, and to the deterioration and even destruction of the natural resource base itself. Intelligent selection of the most desirable urban development plan from among the alternatives available must, therefore, be based in part upon a careful assessment of the effects of each alternative upon the natural resource base. The following discussion summarizes the inventory findings with respect to the natural resources of the planning area.

SOILS AND TOPOGRAPHY

Soils

Soil properties exert a strong influence on the manner in which people use land. Soils are an irreplaceable resource; mounting pressures upon land are constantly making this resource more and more valuable. A need exists, therefore, in any planning effort to examine not only how land and soils are presently used, but also how they can best be used and managed for future use. This requires a detailed soil survey which maps the geographic locations of various types of soils; identifies their physical, chemical and biological properties; and interprets those properties for land use and public facilities planning. A soil survey of the Southeastern Wisconsin Region was completed in 1965 by the U.S. Department of Agriculture, Soil Conservation Service, under contract to the Regional Planning Commission. The results of the survey are contained in SEWRPC Planning Report No. 8 and in five reports published by the Soil Conservation Service. Soil survey information for the Waukesha planning area is included in the Soil Survey of Milwaukee and Waukesha Counties. published by the Soil Conservation Service in 1971.

The information on soils presented herein is particularly important in the preparation of the land use plan for the Waukesha area, because it is essential for the proper analysis of existing land use patterns, alternative plan design and evaluation, and plan selection. Soil limitations for residential development with and without

public sanitary sewer service are particularly important considerations for preparation of the land use plan. Among the most important land uses influenced by soil properties are residential development both with public sanitary sewer service and also with onsite sewage disposal systems. The most significant soil properties related to domestic sewage disposal are depth to bedrock, depth to water table, permeability, presence of coarse-textured sands and gravels or stones, flooding hazard, and slope.

Soil Suitability for Development Using Onsite Sewage Disposal Systems: At the time the regional soil survey was conducted in 1965, disposal of domestic sewage was primarily based on use of the conventional septic tank system. Since that time, alternative onsite sewage disposal systems have been designed, field tested, and, in some cases, approved by regulatory agencies for use under more limiting soil conditions than those for which conventional systems would be acceptable. Chapter ILHR 83 of the Wisconsin Administrative Code, which governs the siting and design of onsite sewage disposal systems, was also adopted subsequent to the detailed regional soil survey.

As part of the year 2010 regional land use planning effort, the Regional Planning Commission reviewed and, where necessary, revised the soil classifications developed as a result of the 1965 soil survey to reflect current technology and regulatory practice. Soil classifications were developed to reflect suitability for conventional onsite sewage disposal systems and the most common alternative onsite sewage disposal system, the mound system, in accordance with the soil and site specifications set forth in ILHR 83. The revised classifications were based on soil characteristics as indicated in the detailed soil surveys as well as the actual field experience of county and state technicians responsible for overseeing the location and design of such systems.

Maps 12 and 13 show the suitability of soils in the planning area for onsite sewage disposal systems based on state requirements. Specifically, Map 12 shows the suitability of soils in the planning area for conventional onsite systems and Map 13 shows the suitability of soils in the planning area for mound systems. Areas shown as "suitable" on Maps 12 and 13 depict areas covered by soils that have a high probability of meeting state requirements for the applicable

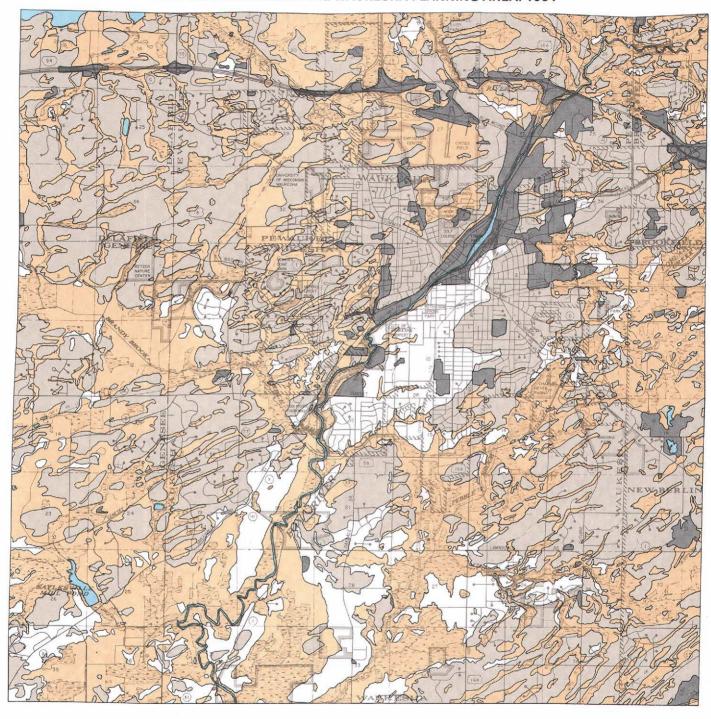
onsite system. Areas shown as "unsuitable" depict areas covered by soils that have a high probability of not meeting state requirements for the applicable onsite system. Areas shown as "undetermined" include soils that span the range from unsuitable to suitable for characteristics that affect the operation of onsite systems, so that no classification can be assigned. For instance, such soils may exhibit a wide range of slopes or a wide range of percolation rates. Areas shown as "unclassified" are disturbed areas, such as quarries and gravel pits, for which no interpretive data is available.

It should be recognized that Maps 12 and 13 are intended to illustrate the overall pattern of soil suitability for onsite systems. Detailed site investigations based on the requirements of Chapter ILHR 83 are necessary to determine if the soils on a specific tract of land are suitable for development proposed to be served by onsite sewage disposal systems.

Map 12 indicates that about 21,130 acres, or about 40 percent of the planning area, are covered by soils that are unsuitable for the use of conventional onsite sewage disposal systems. These soils are distributed relatively uniformly throughout the planning area, but primarily in association with rivers, streams, floodlands, wetlands, and other low-lying areas. Areas covered by soils suitable for conventional onsite systems, also shown on Map 12, encompass about 6,310 acres, or about 12 percent of the planning area. Suitable areas include much of the developed portion of the City and upland areas in the remainder of the planning area. About 21,970 acres, or about 42 percent of the planning area, are covered by soils whose suitability or unsuitability for conventional onsite systems cannot be determined without onsite investigation. About 2,840 acres, or about 5 percent of the planning area, are covered by surface water or soils that have not been classified.

The general pattern of soil suitability for mound sewage disposal systems is shown on Map 13. Approximately 18,260 acres, or about 35 percent of the planning area, are covered by soils that are unsuitable for mound sewage disposal systems, as compared to approximately 40 percent that are unsuitable for conventional systems. Soils shown on Map 13 as suitable for mound systems encompass approximately 25,000 acres, or about 48 percent of the planning

SUITABILITY OF SOILS FOR CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS IN THE WAUKESHA PLANNING AREA: 1991

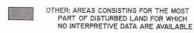


LEGEND

UNSUITABLE: AREAS COVERED BY SOILS WHICH HAVE A HIGH PROBABILITY OF NOT MEETING THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS

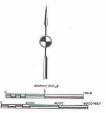
UNDETERMINED: AREAS COVERED BY SOILS HAVING A RANGE OF CHARACTERISTICS AND /OR SLOPES WHICH SPAN THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEM SO THAT NO CLASSIFICATION CAN BE ASSIGNED

SUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF MEETING THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEMS



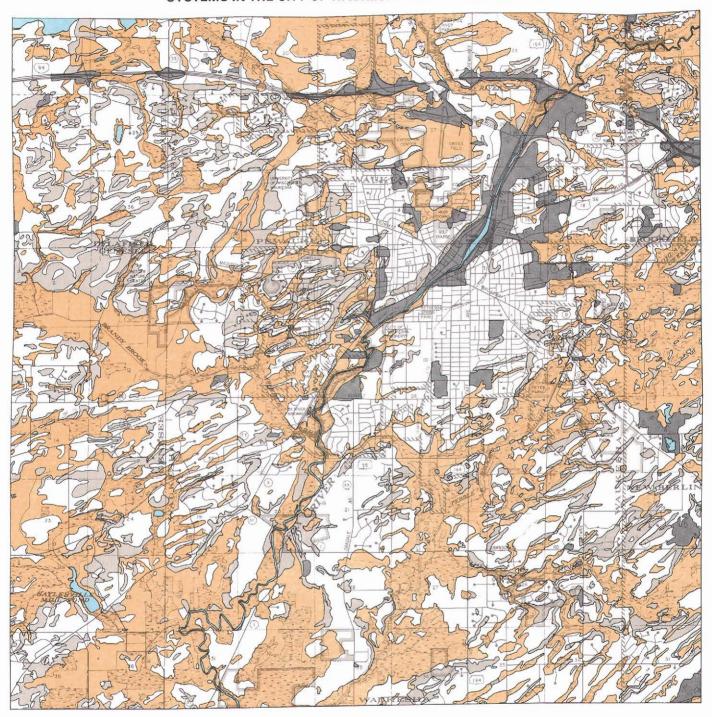
SURFACE WATER

ONSITE INVESTIGATIONS ARE ESSENTIAL TO THE DETERMINATION OF WHETHER ANY SPECIFIC TRACT OF LAND IS SUITABLE FOR DEVELOPMENT SERVED BY A CONVENTIONAL ONSITE SEWAGE DISPOSAL SYSTEM



NOTE:

SUITABILITY OF SOILS FOR MOUND SEWAGE DISPOSAL SYSTEMS IN THE CITY OF WAUKESHA PLANNING AREA: 1991



LEGEND

UNSUITABLE: AREAS COVERED BY SOILS WHICH HAVE A HIGH PROBABILITY OF NOT MEETING THE CRITERIA OF CHAPTER ILHR 93 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE DISPOSAL SYSTEMS

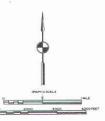
UNDETERMINED: AREAS COVERED BY SOILS HAVING A RANGE OF CHARACTERISTICS AND/OR SLOPES WHICH SPAN THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE DISPOSAL SYSTEM SO THAT NO CLASSIFICATION CAN BE ASSIGNED

SUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF MEETING THE CRITERIA OF CHAPTER ILHR 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE DISPOSAL SYSTEMS



SURFACE WATER

ONSITE INVESTIGATIONS ARE ESSENTIAL TO THE DETERMINATION OF WHETHER ANY SPECIFIC TRACT OF LAND IS SUITABLE FOR DEVELOPMENT SERVED BY A MOUND SEWAGE DISPOSAL SYSTEM



Source: Wisconsin Department of Industry, Labor and Human Relations; U. S. Soil Conservation Service; and SEWRPC.

area, while only 12 percent of the planning area is classified as suitable for conventional systems. About 6,160 acres, or about 12 percent of the planning area, are covered by soils whose suitability or unsuitability for mound systems cannot be determined without onsite investigation. About 2,840 acres, or about 5 percent of the planning area, are covered by surface water or soils that have not been classified.

In general, areas covered by soils that are unsuitable for both conventional and mound sewage disposal systems should not be considered for urban development unless public sanitary sewers are provided.

Soil Suitability for Development Using Public Sanitary Sewer Service: Map 14 shows the areas covered by soils having severe limitations for residential development served by public sanitary sewer facilities. Severe limitations are due to such soil properties as high water tables, slow permeability rates, erosive slopes, low bearing capacity, high shrink-swell potential, and frost heave potential. These soils are found throughout the planning area, but primarily in association with rivers, streams, floodlands, wetlands, and other low-lying areas. The development of these areas for residential use requires particularly careful planning and above average design and management to overcome the limitations; such development may also be expected to be more costly and difficult than in areas covered by more suitable soils.

Map 14 indicates that about 20,380 acres, or about 39 percent of the planning area, are covered by soils that have severe limitations for residential development served by public sanitary sewer facilities. About 2,840 acres, or about 5 percent of the planning area, are covered by surface water or soils that have not been classified. The remaining soils, encompassing about 29,030 acres, or about 56 percent of the planning area, have slight or moderate limitations for development served by public sanitary sewer facilities.

Soils Well Suited for Agricultural Use: Prime agricultural lands have been defined as those lands that are well suited for agricultural use and which meet specific criteria regarding agricultural soil capabilities and farm size. These criteria include: 1) the farm unit must be at least 35 acres in size, 2) at least 50 percent of the farm unit must be covered by soils that meet

Soil Conservation Service standards for national prime farmland or farmland of statewide importance, and 3) the farm unit is located in a block of farmland at least 100 acres in size. Areas that met these criteria within the Waukesha planning area in 1985 are shown on Map 15. In 1985, about 12,440 acres, or about 23 percent of the planning area, were classified as prime agricultural land.

The rapid conversion of farmland to urban use has become a matter of increasing public concern. Partly in response to this concern, the Wisconsin Legislature in 1977 adopted a law commonly known as the "Farmland Preservation Act." The act is designed to encourage individuals in local units of government to take action toward preservation of Wisconsin's farmland. Under the act, owners of farmland zoned for exclusive agricultural use become eligible for tax relief in the form of a state income tax credit. This legislation has resulted in a broad interest in farmland preservation planning. A farmland preservation plan has been prepared for Waukesha County by the Waukesha County Park and Planning Commission. The plan is documented in a report entitled Waukesha County Agricultural Land Preservation Plan: 1981. The plan was approved by the Wisconsin Land Conservation Board on December 4, 1984.

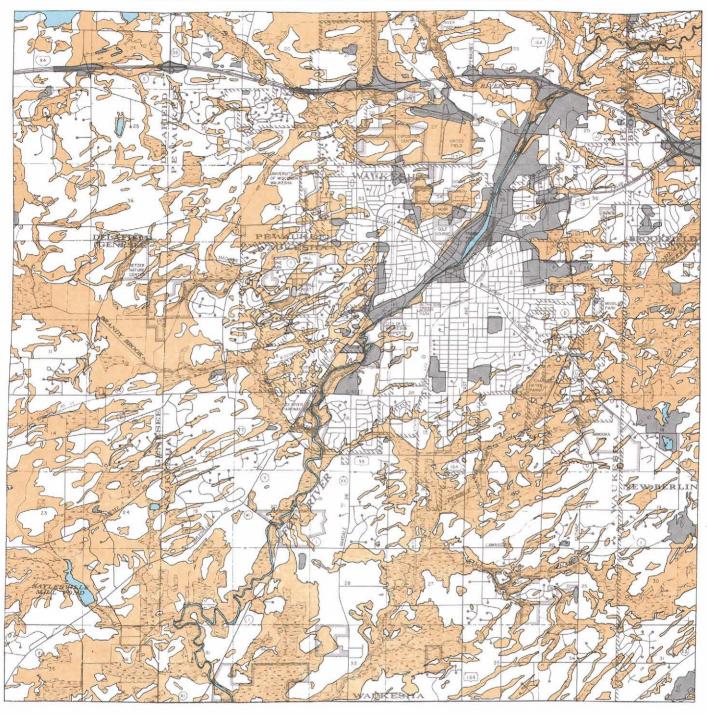
Subsequent to the adoption of the county plan, a more detailed and refined delineation of prime agricultural land within the County was completed by the Regional Planning Commission, in cooperation with the County, as part of the planning effort for SEWRPC Community Assistance Planning Report No. 137, A Park and Open Space Plan for Waukesha County. The prime agricultural lands in the planning area identified for that report are depicted on Map 15. These lands, particularly prime agricultural lands outside the planned urban service area in aggregates of 640 acres or more, should be maintained in agricultural use.

Topography

The topography, or relative elevation of the land surface, within the Waukesha planning area has been determined by the configuration of the bedrock geology and by the overlying glacial deposits. In general, the topography of the planning area is level to gently rolling, with the low-lying areas associated with the perennial stream valleys or wetland areas.

Map 14

SUITABILITY OF SOILS FOR RESIDENTIAL DEVELOPMENT WITH PUBLIC SANITARY SEWER SERVICE IN THE WAUKESHA PLANNING AREA: 1991



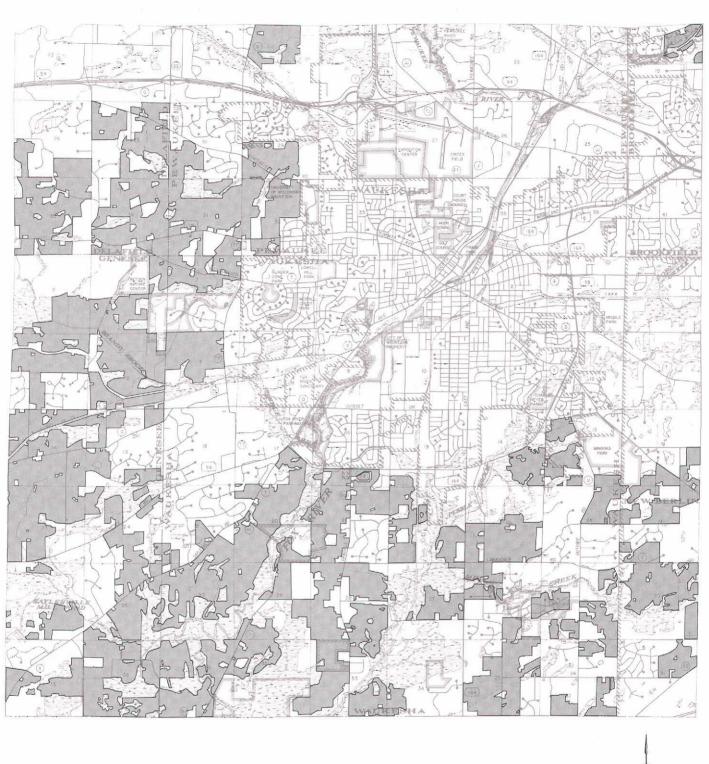
AREAS COVERED BY SOILS HAVING SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH PUBLIC SANITARY SEWER SERVICE OTHER SOILS UNCLASSIFIED SURFACE WATER



Source: U. S. Soil Conservation Service and SEWRPC.

LEGEND

Map 15
PRIME AGRICULTURAL LANDS IN THE WAUKESHA PLANNING AREA: 1985



Source: SEWRPC.

Slope is an important determinant of land uses practicable on a given parcel of land. Lands with steep slopes are generally poorly suited for urban development as well as for most agricultural purposes and, therefore, should be maintained in natural cover for erosion control. Lands with less severe slopes may be suitable for certain agricultural uses, such as pasture lands, and for certain urban uses, such as carefully designed rural estate-density residential areas. Lands which are gently sloping or nearly level are best suited to agricultural production and to highdensity residential, industrial, or commercial uses. It should also be noted that slope is directly related to water runoff and erosion hazards and, therefore, the type and extent of both urban and rural land uses should be carefully adjusted to the slope of the land. In general, slopes of 12 percent or more should be considered unsuitable for urban development and most types of agricultural land uses and, therefore, should be maintained in essentially natural, open uses.

Map 16 provides a slope analysis of the planning area. This analysis serves to identify areas having slopes ranging from 0 to 12 percent, 12 to 20 percent, and greater than 20 percent. Approximately 4,900 acres, or about 9 percent of the planning area, has slopes of 12 percent or more. Areas with slopes of 12 percent or more present major difficulties in the preparation of the areas for development and generally require excessive earth movement and grading, which destroys the natural cover, including any tree growth. Areas with slopes of 12 percent or more are poorly suited for urban development, as well as for most agricultural purposes, and should therefore be maintained in natural cover for erosion control.

WATER RESOURCES

Watersheds and Subwatersheds

The surface drainage system of the Waukesha planning area is included entirely within the Fox (Illinois) River watershed, a part of the Mississippi River drainage system. In the Waukesha planning area, the Fox River watershed is divided into the following nine subwatersheds, depicted on Map 17: Genesee Creek, Pebble Creek, Pewaukee River, Middle Fox River, Upper Fox River, Poplar Creek, Pebble Brook, Pewaukee Lake, and Muskego Lake subwatersheds.

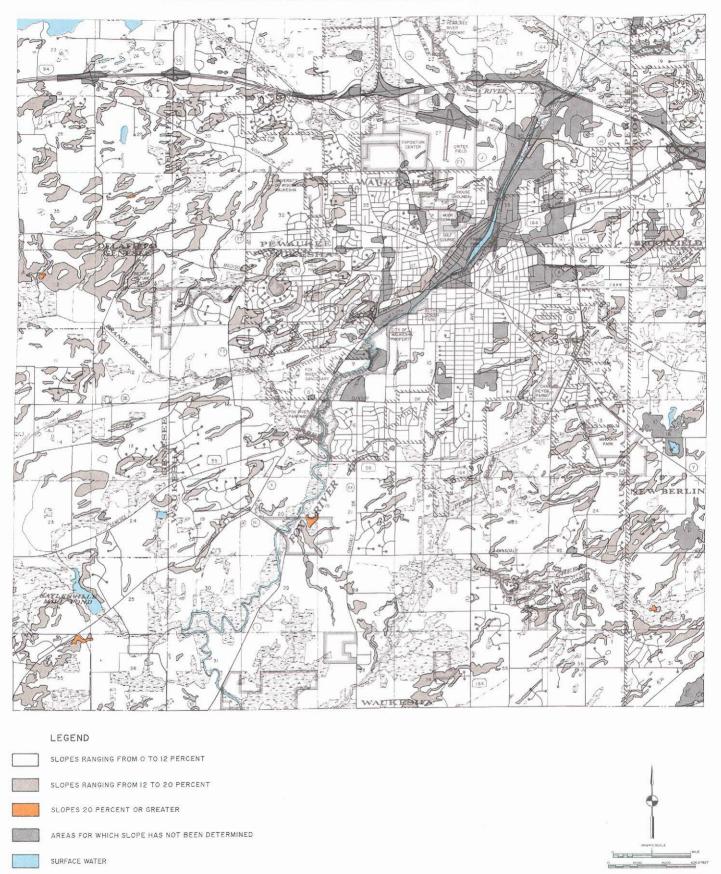
Surface Water Resources

Surface water resources, consisting of rivers, streams, lakes, and associated floodlands, form a particularly important element of the natural resource base. Surface water resources provide recreational opportunities and influence the physical development and enhance the aesthetic quality of the planning area. Lakes and streams constitute a focal point for water-related recreational activities; provide an attractive setting for residential development; and, when viewed in the context of open space areas, greatly enhance the aesthetic quality of the environment. Lakes and streams are readily susceptible to degradation through improper land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, from malfunctioning and improperly located onsite sewage disposal systems, from sanitary sewer overflows, from urban runoff, including runoff from construction sites, and from careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riparian areas combined with the filling of peripheral wetlands, which remove valuable nutrient and sediment traps while adding nutrient and sediment sources. Surface water resources in the planning area are shown on Map 17 and are described in more detail in the following paragraphs.

Lakes: No entire major lakes, defined as lakes with a surface area of 50 acres or more, lie entirely within the Waukesha planning area; however, a portion of Pewaukee Lake, a major lake with a surface area of about 2,500 acres, is located on the northwestern boundary of the planning area in the Town of Pewaukee. Approximately 85 acres of Pewaukee Lake are located within the planning area. There are also a number of minor lakes, defined as lakes or ponds with a surface area of less than 50 acres, distributed throughout the planning area. The largest of the minor lakes is the Saylesville Mill Pond, which is just under 50 acres. These minor lakes and ponds have a combined surface area of about 210 acres, or less than one-half of one percent of the planning area.

Rivers and Streams: Rivers and streams are generally classified as perennial or intermittent. Perennial streams are defined as watercourses which maintain, at a minimum, a small continuous flow throughout the year except under

Map 16
SLOPE ANALYSIS FOR THE WAUKESHA PLANNING AREA: 1985



Source: U. S. Soil Conservation Service and SEWRPC.

unusual drought conditions. Intermittent streams are defined as watercourses which do not maintain a continuous flow throughout the year. Important perennial streams in the planning area include the Fox (Illinois) River, which flows through the planning area from northeast to southwest, and flows through the central portion of the City of Waukesha; the Pewaukee River, in the northeastern portion of the planning area; and Pebble Creek, Pebble Brook, and Mill Creek, which flow through the Town of Waukesha.

Floodlands: The floodlands of a river or stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, a river or stream channel. For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the stream channel, subject to inundation by the 100-year recurrence interval flood event. This is the flood that may be expected to be reached or exceeded in severity once in every 100 years, or, stated another way, there is a one percent chance of this event being reached or exceeded in severity in any given year. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but also because of the presence of high water tables and, generally, of soils poorly suited to urban uses. The floodland areas also generally contain important elements of the natural resource base, such as high-value woodlands, wetlands, and wildlife habitat and, therefore, constitute prime locations for parks and open space areas. Every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, while encouraging compatible park and open space uses.

Floodlands within the planning were delineated in a series of Flood Insurance Studies prepared by the Federal Emergency Management Agency beginning in 1982. The Flood Insurance Studies are the basis for subsequent detailed topographic mapping, at a scale of one inch equals 200 feet, of floodlands and shorelands in the planning area. Map 17 shows the distribution of floodlands in the planning area in 1985. About 6,500 acres, or about 12 percent of the planning area, were located within the 100-year recurrence interval flood hazard area. This figure does not include the approximately 330 acres of surface water in lakes, rivers, and stream channels within the floodlands.

Wetlands

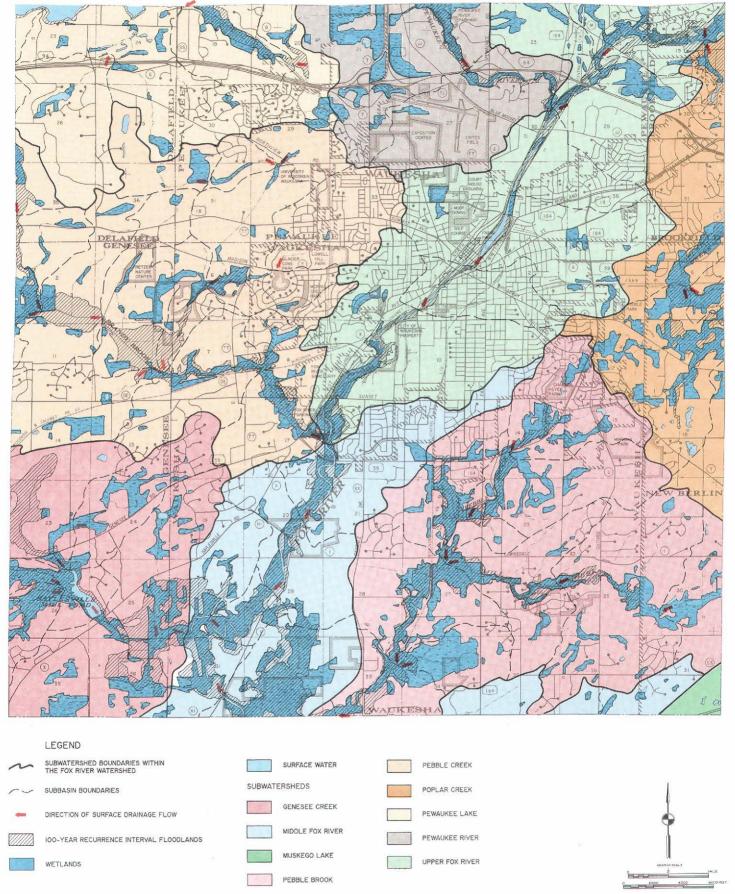
Wetlands are defined as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands include swamps, marshes, bogs, and similar areas. As shown on Map 17, in 1985 wetlands covered about 6,990 acres, or about 13 percent, of the planning area. It should be noted that such areas as tamarack swamps and other lowland wooded areas are classified as wetlands, rather than woodlands, because the water table is located at, near, or above the land surface and such areas are generally characterized by hydric soils which support hydrophytic (water-loving) trees and shrubs.

Wetlands are generally unsuited or poorly suited for most agricultural or urban development purposes. Wetlands, however, have important recreational and ecological values. Wetlands contribute to flood control and water quality enhancement, since such areas naturally serve to store excess runoff temporarily, thereby tending to reduce peak flows and to trap sediments, nutrients, and other water pollutants. Additional important natural functions of wetlands which make them particularly valuable resources include the provision of breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of wildlife. In view of the important natural functions of wetland areas, continued efforts should be made to protect these areas by discouraging wetland draining, filling, and urbanization, which can be costly in both monetary and environmental terms.

As described in Chapter I, the Regional Planning Commission in 1983 published SEWRPC Community Assistance Planning Report No. 77, A Wetland Protection and Management Plan for the City of Waukesha and Environs. This plan delineated wetlands within and adjacent to the City of Waukesha, identified those wetlands regulated by state and federal agencies, presented information on the types, functions, and values of wetlands, recommended plan implementation measures, including model wetland zoning provisions, and made recommendations regarding specific wetlands that should be preserved through protective zoning or through public ownership.

Map 17

SURFACE WATERS, WETLANDS, FLOODLANDS, AND WATERSHED FEATURES IN THE WAUKESHA PLANNING AREA: 1985



It should be noted that the wetlands delineated in the wetland plan report differ in some areas from those shown on Map 17. These differences are the result of changes in land uses that have occurred between completion of the wetland plan, in 1983, and the conduct of the most recent wetland inventory, in 1985. In some cases, wetlands were lost due to filling for urban development. In other cases, wetlands were gained when agricultural practices that diverted water from would-be wetlands were discontinued. The wetland boundaries shown on Map 17 may be expected to change further in time. Therefore, before proceeding with any sitespecific planning and development work the boundaries of the wetlands should be verified by field inspection and survey. In this respect, the Regional Planning Commission provides the necessary services upon the request of county and local units and agencies of government.

WOODLANDS

Woodlands are 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 50 percent or more tree canopy coverage. Coniferous tree plantations and reforestation projects are also classified as woodlands.

Woodlands have value beyond any monetary return for forest products. Under good management woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the maintenance of woodlands within the planning area can contribute to sustaining a diversity of plant and animal life. The existing woodlands in the planning area, which required a century or more to develop, can be destroyed through mismanagement within a comparatively short time. The deforestation of hillsides contributes to rapid stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat.

Woodlands, as shown on Map 18, occur in scattered locations throughout the planning area. As previously noted, lowland wooded areas such as tamarack swamps were classified as wetlands. In 1985, woodland areas covered about 2,640 acres, or about 5 percent, of the planning area. These woodlands should be maintained for their scenic, wildlife habitat, open space, educa-

tional, recreational, and air and water quality protection values.

PRAIRIES

Prairies are open, treeless, or generally treeless, areas dominated by native grasses. Such areas have important ecological and scientific value and consist of four basic types: low prairie, moderately moist prairie, dry prairie, and oak openings. As shown on Map 19, eleven small remnant prairies, less than 5 acres each in size, are located in the planning area. Eight of these remnant prairies are located along the Glacial Drumlin State Trail, a relatively undisturbed former railroad right-of-way.

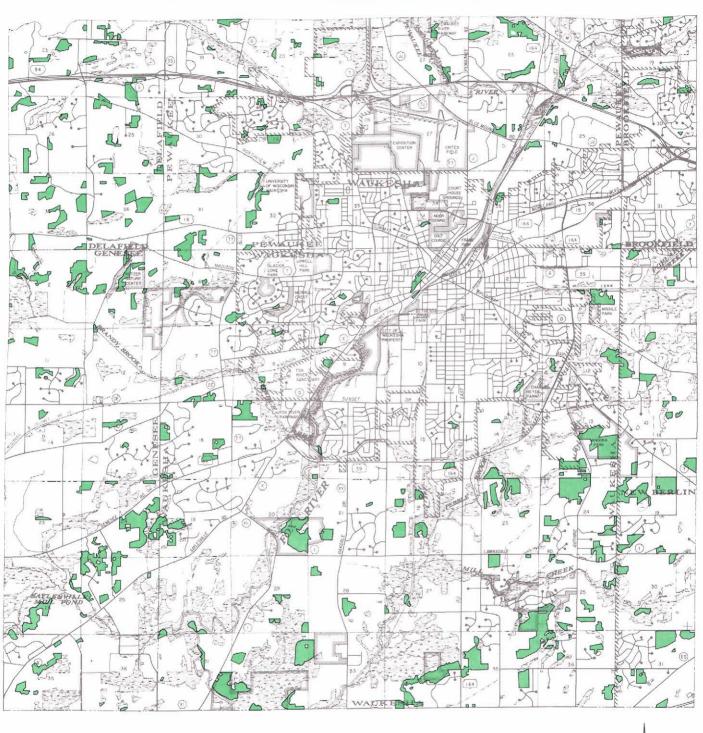
In addition to the remnant prairies, there are two planted prairies in the planning area. Approximately 40 acres of the General Electric Company site located northwest of IH 94 and STH 16 in the northwestern portion of the planning area have been planted to prairie. An approximately nine-acre site at the Retzer Nature Center has also been planted to prairie.

In order to protect the aesthetic, cultural, historic, educational, ecological, and scientific values involved, all of the remaining native prairies should be protected.

WILDLIFE HABITAT

Wildlife in the Waukesha planning area includes upland game, such as rabbit and squirrel; predators, such as fox and raccoon; game birds, such as pheasant; and waterfowl. The surviving wildlife habitat areas provide valuable recreation opportunities and constitute an invaluable aesthetic asset to the planning area. The spectrum of wildlife species originally present in the planning area has, along with the habitat, undergone tremendous alterations since settlement by Europeans and the subsequent clearing of forests and draining of wetlands for agricultural purposes. Modern practices that affect wildlife and wildlife habitat include the excessive use of fertilizers and pesticides, road salting. heavy traffic which produces disruptive noise levels and damaging air pollution, and the introduction of domestic animals. It is therefore important to protect and preserve remaining wildlife habitat in the planning area.

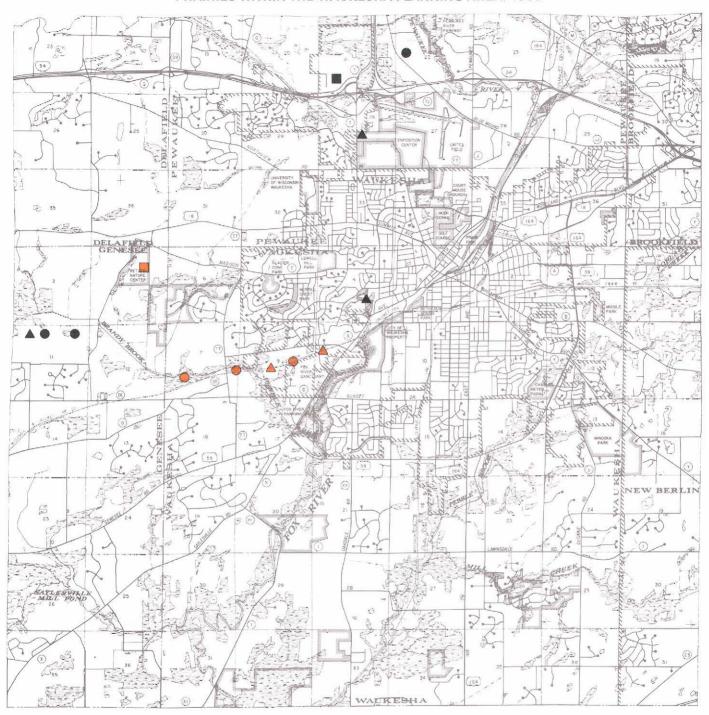
Map 18
WOODLANDS IN THE WAUKESHA PLANNING AREA: 1985



SERVICE SCALE MALE

Source: SEWRPC.

Map 19
PRAIRIES WITHIN THE WAUKESHA PLANNING AREA: 1985





PRAIRIES OF LOCAL OR REGIONAL SIGNIFICANCE

HIGH PRAIRIE QUALITY

.0 TO 5.0 ACRES

(NONE) GREATER THAN 5.0 ACRES

MEDIUM PRAIRIE QUALITY

△ 1.0 TO 5.0 ACRES

GREATER THAN 5.0 ACRES

Source: Waukesha County and SEWRPC.

OTHER PRAIRIES

HIGH PRAIRIE QUALITY

I.O TO 5,0 ACRES

GREATER THAN 5.0 ACRES

MEDIUM PRAIRIE QUALITY

A I,O TO 5,O ACRES

(NONE) GREATER THAN 5.0 ACRES



In 1985, the Regional Planning Commission and the Wisconsin Department of Natural Resources (DNR) cooperatively conducted an inventory of the Region's wildlife habitat. The results of that inventory, as they pertain to the planning area, are shown on Map 20. The inventory identified and delineated three classes of wildlife habitat: 1) Class I, defined as wildlife habitat areas containing good diversity of wildlife, large enough to provide all of the habitat requirements for each species, and generally located near other wildlife habitat areas: 2) Class II. defined as wildlife areas lacking one of the three criteria necessary for a Class I designation; and 3) Class III, defined as wildlife habitat areas that are generally remnant in nature and lack two of the three criteria for Class I designation.

As shown on Map 20, wildlife habitat areas in the planning area generally occur in association with existing surface water, wetland, and woodland resources, and in 1985 covered about 14,300 acres, or about 27 percent of the planning area. Of this habitat acreage, about 5,930 acres, or about 11 percent of the planning area, were rated as Class I; about 5,230 acres, or about 10 percent of the planning area, were rated as Class II; and about 3,140 acres, or about 6 percent of the planning area, were rated as Class III. It is recommended that Class I wildlife habitat areas be maintained in essentially natural, open uses.

PARK AND OPEN SPACE SITES

Park and Open Space Sites

An inventory of park and open space sites and outdoor recreational facilities in the Waukesha planning area indicates that, in 1985, there were 104 such sites, encompassing approximately 3.515 acres, or about 7 percent of the planning area. Most of the park and open space sites were publicly owned. The State of Wisconsin owned four sites, Waukesha County owned 11 sites, the City of Waukesha owned 34 sites, the Towns of Brookfield and Waukesha each owned one site, and the Town of Pewaukee owned two. In addition, 26 park and open space sites were associated with public schools. There were also 25 private outdoor recreation sites. Park and open space sites within the planning area in 1985 are shown on Map 21, and listed in Table 15.

The City of Waukesha, in 1985, owned 34 park and open space sites, encompassing approximately 570 acres. City-owned sites ranged in size from the 6,100 square foot Lopez Tot Lot on the east side of the downtown area to the 85 acre Fox River Sanctuary in the southwestern portion of the City. The locations of the sites owned by the City are shown on Map 22, and are listed in Table 16.

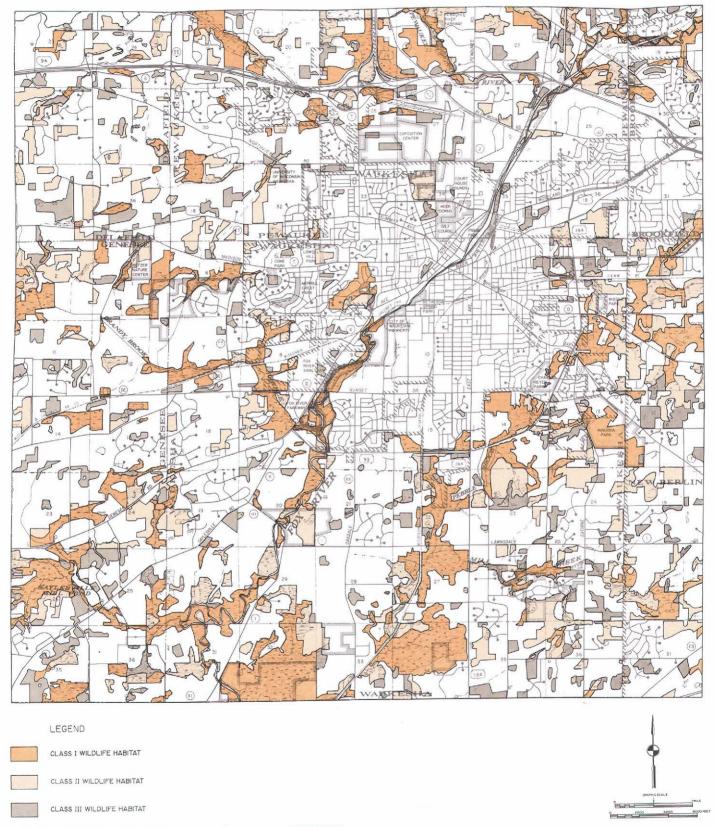
Waukesha County owns six park sites within the planning area. Two of these are developed major parks, defined as parks 100 acres or larger. These are Minooka Park, located in the City of Waukesha, City of New Berlin, and Town of Waukesha in the southeastern portion of the planning area; and the Retzer Nature Center, located in the Town of Waukesha, Town of Genesee, and Town of Delafield on the western boundary of the planning area. Facilities at Minooka Park include picnic areas, a group camping area, playfields, a swimming beach, an ice-skating rink, and trails for hiking, skiing, and horseback riding. Retzer Nature Center facilities include a nature center and trails. The County also owns an undeveloped major park site, known as the Winzenreid-Kuhtz property, in the southwestern portion of the planning area.

Other Waukesha County parks within the planning area in 1985 included the Moor Downs Golf Course and Court House Park, both located near the Waukesha County Courthouse in the City of Waukesha, and the Waukesha County Exposition Center located south of the County Airport in the northeastern portion of the planning area. Facilities at the Exposition Center include an arena, horse show facilities, meeting rooms, and other facilities for special events, including the county fair.

The County also owns five open space sites along four major streams in the planning area, acquired as part of a County's parkway system, described in the following section of this report.

The DNR owns two open space sites within the planning area, a two-acre public access site along the Fox River in the northeastern portion of the planning area, and the Vernon Marsh Wildlife Area on the western edge of the planning area. About 410 acres of the Wildlife Area, which currently encompasses about 3,630 acres, lie within the planning area. The Department plans to acquire approximately 880 additional

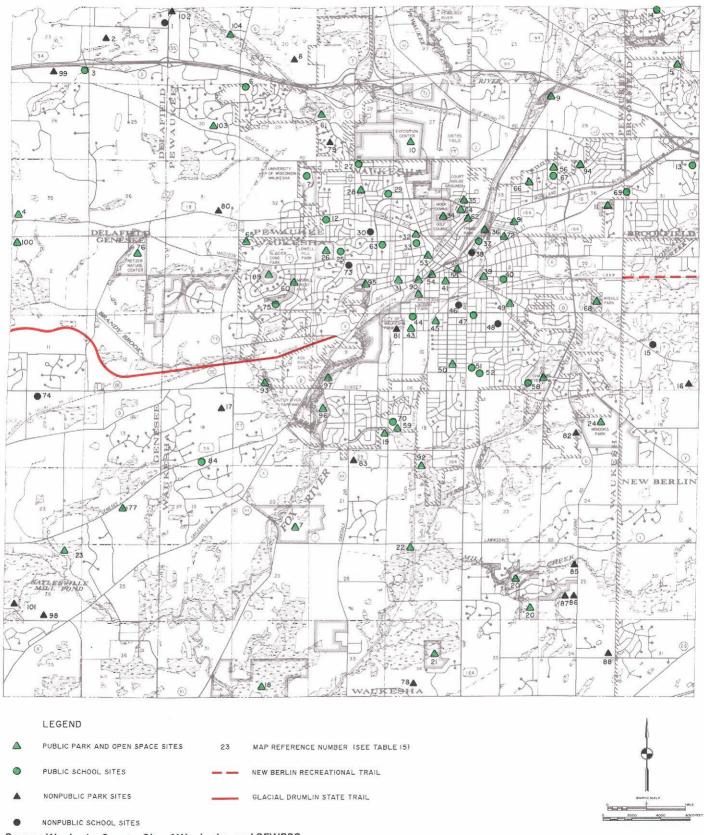
Map 20
WILDLIFE HABITAT AREAS IN THE WAUKESHA PLANNING AREA: 1985



Source: Wisconsin Department of Natural Resources and SEWRPC.

Map 21

PARK AND OPEN SPACE SITES AND TRAILS IN THE WAUKESHA PLANNING AREA: 1985



Source: Waukesha County, City of Waukesha, and SEWRPC.

Table 15

PARK, OUTDOOR RECREATION, AND OPEN SPACE SITES IN THE WAUKESHA PLANNING AREA: 1985

			U. S. Pu	ublic Land	Survey Lo	cation	
Number on Map 21	Ownership	Site Name	Township	Range	Section	Quarter Section	Approximate Area in Acres
1	Nonpublic	St. Anthony on the Lake School	T7N	R18E	24	NE	3
2	Nonpublic	Western Lakes Golf Course	T7N	R18E	24	NW	282
3	School District	Zion School	T7N	R18E	23	SE	3 ⁸
4	School District	Kettle Moraine Senior Center	T7N	R18E	35	SW	3
5	Town-Brookfield	Wray Park	T7N	R20E	19	SE	11
6	School District	Meadow Brook School	T7N	R19E	29	NW	6
7	County	Undeveloped major county park (Winzenreid-Kuhtz property)	T6N	R19E	20	SE	207 ^b
8	Nonpublic	Willow Run Golf Course	T7N	R19E	20	SE	145
9	State	Fox River public access	T7N	R19E	25	NW	2
10	County	Waukesha County Exposition Center	T7N	R19E	27	SW	152
11	City-Waukesha	Hillcrest Park	T7N	R19E	36	SE	15
12	School District	Waukesha High School North Campus	T7N	R19E	33	SW	27
13	School District	Pleasant Hill School	T7N	R20E	31	NE	7
14	School District	Hillside School	T7N	R20E	19	NW	5
15	Nonpublic	Springdale School	TEN	R20E	07	NW	3
16	Nonpublic	Ojibwa Bow Hunters of America	T6N	R20E	07	SE	38
17	Nonpublic	Merrill Hills Country Club	T6N	R19E	18	NE NE	159
18	State	Vernon Marsh Wildlife Area	T6N	R19E	32	SW	422
19	Town-Waukesha	Town Hall Park	T6N	R19E	16	SE	12
20	County	Mill Creek Parkway	T6N	R19E	25	SW	144b
21	County	Pebble Brook Parkway	T6N	R19E	34	SE	59
22	County	•	1		27		21 ^c
22	· •	Pebble Brook Parkway	T6N	R19E		NW	8c
	County	Genesee Creek Parkway	T6N	R18E	26	NE	
24	County	Minooka Park	T6N	R19E	13	NE	297
25	School District	Lowell School	T6N	R19E	04	NW	14
26	City-Waukesha	Lowell Hill Park	T6N	R19E	04	NW	47
27	School District	Northview School	T7N	R19E	33	NE	2
28	City-Waukesha	Grandview Park	T7N	R19E	33	NE	8
29	School District	Hawthorne School	T7N	R19E	33	NE	5
30	Nonpublic	St. William's School	T7N	R19E	33	SE	6
31	City-Waukesha	Dopp Park	T6N	R19E	03	SW	7
32	City-Waukesha	Horeb Springs Park	T7N	R19E	34	SW	12
33	School District	Blair School	T6N	R19E	03	NW	1
34	County	Moor Downs Golf Course	T7N	R19E	34	SE	77_
35	County	Court House Park	T7N	R19E	34	SE	5 ^d
36	City-Waukesha	Frame Park	T7N	R19E	35	sw	38
37	School District	Whiterock School	T6N	R19E	02	NW	3
38	Nonpublic	Trinity Lutheran School	T6N	R19E	02	NW	1
39	City-Waukesha	Waukesha Springs Park	T6N	R19E	02	sw	4
40	School District	Hadfield School	T6N	R19E	02	SW	2
41	City-Waukesha	Cutler Park	T6N	R19E	03	SE .	6
42	City-Waukesha	Bethesda Spring Park	T6N	R19E	03	SW	19
43	City-Waukesha	Saratoga Softball Complex	T6N	R19E	10	NW	12
44	School District	Saratoga School	T6N	R19E	10	NW	7
45	School District	Haertel Field	T6N	R19E	10	NE	5
46	Nonpublic	Carroll College	T6N	R19E	03	SE	6
47	School District	Randall School	T6N	R19E	11	NW	2
48	Nonpublic	Catholic Memorial and St. Mary's School	T6N	R19E	11	NW	2
49	City-Waukesha	Buchner Park	T6N	R19E	02	SE	10
50	City-Waukesha	Roberta Park	T6N	R19E	10	SE	3 -
51	School District	Whittier School	T6N	R19E	11	SW	2
52	School District	Waukesha High School South Campus	T6N	R19E	11	sw	25
53	City-Waukesha	Park View Park	T6N	R19E	03	NW .	e
54	City-Waukesha	Wisconsin Avenue Park	T6N	R19E	03	SE	e
55	City-Waukesha	Theodora Youman's Park	T6N	R19E	03	NE	e
56	City-Waukesha	Banting Park	T7N	R19E	36	NW	7
							<u> </u>

Table 15 (continued)

			U. S. Pi	ublic Land	Survey Lo	cation	Approximate
Number on Map 21	Ownership	Site Name	Township	Range	Section	Quarter Section	Area in Acres
57	City-Waukesha	Heyer Park	T6N	R19E	11	SE	51
58	School District	Heyer School	T6N	R19E	11	SE	4
59	City-Waukesha	Prairie Park	T6N	R19E	15	NW	9
60	City-Waukesha	Merrill Crest Park	T6N	R19E	05	SE	25
61	City-Waukesha	Pebble Valley Park	T7N	R19E	29	NW	15
62	City-Waukesha	Brickson Park	T7N	R19E	34	SE	2
63	School District	Butler Middle School	T6N	R19E	04	NE	7 .
64	County	Courthouse grounds	T7N	R19E	34	SE	85
65	City-Waukesha	Kisdon Hill Park	T6N	R19E	05	NW	14
66	City-Waukesha	Greenway Terrace Park	J T7N	R19E	35	l NE	2
67	School District	Horning Middle and Banting Elementary Schools	T7N	R19E	36	NW	3
68	City-Waukesha	Missile Park	T6N	R19E	01	SE	25 ^f
69	School District	Hillcrest School	T7N	R20E	31	sw	10
70	School District	Prairie School	T6N	R19E	15	NW	5
71	State	University of Wisconsin-Waukesha	T7N	R19E	32	NE	61
72	City-Waukesha	Lopez Tot Lot	T6N	R19E	02	NW	е
73	Nonpublic	Mt. Calvary Lutheran School	T6N	R19E	04	NW	7
74	Nonpublic	Montessori Methods School	T6N	R18E	14	NW	2
75	School District	Bethesda School	T6N	R19E	05	sw	8
76	County	Retzer Nature Center	T6N	R18E	01	NE	330
77	State	STH 59 Wayside	T6N	R18E	24	NE	l 1
78	Nonpublic	Camp Chinook	T6N	R19E	34	sw	80
79	School District	Pebble Valley Subdivision Park	T7N	R19E	28	l sw	10
80	Nonpublic	Tara Hill Stables	T7N	R19E	31	SE	5
81	Nonpublic	Sullivan's Ball Diamonds	T6N	R19E	10	NW	7
82	Nonpublic	Foxdale Farms Limited	T6N	R19E	13	sw	5
83	Nonpublic	Riding stables	T6N	R19E	16	SE	15
84	School District	Rose Glen School	T6N	R19E	18	sw	6
85	Nonpublic	Fish hatchery	T6N	R19E	25	l nw	16
86	Nonpublic	Riding stables	T6N	R19E	25	sw	12
87	Nonpublic	Fish hatchery	T6N	R19E	25	sw	3
88	Nonpublic	Cheska Farms, Inc., riding stables	T6N	R19E	36	SE	5
89	City-Waukesha	Glacier Cone Park	T6N	R19E	05	NW	25
90	City-Waukesha	Grede Park	T6N	R19E	03	SW	2
91	City-Waukesha	Niagara Street Park	T7N	R19E	35	SE	e
92	City-Waukesha	Pebble Brook Park	T6N	R19E	15	SW	26
93	City-Waukesha	Pebble Creek Park	T6N	R19E	08	sw	17
94	City-Waukesha	Priedeman Park	T7N	R19E	36	NW	5
95	City-Waukesha	Woodfield Park	T6N	R19E	04	SE	4
96	City-Waukesha	Fox River Park	T6N	R19E	16	NW	739
97	City-Waukesha	Fox River Sanctuary	T6N	R19E	09	NE	85
98	Nonpublic	Riding stables	T6N	R18E	26	SE	2
99	Nonpublic	Riding stables	T7N	R18E	23	SE	4
100	Nonpublic	Grant Herman Stables	T6N	R18E	02	NW	4
101	Nonpublic	Riding stables	T6N	R18E	26	sw	23
102	Nonpublic	Pewaukee Yacht Club	T7N	R19E	19	NW	2
103	Town-Pewaukee	South Park	T7N	R19E	30	SE	12
104	Town-Pewaukee	Spring West	T7N	R19E	19	NE	5
		Opining 4465t	1719	NISE	13	IAE	5

^aClosed June 1990.

^bSome of this acreage was acquired after 1985.

c_{Easement.}

dConverted to a parking lot in 1990.

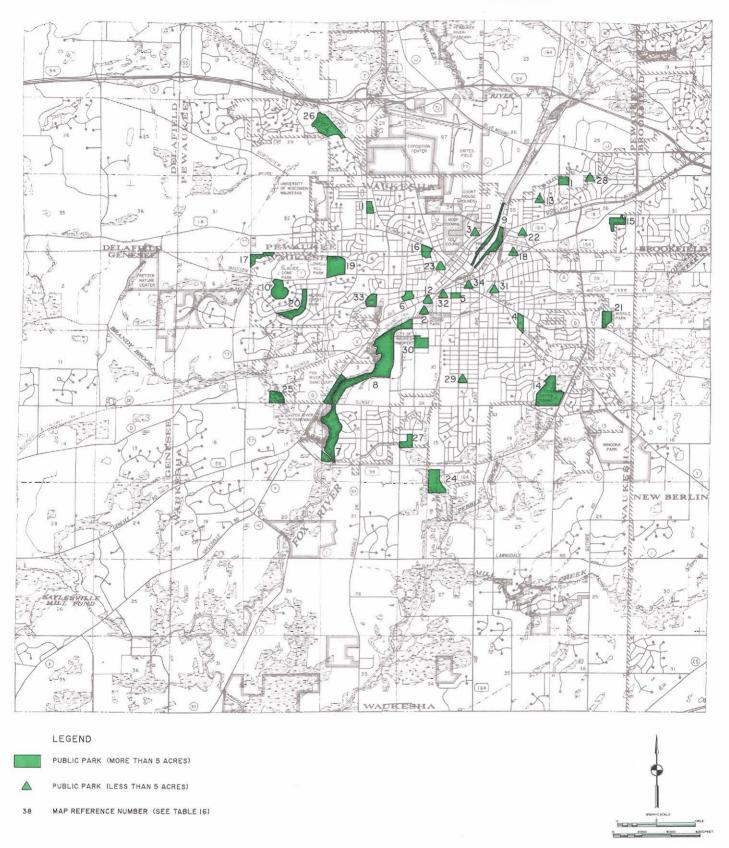
^eLess than one acre.

^fNo longer owned by the City.

gFox River Park is located along the Fox River between Sunset Drive and STH 59, within the corporate limits of the City of Waukesha. Since 1985, Waukesha County has acquired 36 acres adjacent to Fox River Park, on the west side of the river, as part of the Fox River Parkway.

Source: Waukesha County, City of Waukesha, and SEWRPC.

Map 22
PARK AND OPEN SPACE SITES OWNED BY THE CITY OF WAUKESHA: 1985



Source: City of Waukesha and SEWRPC.

Table 16

PARK AND OPEN SPACE SITES

OWNED BY THE CITY OF WAUKESHA: 1985

Number on Map 22	Site Name	Approximate Area in Acres
1	Banting Park	8
2	Bethesda Spring Park	20
3	Brickson Park	2
4	Buchner Park	10
5	Cutler Park	6
6	Dopp Park	7
7	Fox River Park	73
8	Fox River Sanctuary	85
9	Frame Park	38
10	Glacier Cone Park	25
11	Grandview Park	8
12	Grede Park	2
13	Greenway Terrace Park	2
14	Heyer Park	51
15	Hillcrest Park	15
16	Horeb Springs Park	12
17	Kisdon Hill Park	14
18	Lopez Tot Lot	a
19	Lowell Hill Park	47
20	Merrill Crest Park	25 _.
21	Missile Park	25 ^b
22	Niagara Street Park	a
23	Park View Park	a
24	Pebble Brook Park	26
25	Pebble Creek Park	17
26	Pebble Valley Park	15
27	Prairie Park	9
28	Priedeman Park	- 5
29	Roberta Park	3
30	Saratoga Softball Complex	12
31	Waukesha Springs Park	4
32	Wisconsin Avenue Park	a
33	Woodfield Park	4 ^C
34	Youman's Park	a
Total		570 ^d

^aLess than one acre.

dIn June 1991 park sites of the City encompassed 644 acres. The increase from the 1985 total acreage includes additions to parks existing in 1985, and one new park site known as the Hoover park site. This site, located on the north side of Hoover Avenue between S. West Avenue and S. Grand Avenue, encompasses seven acres.

Source: City of Waukesha and SEWRPC.

acres within the planning area, and approximately 840 additional acres outside the planning area to enlarge this wildlife habitat area. Other state-owned sites include an approximately one-acre wayside along STH 59 in the southwestern portion of the planning area and the approximately 61-acre University of Wisconsin-Waukesha campus in the northwestern portion of the planning area.

Parkways and Trail Corridors

Primary environmental corridors located in urban or urbanizing areas in southeastern Wisconsin that are held in public ownership are often termed "parkways". Parkways are generally located along a stream or river, ridge line, or other linear natural feature; and are intended to provide aesthetic and natural resource continuity. Parkways often serve as ideal locations for trail facilities.

The Waukesha County park plan, adopted in 1990, calls for the County to acquire land and establish parkways along four major streams within the planning area: the Fox River, the Pewaukee River, Mill Creek, and Pebble Brook. The County has begun to acquire land to establish the parkways and in 1989 owned five sites encompassing about 350 acres within the proposed parkways.

The Waukesha County park plan also recommends that trails be developed in the Fox River. Mill Creek, and Pebble Brook parkways. In addition to the trails within the parkways, the park plan recommends the maintenance and continued development of the existing Glacial Drumlin State Trail and the New Berlin Recreational Trail, shown on Map 21. A portion of the New Berlin trail, which was developed by Waukesha County, is located near the eastern boundary of the planning area. An approximately 4.5-mile segment of the Glacial Drumlin State Trail is located in the western portion of the planning area. The Glacial Drumlin Trail extends about 16 miles in Waukesha County along the former Chicago & North Western Railway right-of-way from the Fox River on the east to the Glacial Drumlin State Trail in Jefferson County on the west. The entire Glacial Drumlin State Trail stretches approximately 47 miles, from Waukesha on the east to Cottage Grove in Dane County on the west. Joint efforts by the City of Waukesha, Waukesha County. and the State of Wisconsin are currently under way to acquire the necessary land to construct

^bMissile Park is no longer owned by the City.

^cIn June 1991 Woodfield Park encompassed 40 acres.

Map 23
SCIENTIFIC AND NATURAL AREAS IN THE WAUKESHA PLANNING AREA: 1985

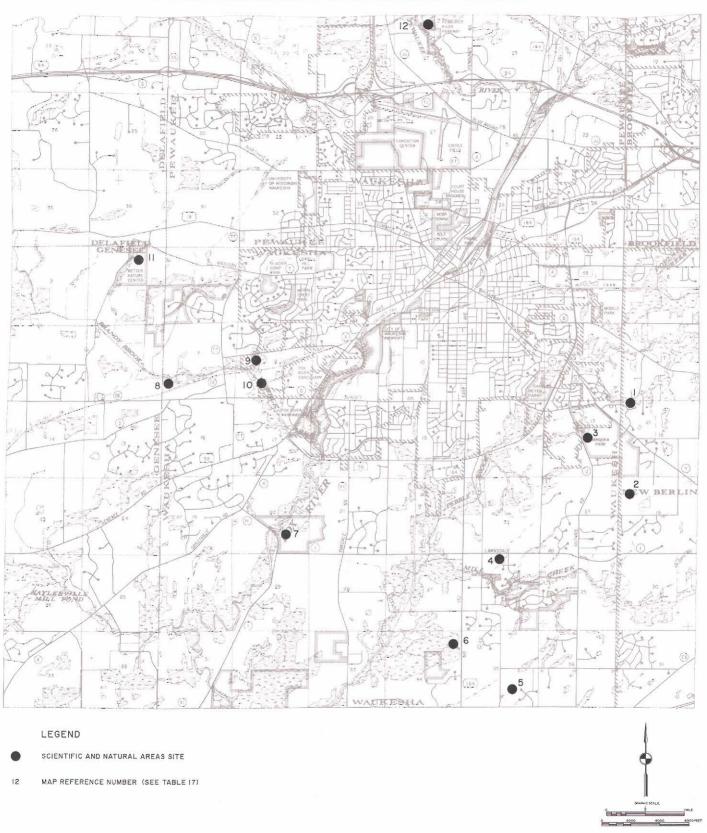


Table 17
SCIENTIFIC AND NATURAL AREAS IN THE WAUKESHA PLANNING AREA: 1985

			U. S	•			
Number on Map 23	Classification	Site Name	Township	Range	Section	Quarter Section	Approximate Area in Acres
1	NA-3 ^a	Unnamed	T6N	R20E	7 and 18	SW and NW	25
2	NA-3	Unnamed	T6N	R20E	19	NW	33
3	NA-2 ^b	Minooka Park	T6N	R19E	13	SE	70
4	NA-3	Unnamed	T6N	R19E	26	NW	- 13
5 .	NA-3	Unnamed	T6N	R19E	35	SE	20
6	NA-2	Falk Woods	T6N	R19E	34	NE	200
7	NA-2	Davidson Woods	T6N	R19E	20	SE	50
8	NA-2	Glacial Drumlin State Trail	T6N	R19E	7	SW	2
9	NA-3	Glacial Drumlin State Trail	T6N	R19E	8	SW	10
10	NA-2	Unnamed	T6N	R19E	8	SW	10
11	NA-2	Retzer Nature Center	T6N	R18E	1	NE .	70
12	NA-3	Pewaukee River Parkway	T7N	R19E	23	NW	45

⁸NA-3 denotes a Natural Area of Local Significance.

the approximately 4.5-mile segment, including a bridge across the Fox River, to connect the New Berlin and Glacial Drumlin trails.

SCIENTIFIC AND NATURAL AREAS

Scientific and natural areas are defined as tracts of land or water so little modified by human activities that they contain intact native plant and animal communities believed to be representative of the pre-European settlement landscape. Based on the current condition of each natural area, each site was classified into one of the following four categories: state scientific area, natural area of statewide or greater significance, natural area of countywide or regional significance, and natural area of local significance. Classification of an area is based upon consideration of the diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance from human activities such as logging, grazing, water level changes, and pollution; the commonness of the plant and animal communities present; unique natural features within the area; the size of the area; and the area's educational value.

Twelve scientific and natural areas, encompassing a total of about 550 acres, or about one percent of the planning area, were identified in an inventory conducted in 1985. These sites are shown on Map 23, and listed in Table 17. Six of the sites are classified as natural areas of countywide or regional significance and six are classified as natural areas of local significance. Many of the natural areas of countywide or regional significance within the planning area are in public ownership, and are thereby protected from incompatible development.

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS

As defined by the Regional Planning Commission, environmental corridors are elongated areas in the landscape that encompass concentrations of recreational, aesthetic, ecological, and cultural resources which should be preserved and protected in essentially natural, open uses. Such areas generally include one or more of the following elements of the natural resource base essential for maintaining both the ecological balance and natural beauty of the region:

bNA-2 denotes a Natural Area of Countywide or Regional Significance.

1) soils and topography; 2) water resources, including watershed boundaries, rivers, streams, lakes and associated floodlands; and wetlands; 3) woodlands; 4) prairies; and 5) wildlife habitat areas. Elements that are closely related to the natural resource base include park and open space sites and scientific and natural areas.

The delineation of these natural resource and natural resource-related elements on a map results in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by the Regional Planning Commission. Map 24 shows the location and extent of environmental corridors and other environmentally significant areas, termed "isolated natural areas", within the planning area in 1985.

Environmental corridors and isolated natural areas were delineated throughout the Southeastern Wisconsin Region using the following criteria:¹

- 1. Point values between one and 20 were assigned to each natural resource and natural resource-related element. These point values were based on the premise that 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 with only implied natural values should be assigned relatively low point values. Point values for natural resource elements are shown in Table 18.
- 2. Each natural resource element was mapped and point values for overlapping resource elements within a given area were totaled.
- 3. Environmental corridors were then delineated on the basis of cumulative point values and the size of the areas containing natural resource and resource-related elements, as follows:

- a. Primary environmental corridors include areas with a cumulative point value of 10 or more, which are at least 400 acres in size, two miles in length, and 200 feet in width.
- b. Secondary environmental corridors include areas with a cumulative point value of 10 or more, which are at least 100 acres in size and one mile in length.
- c. Isolated natural areas also have a cumulative point value of 10 or more, but contain smaller concentrations of natural resource base elements. Isolated natural areas are at least five acres in size, and are generally separated physically from primary and secondary environmental corridors by intensive urban or agricultural land uses.

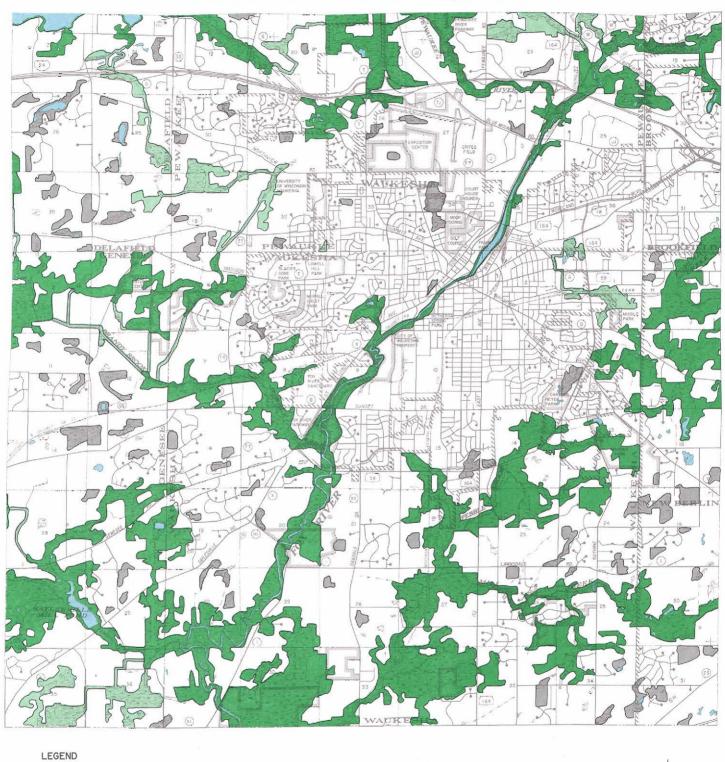
In any consideration of environmental corridors and isolated natural areas, it is important to note that the preservation of such resources can assist in flood flow attenuation, water pollution abatement, glare reduction, and favorable climate modification. In addition, because of the many interacting relationships between living organisms and their environment, the destruction or deterioration of any one element of the natural resource base may lead to a chain reaction of deterioration and destruction. The draining and filling of wetlands, for example, may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and the natural filtration action and flood water storage functions which contribute to maintaining high levels of water quality and stable streamflows and lake stages in a watershed. The resulting deterioration of surface water quality may, in turn, lead to the deterioration of the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply and on which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover may result in soil erosion and stream siltation, more rapid stormwater runoff and attendant increased flood flows and stages, as well as destruction of wildlife habitat.

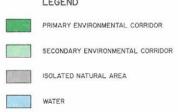
Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects will eventually create serious environmental and developmental problems. These problems include

¹A detailed description of the process of refining the delineation of environmental corridors in southeastern Wisconsin is presented in SEWRPC <u>Technical Record</u>, Vol. 4, No. 2, pages 1 through 21.

Map 24

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS IN THE WAUKESHA PLANNING AREA: 1985





Source: SEWRPC.

Table 18

POINT VALUES FOR NATURAL RESOURCE BASE AND NATURAL RESOURCE BASE-RELATED ELEMENTS

Element	Point Value
Natural Resource Base	
Lake	
Major (50 acres or more)	20
Minor (5-49 acres)	20
Rivers or Streams (perennial)	10
Shoreland	
Lake or Perennial River or Stream	10
Intermittent Stream	5
100-Year Floodland	3 -
Wetland	10
Wet, Poorly Drained, or Organic Soil	5 ^a
Woodland	10
Wildlife Habitat	
Class I	10
Class II	7
Class III	5
Steep Slope	
20 Percent or Greater	7
12 Percent Up to 20 Percent	5
Prairie	10
Natural Resource Base-Related	
Existing Park or Open Space Site	_
Rural Open Space Site	5
Other Park and Open Space Sites	2
Potential Park Site	
High Value	3
Medium Value	2
Low Value	1
Historic Site	
Structure	1
Other Cultural	1
Archaeological	2
Scenic Viewpoint	5
Scientific and Natural Area	
State Scientific Area	15
Natural Area of Statewide or	}
Greater Significance	15
Natural Area of Countywide or	
Regional Significance	
Natural Area of Local Significance	5

^aPoint values for wet, poorly drained, or organic soil were assigned only where other natural resource elements were present.

Source: SEWRPC.

flooding, water pollution, deterioration and destruction of wildlife habitat, 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 and isolated natural areas thus becomes apparent.

Primary Environmental Corridors

In 1985, about 9,950 acres, or about 19 percent of the planning area, were encompassed within the primary environmental corridors, as shown on Map 24. The primary environmental corridors in the Waukesha planning area are generally located along the major perennial streams. the Fox and Pewaukee Rivers, Mill Creek, Pebble Creek, and Pebble Brook, and include the large wetland complexes associated with these and other, smaller, streams. The primary environmental corridors contain the best remaining woodlands, wetlands, prairies, and wildlife habitat areas within the planning area. They are, in effect, a composite of the best individual elements of the natural resource base and have truly immeasurable environmental and recreational value. The protection of the primary environmental corridors from intrusion by incompatible rural and urban uses, and thereby from degradation and even destruction, should be one of the principal objectives of a local development plan. Preservation of these primary corridors in an essentially open, natural state, including park and open space uses and rural estate-density residential uses, will serve to maintain a high level of environmental quality in the area, protect the natural beauty of the area, and provide valuable recreational opportunities in the area. Preservation will also avoid the creation of serious and costly environmental and developmental problems such as flood damage, poor drainage, wet basements, failing pavements and other structures, excessive infiltration of clear waters into sanitary sewers, and water pollution.

Secondary Environmental Corridors

As shown on Map 24, in 1985 a total of about 1,230 acres, or about 2 percent of the planning area, were encompassed within the secondary environmental corridors. Secondary environmental corridors in the planning area are generally located along intermittent streams or serve as links between segments of primary environmental corridors. These secondary environmental corridors often contain remnant resources from former primary corridors which have been developed for intensive agricultural purposes or urban land uses. Secondary environmental corridors facilitate surface water drainage, maintain "pockets" of natural resource features, and provide for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species.

Such corridors should be preserved in essentially open, natural uses as urban development proceeds within the planning area, particularly when the opportunity is presented to incorporate such corridors into urban stormwater detention areas, associated drainageways, and neighborhood parks and open space.

Isolated Natural Areas

In addition to the primary and secondary environmental corridors, other, small concentrations of natural resource base elements exist within the planning area. These resource base elements are isolated from the environmental corridors by urban development or agricultural uses and, although separated from the environmental corridor network, may have important residual natural values. Isolated natural features may provide the only available wildlife habitat in an area, provide good locations for local parks and nature areas, and lend aesthetic character and natural diversity to an area. Important isolated natural areas within the Waukesha planning area include a geographically welldistributed variety of isolated wetlands, woodlands, and wildlife habitat. These isolated natural areas should be protected and preserved in a natural state whenever possible. Isolated natural areas are shown on Map 24. These areas in 1985 encompassed an area of about 1,580 acres, or about 3 percent of the planning area.

SUMMARY

The natural resources of the Waukesha planning area are vital to its ability to provide a pleasant and habitable environment for human life. Natural resources not only influence, but are influenced by, growth and development. Any meaningful planning effort must, therefore, recognize the natural resource base and the importance of properly relating urban development to natural resources so as to avoid serious environmental problems. The principal elements of the natural resource base that require careful consideration in planning for the City and environs include its soils and topographic features, its surface water resources and related drainage basins and floodlands, its wetlands, its woodlands, its prairies, and its wildlife habitat. Consideration must also be given to certain resource-related features, such as existing park and open space sites and scientific and natural areas.

Areas within the planning area that contain concentrations of remaining high-value elements of the natural resource base have been identified and designated as environmental corridors. New urban development should not occur within areas designated as primary environmental corridors. Floodlands and areas with slopes of 12 percent or more should also be protected from urban development. Urban development should be discouraged from occurring within secondary environmental corridors and isolated natural areas and within wetlands, woodlands, and other areas with important natural resource values.

Soils and Topography

Soils: Soil properties exert a strong influence on the manner in which people use land. Soil suitability maps of the planning area were prepared and analyzed, identifying soil limitations for urban development with and without public sanitary sewer service. As shown on Map 12, about 21,130 acres, or about 40 percent of the planning area, are covered by soils that are unsuitable for the use of conventional onsite sewage disposal systems. Map 13 shows that about 18,260 acres, or about 35 percent of the planning area, are covered by soils that are unsuitable for mound sewage disposal systems. In general, areas covered by soils that are unsuitable for both conventional and mound systems should not be considered for urban development unless public sanitary sewers are provided.

As shown on Map 14, about 20,380 acres, or about 39 percent of the planning area, are covered by soils with severe limitations for development served by public sanitary sewer facilities. The development of these soils for urban uses requires particularly careful planning and above average design and management to overcome soil limitations, and development of these areas may be expected to be more costly and difficult than development in areas covered by more suitable soils.

Prime Agricultural Lands: Prime agricultural lands are those that are well suited for agricultural use and meet the following criteria: 1) the farm unit is at least 35 acres in size, 2) at least 50 percent of the farm unit is covered by soils that meet U. S. Soil Conservation Service standard for national prime farmland or farmland of statewide importance, and 3) the farm unit is located in a block of farmland at least 100 acres in size. Prime agricultural lands encompassed about 12,440 acres, or about 23 percent, of the

planning area in 1985. Prime agricultural lands in the planning area are shown on Map 15. Prime agricultural lands in aggregates of 640 acres or more and outside of the planned urban service area should be maintained in agricultural use.

Topography: The topography, or relative elevation of the land surface, within the Waukesha planning area is generally level to gently rolling, with the low-lying areas associated with wetlands and stream valleys. A slope analysis of the planning area is provided on Map 16. Lands which are gently sloping or nearly level are best suited to agricultural production and to highdensity residential, industrial, or commercial uses. Lands with steep slopes, that is, slopes of 12 percent or more, are poorly suited for urban development as well as for most agricultural purposes and should therefore be maintained in natural cover for erosion control. Approximately 4.900 acres, or about 9 percent of the planning area, has slopes of 12 percent or more.

Water Resources

Surface water resources, consisting of rivers, streams, lakes and associated floodlands, form a particularly important element of the natural resource base of the planning area. Surface water resources and their related watersheds, or drainage areas, provide recreational opportunities, enhance the aesthetic quality and influence the physical development of the Waukesha area.

Watersheds and Subwatersheds: The Waukesha planning area is located in the Fox (Illinois) River watershed. The watershed is divided into nine subwatersheds, as shown on Map 17. Knowledge of these watershed features is particularly important in planning sanitary sewer and stormwater drainage facilities.

Lakes: There are no major lakes, that is, lakes having a surface area of 50 acres or more, contained entirely within the Waukesha planning area. A small portion of Pewaukee Lake, which is a major lake with a total surface area of about 2,500 acres, is located in the northwestern portion of the planning area. There are also several minor lakes, that is, lakes or ponds having a surface area of less than 50 acres, distributed throughout the planning area. These minor lakes and ponds encompass about 210 acres, or less than 1 percent of the planning area.

Rivers and Streams: The perennial and intermittent rivers and streams within the Waukesha planning area are shown on Map 17. Important perennial rivers and streams within the planning area include the Fox River, the Pewaukee River, Pebble Creek, Pebble Brook, and Mill Creek.

Floodlands: The floodlands of a river or stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, the channel of a river or stream. 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. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but because of the probable presence of high water tables and 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 and, therefore, constitute prime locations for needed park and open space areas. Every effort should be made to discourage urban development on floodlands, while encouraging compatible park and open space use. Floodlands within the Waukesha planning area in 1985 are shown on Map 17. They encompass about 6,500 acres, or about 12 percent of the planning area.

Wetlands

Wetland areas are generally unsuited or poorly suited for most agricultural or urban development purposes. Wetlands, however, have important recreational and ecological values. Wetlands contribute to flood control and water quality enhancement, since such areas naturally serve to store excess runoff temporarily, thereby tending to reduce peak flows and to trap sediments, nutrients, and other water pollutants. Additional important natural functions of wetlands include the provision of breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of wildlife and of groundwater recharge and discharge. Wetlands, which encompass approximately 6,990 acres, or about 13 percent of the planning area, are identified on Map 17. Filling and development of wetlands within the planning area should be discouraged. Remaining wetlands within environmental corridors, shoreland wetlands, and isolated wetlands with special wildlife and other natural values, as identified in A Wetland

Protection and Management Plan for the City of Waukesha and Environs, referred to in Chapter I of this report, should be preserved in essentially open, natural uses.

Woodlands

Located primarily on ridges and slopes and along streams and lakeshores, woodlands provide an attractive natural resource of immeasurable value. Woodlands accentuate the beauty of the lakes, streams, and topography of the area and are essential to the maintenance of the overall environmental quality of the area. In addition to contributing to clean air and water and to limiting stormwater runoff and enhancing groundwater recharge, the maintenance of woodlands can contribute to the maintenance of a diversity of plant and animal life in association with human life and can provide important recreational opportunities. As shown on Map 18, woodlands cover about 2,640 acres, or about 5 percent of the planning area. Woodlands located within primary environmental corridors should be preserved. Urban development within isolated woodlands, that is, woodlands located outside the primary environmental corridors. should be discouraged.

Prairies

Prairies are open, treeless, or generally treeless, areas dominated by native grasses. As shown on Map 19, 11 small remnant prairies are located within the planning area. There are also two recently reestablished prairies located within the planning area. Prairies have important ecological and scientific value and, as such, should be protected and preserved.

Wildlife Habitat

Wildlife in the Waukesha planning area includes upland game, such as squirrel; game birds, including pheasant; and waterfowl. The remaining wildlife habitat areas and the wildlife living therein provide valuable recreation opportunities and constitute an invaluable aesthetic asset to the planning area. As shown on Map 20, wildlife habitat areas in the planning area generally occur in association with the existing surface water, wetland, and woodland resources, covering about 14,300 acres, or about 27 percent of the planning area. Class I wildlife areas, which encompass about 5,930 acres, or about 11 percent of the planning area, should be maintained in natural, open uses.

Park and Open Space Sites

A recent inventory of existing park and open space sites in the Waukesha planning area indicated that there is a wide variety of both public and nonpublic park and open space sites within and adjacent to the City of Waukesha. In 1985, there were 104 park and open space sites within the planning area, with a combined area of about 3,515 acres, or about 7 percent of the planning area. Of this total, 79 sites were publicly owned, while the remaining 25 sites were privately owned. Some 34 sites, encompassing approximately 570 acres, were owned by the City of Waukesha. Maps 21 and 22 illustrate the park and open space sites and trail system in the Waukesha planning area. These areas should be protected for continued park and open space uses.

Scientific and Natural Areas

Scientific and natural areas are tracts of land or water which have been little changed by human activity, or have sufficiently recovered from the effects of such activity, that they contain essentially intact native plant and animal communities believed to be representative of the pre-European settlement landscape. Scientific and natural area sites are classified into one of the following four categories: state scientific area, natural area of statewide or greater significance, natural area of countywide or regional significance, and natural area of local significance. As shown on Map 23, in 1985 there were a total of 12 scientific and natural area sites within the planning area, encompassing about 550 acres. These areas should be protected from development.

Environmental Corridors

Environmental corridors are defined by the Regional Planning Commission as linear areas in the landscape that contain concentrations of remaining high value elements of the natural resource base. As previously discussed, such corridors should, to the maximum extent practicable, be preserved in essentially natural, open uses in order to maintain a sound ecological balance, to protect the overall quality of the environment, and to preserve the unique natural beauty and cultural heritage of the Waukesha planning area and of the southeastern Wisconsin region.

For the purpose of the planning program, the principal elements of the natural resource base

were defined as 1) soils and topography, 2) water resources, including watershed boundaries, rivers, streams, lakes and associated floodlands, and wetlands, 3) woodlands, 4) prairies, and 5) wildlife habitat areas. Elements that are closely related to the natural resource base include park and open space sites and scientific and natural areas.

The protection of the primary environmental corridors from additional intrusion by urban development should be one of the principal objectives of this land use plan. The primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas in the planning area and are, in effect, a composite of the best remaining elements of the natural resource base. Primary environmental corridors in the planning area are located along the major perennial rivers and streams and in association with large wetland complexes. Primary environmental corridors within the planning area in 1985 are shown on Map 24. At that time, primary corridors encompassed about 9,950 acres, or about 19 percent of the planning area.

Secondary environmental corridors within the planning area are generally located along intermittent streams or serve as links between segments of primary environmental corridors. These secondary environmental corridors also contain a variety of resource elements, often remnant resources from primary environmental corridors that have been developed for intensive agricultural and urban purposes. Secondary environmental corridors should also be preserved in essentially natural, open uses as development proceeds within the planning area. As shown on Map 24, secondary environmental corridors encompassed about 1,230 acres, or about 2 percent, of the planning area in 1985.

In addition to primary and secondary environmental corridors, other smaller areas with concentrations of natural resource base elements occur within the planning area. These isolated natural areas should be protected and preserved whenever possible. Isolated natural areas within the planning area in 1985 are also shown on Map 24. These areas encompassed about 1,580 acres, or about 3 percent, of the planning area in 1985.

Chapter IV

INVENTORY AND ANALYSIS OF EXISTING LAND USES AND PUBLIC FACILITIES AND UTILITIES

INTRODUCTION

In order for the Waukesha land use plan to constitute a sound and realistic guide for making decisions concerning the physical development of the City and surrounding areas, it must be based on careful consideration of pertinent features of the built environment, in addition to consideration of the natural resource base of the area. For the purposes of plan preparation, the pertinent features of the built environment were identified as: 1) existing land uses, 2) existing public facilities, and 3) existing public utility systems. Each of these features is described in this chapter as it affects the physical development of the City and its environs.

EXISTING LAND USE

In 1985, a survey was conducted by the Regional Planning Commission to determine the nature and extent of land uses in the planning area. The data gathered in this survey were mapped and analyzed in order to provide a basis for planning the appropriate patterns for future land use development in the City and surrounding areas.

Land uses in the Waukesha planning area in 1985 are shown on Map 25, and the amount of land that was devoted to each use is set forth in Table 19. Of the approximately 52,255 acres in the planning area, about 34,565 acres, or about 66 percent, were devoted to nonurban land uses, including wetlands, woodlands, agricultural lands, and undeveloped lands associated with urban uses such as outlots and excess transportation rights-of-way. Developed urban land uses occupied about 17,690 acres, or about 34 percent of the planning area.

Several important elements of the character of the planning area can be noted from Table 19 and from Map 25. First, agriculture was the single largest land use in the planning area in 1985, encompassing about 19,830 acres, or about 38 percent of the planning area. The second largest single land use in the planning area in 1985 was single-family residential development, encompassing about 8,980 acres, or about 17 percent of the planning area.

The incorporated area of the City of Waukesha in 1985 occupied approximately 9,840 acres, or about 19 percent of the planning area. Table 20 sets forth the amount of land devoted to each of the various land uses in the City at that time. Developed urban land uses occupied about 7,050 acres, or about 72 percent of the incorporated area, while nonurban land uses occupied about 2,790 acres, or about 28 percent of the incorporated area. Residential development was the predominant land use in the City in 1985, encompassing about 3,475 acres, or about 35 percent of the incorporated area. Over 80 percent of the area devoted to residential use in the City was occupied by single-family residential development.

Table 21 provides information regarding land uses in the Town of Waukesha in 1985. At that time, the Town encompassed about 16,695 acres. Agriculture was the predominant land use, encompassing about 7,545 acres, or about 45 percent of the Town. A significant area of the Town consisted of wetlands or other natural areas, which together encompassed about 4,395 acres, or about 26 percent of the Town. Single-family residential development was the third most common land use in the Town in 1985, encompassing about 2,590 acres, or about 16 percent of the Town.

<u>Urban Land Uses</u>

Residential Land Use: The residential use portion of a land use plan normally holds the interest of the largest number of community residents. Since the residential land use element of the plan seeks primarily to provide a safe, attractive, and comfortable setting for residential development, it is important that this element be given very careful consideration. The nature and extent of residential development is a major determinant of the type and location of the utilities and community facilities needed to serve local residents.

In 1985, residential land use accounted for approximately 9,700 acres, or about 19 percent of

Map 25
EXISTING LAND USE IN THE WAUKESHA PLANNING AREA: 1985

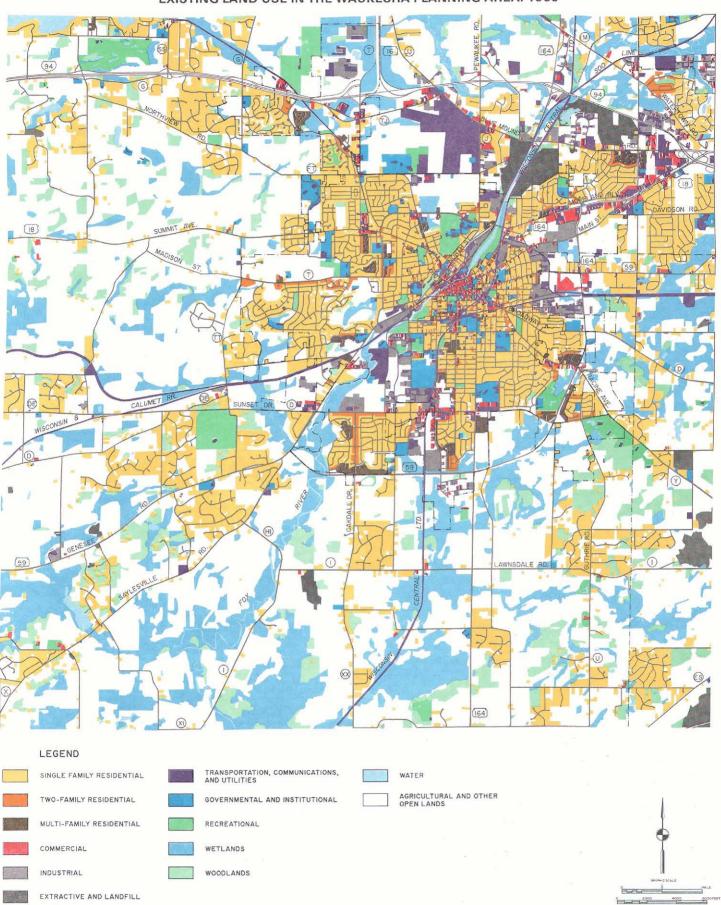


Table 19
SUMMARY OF LAND USE IN THE WAUKESHA PLANNING AREA: 1985

Land Use Category	Number d Use Category of Acres		Percent of Total	
Urban				
Residential				
Single-Family	8,980	50.8	17.3	
Two-Family	340	1.9	0.7	
Multi-Family				
Land and Buildings	300	1.7	0.6	
Related Off-Street Parking	80	0.5	0.2	
Multi-Family Subtotal	380	2.2	0.8	
Subtotal	9,700	54.9	18.8	
Commercial				
Land and Buildings	430	2.4	0.8	
Related Off-Street Parking	250	1.5	0.5	
nelated Oil-Street Laking	200	1	ì	
Subtotal	680	3.9	1.3	
Industrial				
Land and Buildings	710	4.0	1.4	
Related Off-Street Parking	240	1.4	0.4	
Subtotal	950	5.4	1.8	
Transportation and Utilities ^a				
Arterial Streets and Highways	1,460	8.2	2.8	
Collector and Local Streets	2,110	11.9	4.0	
Railways	310	1.7	0.6	
•	280	1.6	0.5	
Airports	370	2.1	0.7	
Subtotal	4,530	25.5	8.6	
Governmental and Institutional	000	3.8	1.3	
Land and Buildings	665	0.7	0.2	
Parking	130	0.7	0.2	
Subtotal	795	4.5	1.5	
Recreationalb				
Public	420	2.4	0.8	
Nonpublic	575	3.2	1.1	
Parking	40	0.2	0	
Subtotal	1,035	5.8	1.9	
Urban Subtotal	17,690	100.0	33.9	

Table 19 (continued)

Land Use Category	Number of Acres	Percent of Urban or Nonurban Subtotal	Percent of Total
Nonurban			
Natural Areas	l		
Water	535	1.5	1.0
Wetlands	6,990	20.2	13.4
Woodlands	2,645	7.7	5.1
Subtotal	10,170	29.4	19.5
Agricultural			
Prime Agricultural Lands	12,440	36.0	23.8
Other Agricultural Lands ^d	7,390	21.4	14.1
Subtotal	19,830	57.4	37.9
Open Lands ^e	3,970	11.5	7.6
Extractive and Landfill	595	1.7	1.1
Nonurban Subtotal	34,565	100.0	66.1
Total	52,255		100.0

^aThe Glacial Drumlin and New Berlin Trails are included in the transportation and utilities category.

the planning area, and about 3,475 acres, or about 35 percent of the incorporated area. Residential land use accounted for about 55 percent of the developed portion of the planning area and about 49 percent of the developed portion of the City of Waukesha.

Historically, single-family residential development occurred primarily northwest and southeast of downtown Waukesha. In the past decade, large residential subdivisions, including Merrill Crest, Woodfield, and Brookshire, have been developed to the west of the downtown. More recently, a number of residential subdivisions have been platted in the area surrounding the West High School site, in the southwestern portion of the City.

Two-family residential land uses are variously located throughout the City, primarily along collector streets on the perimeter of single-family residential areas. Concentrations of two-family

blincludes only those areas used for intensive outdoor recreational activities.

^CLess than 0.1 percent.

^dIncludes farm buildings and other, or nonprime, agricultural lands.

^eIncludes undeveloped lands that may be associated with urban uses, such as excess transportation rights-of-way, as-yet undeveloped portions of partially developed lots, and residual lands or outlots attendant to existing urban development that are not expected to be developed.

Table 20
SUMMARY OF LAND USE IN THE CITY OF WAUKESHA: 1985

Two-Family		1	T	
Land Use Category			Percent	
Land Use Category		Number	of Urban or	Percen
Urban Residential Single-Family 2,810 39.9 28.6	Land Use Category		I	
Residential Single-Family 2,810 39.9 28.6		077.0.00		0
Single-Family	Urban			
Two-Family	Residential			
Multi-Family 290 4.2 2.9 Related Off-Street Parking 80 1.1 0.8 Multi-Family Subtotal 370 5.3 3.7 Subtotal 3,475 49.4 35.3 Commercial 260 3.7 2.6 Related Off-Street Parking 170 2.4 1.7 Subtotal 430 6.1 4.3 Industrial 465 6.6 4.7 Related Off-Street Parking 140 2.0 1.4 Subtotal 605 8.6 6.1 Transportation and Utilities ⁸ 415 5.9 4.2 Arterial Streets and Highways 415 5.9 4.2 Collector and Local Streets 975 13.8 9.9 Railways 115 1.6 1.2 Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and	Single-Family	2,810	39.9	28.6
Land and Buildings 290	Two-Family	295	4.2	3.0
Related Off-Street Parking 80 1.1 0.8	Multi-Family			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Related Off-Street Parking 80 1.1 0.8	Land and Buildings	290	4.2	2.9
Subtotal 3,475 49.4 35.3 Commercial Land and Buildings Related Off-Street Parking 260 3.7 2.6 Related Off-Street Parking 170 2.4 1.7 Subtotal 430 6.1 4.3 Industrial Land and Buildings 465 6.6 4.7 Related Off-Street Parking 140 2.0 1.4 Subtotal 605 8.6 6.1 Transportation and Utilities ⁸ 415 5.9 4.2 Collector and Local Streets 975 13.8 9.8 Railways 115 1.6 1.2 Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional Land and Buildings 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreational ^b Pubic 330 4.7	Related Off-Street Parking	80	1.1	0.8
Commercial Land and Buildings 260 3.7 2.6 Related Off-Street Parking 170 2.4 1.7 Subtotal 430 6.1 4.3 Industrial Land and Buildings 465 6.6 4.7 Related Off-Street Parking 140 2.0 1.4 Subtotal 605 8.6 6.1 Transportation and Utilities	Multi-Family Subtotal	370	5.3	3.7
Commercial Land and Buildings 260 3.7 2.6 Related Off-Street Parking 170 2.4 1.7 Subtotal 430 6.1 4.3 Industrial Land and Buildings 465 6.6 4.7 Related Off-Street Parking 140 2.0 1.4 Subtotal 605 8.6 6.1 Transportation and Utilities	Subtotal	3.475	49.4	35.3
Land and Buildings 260 3.7 2.6				33.3
Related Off-Street Parking				
Subtotal 430 6.1 4.3	Land and Buildings		· ·	2.6
Industrial Land and Buildings	Related Off-Street Parking	170	2.4	1.7
Land and Buildings 465 6.6 4.7 Related Off-Street Parking 140 2.0 1.4 Subtotal 605 8.6 6.1 Transportation and Utilities ^a 4.15 5.9 4.2 Arterial Streets and Highways 415 5.9 4.2 Collector and Local Streets 975 13.8 9.9 Railways 115 1.6 1.2 Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreational ^b 7.7 5.6 Recreational ^b 25 0.4 0.3 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Subtotal	430	6.1	4.3
Land and Buildings 465 6.6 4.7 Related Off-Street Parking 140 2.0 1.4 Subtotal 605 8.6 6.1 Transportation and Utilities ^a 4.15 5.9 4.2 Arterial Streets and Highways 415 5.9 4.2 Collector and Local Streets 975 13.8 9.9 Railways 115 1.6 1.2 Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreational ^b 7.7 5.6 Recreational ^b 25 0.4 0.3 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Industrial			
Related Off-Street Parking		465	6.6	. 47
Subtotal 605 8.6 6.1 Transportation and Utilities ^a 415 5.9 4.2 Arterial Streets and Highways 415 5.9 4.2 Collector and Local Streets 975 13.8 9.9 Railways 115 1.6 1.2 Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional 452 6.4 4.6 Land and Buildings 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreationalb 7.7 5.6 0.4 0.3 Parking 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Related Off-Street Parking	'		
Transportation and Utilities ^a Arterial Streets and Highways	Holated On-Otteet Falking	140	2.0	1.4
Arterial Streets and Highways 415 5.9 4.2 Collector and Local Streets 975 13.8 9.9 Railways 115 1.6 1.2 Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional Land and Buildings 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreationalb 9 Public 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5ccc Subtotal 360 5.1 3.7	Subtotal	605	8.6	6.1
Collector and Local Streets 975 13.8 9.9 Railways 115 1.6 1.2 Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreationalb 7.7 5.6 Public 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Transportation and Utilities ^a			,
Collector and Local Streets 975 13.8 9.9 Railways 115 1.6 1.2 Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreationalb 7.7 5.6 Public 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Arterial Streets and Highways	415	5.9	4.2
Railways 115 1.6 1.2 Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional 452 6.4 4.6 Land and Buildings 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreational ^b 7.7 7.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Collector and Local Streets	975	13.8	9.9
Airports 0 0.0 0.0 Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreational b 70 3.4 3.4 Public 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 ° ° Subtotal 360 5.1 3.7				1.2
Other Transportation and Utilities 130 1.8 1.3 Subtotal 1,635 23.1 16.6 Governmental and Institutional		0	0.0	0.0
Governmental and Institutional Land and Buildings 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreational 545 7.7 3.4 Public 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Other Transportation and Utilities	130		1.3
Land and Buildings 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreational ^b 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Subtotal	1,635	23.1	16.6
Land and Buildings 452 6.4 4.6 Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreational ^b 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Commence of the state of			
Parking 93 1.3 1.0 Subtotal 545 7.7 5.6 Recreational ^b 330 4.7 3.4 Public 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7				
Subtotal 545 7.7 5.6 Recreational ^b 330 4.7 3.4 Public 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	-			
Recreational ^b 330 4.7 3.4 Public 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Parking	93	1.3	1.0
Public 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Subtotal	545	7.7	5.6
Public 330 4.7 3.4 Nonpublic 25 0.4 0.3 Parking 5 c c Subtotal 360 5.1 3.7	Recreationalb			
Nonpublic 25 0.4 0.3 Parking 5 - c - c Subtotal 360 5.1 3.7		330	4.7	3.4
Parking 5 c c Subtotal 360 5.1 3.7				
				c
Urban Subtotal 7.050 100.0 71.6	Subtotal	360	5.1	3.7
	Urban Subtotal	7,050	100.0	71.6

Table 20 (continued)

Land Use Category	Number of Acres	Percent of Urban or Nonurban Subtotal	Percent of Total
Nonurban			
Natural Areas		·	
Water	90	3.2	0.9
Wetlands	675	24.2	7.0
Woodlands	110	3.9	1.1
Subtotal	875	31.3	9.0
Agricultural			1 - A
Prime Agricultural Lands	130	4.6	1.3
Other Agricultural Lands ^d	860	30.8	8.7
Subtotal	990	35.4	10.0
Open Lands ^e	920	33.1	9.4
Extractive and Landfill	5	0.2	c
Nonurban Subtotal	2,790	100.0	28.4
Total	9,840		100.0

^aThe Glacial Drumlin and New Berlin Trails are included in the transportation and utilities category.

housing are located on the south side of Madison Street between Moreland Boulevard and Glacier Cone Park, along Sunset Drive and Oakdale Drive near the intersection of these two streets, and along Racine Avenue and College Avenue near their intersection. In 1985, such development encompassed about 340 acres, or about 1 percent of the planning area and about 295 acres, or about 3 percent of the area of the City.

Multi-family residential uses are located on small lots in scattered locations in the central part of the City and on larger parcels in the outlying area. Major concentrations of multifamily housing units are located near the intersection of MacArthur Road and St. Paul Avenue, north of STH 59 on both sides of Oakdale Drive, on the east side of East Avenue south of Sunset Drive, northwest of the intersection of Racine Avenue and STH 59, east of University Drive between IH 94 and Pebble Valley Road, and west of Springdale Road between Ruben Drive and Blue Mound Road. In 1985, such development encompassed about 380

blincludes only those areas used for intensive outdoor recreational activities.

^cLess than 0.1 percent.

dincludes farm buildings and other, or nonprime, agricultural lands.

^eIncludes undeveloped lands that may be associated with urban uses, such as excess transportation rights-of-way, as-yet undeveloped portions of partially developed lots, and residual lands or outlots attendant to existing urban development that are not expected to be developed.

Table 21
SUMMARY OF LAND USE IN THE TOWN OF WAUKESHA: 1985

Land Use Category	Number of Acres	Percent of Urban or Nonurban Subtotal	Percent of Total
Urban			
Residential		·	
Single-Family	2,590	68.9	15.5
Two-Family	· · · O	0.0	0.0
Multi-Family	0	0.0	0.0
Subtotal	2,590	68.9	15.5
Commercial			
Land and Buildings	52	1.4	0.3
Related Off-Street Parking	23	0.6	0.1
Subtotal	75	2.0	0.4
Industrial			
Land and Buildings	25	0.7	0.2
Related Off-Street Parking	5	0.1	a
Subtotal	30	0.8	0.2
Transportation and Utilities ^b			
Arterial Streets and Highways	244	6.5	1.4
Collector and Local Streets	394	10.5	2.4
Railways	92	2.4	0.6
Airports	0	0.0	0.0
Other Transportation and Utilities	30	0.8	0.2
Subtotal	760	20.2	4.6
Governmental and Institutional			
Land and Buildings	50	1.3	0.3
Parking	5	0.1	a
Subtotal	55	1.4	0.3
Recreational ^C			
Public	19	0.5	0.1
Nonpublic	227	6.1	1.4
Parking	4	0.1	a
Subtotal	250	6.7	1.5
Urban Subtotal	3,760	100.0	22.5

Table 21 (continued)

Land Use Category	Number of Acres	Percent of Urban or Nonurban Subtotal	Percen of Tota	
Nonurban			-	
Natural Areas				
Water	115	0.9	0.7	
Wetlands	3,135	24.2	- 18.8	
Woodlands	1,145	8.9	6.8	
Subtotal	4,395	34.0	26.3	
Agricultural				
Prime Agricultural Lands	5,305	41.0	31.8	
Other Agricultural Lands ^d	2,240	17.3	13.4	
Subtotal	7,545	58.3	45.2	
Open Lands ^e	950	7.3	5.7	
Extractive and Landfill	45	0.4	0.3	
Nonurban Subtotal	12,935	100.0	77.5	
Total	16,695		100.0	

^aLess than 0.1 percent.

acres, or about 1 percent of the planning area and about 370 acres, or about 4 percent of the area of the City.

Of the 3,475 acres of land in the City devoted to residential use in 1985, about 81 percent were occupied by single-family units, about 8 percent were occupied by two-family units, and about 11 percent were occupied by multi-family units. Of the 9,700 acres of land in the planning area

devoted to residential use in 1985, about 93 percent were devoted to single-family units, about 3 percent to two-family units, and about 4 percent to multi-family units.

Tables 22 through 25 summarize recent housing development activity in the planning area. Because 1985 was the base year used for plan preparation purposes, all forecasts regarding the additional number of housing units needed in

^bThe Glacial Drumlin and New Berlin Trails are included in the transportation and utilities category.

^cIncludes only those areas used for intensive outdoor recreational activities.

dIncludes farm buildings and other, or nonprime, agricultural lands.

^eIncludes undeveloped lands that may be associated with urban uses, such as excess transportation rights-of-way, as-yet undeveloped portions of partially developed lots, and residual lands or outlots attendant to existing urban development that are not expected to be developed.

Table 22
HISTORIC RESIDENTIAL LAND SUBDIVISIONS IN THE CITY OF WAUKESHA: 1971-1984

		U. S. Pul	olic Land	Survey L	ocation				Lots	Lots	
Subdivision Name	Year Recorded	Township	Range	Section	Quarter Section	Number of Lots	Gross Area (acres)	Typical Lot Size (square feet)	Developed as of March 1985	Vacant in March 1985	Zoning
Single-Family Green Valley East Addition No. 2	1971	T6N	R19E	15	NW	11	3.2	10,140	11		R-2
Green Valley East Addition No. 38	1971	T6N	R19E	16	NW	12	1.7	9,320	';	5	R-2
Braintree Manor Addition No. 1	1972	T6N	R19E	16	SE	17	6.4	11,480	17		R-2
Merrill Crest Addition No. 4	1972	T6N	R19E	5	SE	64	25.1	12,600	47	17	R-1-S
Merrill-Crest Addition No. 5 ⁸	1972	T6N	R19E	5	NE	8	3.9	19,200	8		R-1-S
Merritl Crest Addition No. 6	1972	T6N	R19E	5	SE	48	19.4	13,000	48	••	R-1-S
Prairie ^a Hillside Village Addition No. 1	1972 1972	T6N	R19E	15 4	NW	5	2.0	12,000	5		R-2 R-2
Braintree Manor Addition No. 3	1973	T6N T6N	R19E R19E	16	NE SE	59 18	27.9 7.4	9,380 12,000	58 18		R-2
Fox Point ^b	1973	T6N	R19E	16	NW	6	2.0	11,540	6		R-2
Hillside Village Addition No. 2	1973	T6N	R19E	4	NE	57	15.1	8,750	57		R-2
Pebble Valley Addition No. 2	1973	T7N	R19E	29	NW	325	168.7	14,600	297	28	R-3
Fox Point Addition No. 1 ^C	1974	T6N	R19E	16	NW	22	9.6	11,390	22		R-2
Hillside Village Addition No. 3	1974	T6N	R19E	4	NE	2	0.6	9,630	2		R-2
Blackstone Ridge	1974 1975	T6N T6N	R19E	16	SW	106	18.0 105.7 ^d	11,160	106	1	R-2, R-1-S R-2
Merrill Crest Addition No. 7	1975	T6N	R19E R19E	16 5	SW	71	27.8	9,800 11,660	70	1	R-2, R-1-S
Blackstone Ridge Addition No. 1	1975	T6N	R19E	4	SW	29	13.2	11,480	26	3	R-2
Grandview Square ⁸	1976	T6N	R19E	4	NW	15	4.5	14,000	15		R-1-S
Braintree Manor Addition No. 4 ^C	1976	T6N	R19E	- 16	SE	8	2.8	11,630	8		R-2
Merrill Crest Addition No. 8	1976	T6N	R19E	: 5	sw	52	20.8	11,880	52	·-•	R-2, R-1-S
Atlantic Hills	1976	T7N	R19E	35	NE	8	2.3	10,830	7	1	R-2
Clark Connel Addition	1976	T6N	R19E	15	NE	120	29.0	7,200	90	30	R-2, R-4-A
Fox Point Addition No. 4 ^C	1976	T6N	R19E	16	NW	9	4.5	17,400	9		R-2
Westmoreland Grove-SW Addition	1976	T6N	R19E	9	NW	28	9.8	10,080	28	. 6	R-2 R-4-A
Greenway Terrace-NE	1976 1976	T7N T7N	R19E R19E	28 36	SW NW	13	4.5 2.3	17,100 9,830	9		R-2
Merrill Crest Addition No. 9	1976	T6N	R19E	5	SW	33	14.0	14,500	29	4	R-2
Hillside Village Addition No. 4	1977	T6N	R19E	4	NE	7	2.8	16,320	7		R-2
Woodfield	1977	T6N	R19E	4	sw	63	29.5	12,530	34	29	R-1-S, R-2
Fox Point Addition No. 7	1977	T6N	R19E	,16	NW	26	8.8	11,440	24	2 .	R-2
Kensington Park Addition No. 1	1977	T6N	R19E	8	NE	73	28.1	10,800	71	2	R-2
Greenway Terrace-NE Addition No. 1	1977	T7N	R19E	36	NW	7	1.4	8,310	7		R-2
Fox Point Addition No. 6	1977	T6N	R19E	-16	NW	15	4.5	10,050	15	10	R-2
Merrill Crest Addition No. 10	1977 1977	T6N T6N	R19E R19E	5 4	SW NW	68 11	30.0 7.1	15,710 9,200	50 11	18	R-2 R-2
Fox Point Village Addition No. 2 ^C	1977	T6N	R19E	16	SW	43	8.3	13,430	40	3	R-2
Braintree Manor Addition No. 5 ^C	1977	T6N	R19E	16	SE	13	4.8	12,000	12	1	R-2
Westmoreland Grove-NW Addition	1977	T6N	R19E	9	NW	24	8.8	11,380	21	3	R-2
Twinview	1977	- T7N	R19E	- 33	NW	8	1.9	9,110	6	2	R-2
Shayton Park	1977	T7N	R19E	34	NW	19	6.6	12,910	19		R-2
Seitz Etates No. 5	1977	T6N	R19E	11	SE	94	41.5	16,020	53	41	R-2
Grandview Square Addition No. 2	1977	T6N	R19E	4	NW	18	9.3	12,570	11	7	R-2
Merrill Crest Addition No. 11	1977	T6N	R19E	5	SW	47	25.6	18,380	46 6	1	R-2 R-2, R-1-S
University Meadows	1978 1978	T6N T7N	R19E R19E	33	SW SW	6 51	1.9 16.6	14,130 10,430	42	9	R-2, K-1-5
Fox Point Addition No. 8	1978	T6N	R19E	16	Nw	19	8.0	11,620	10	9	R-2
MacArthur Farms	1978	T6N	R19E	9	NW	7	2.1	9,110	7		R-2
Grandview Hills	1978	T6N	T19E	9	SW	10	2.8	9,490	9	1	R-2
Woodfield Addition No. 1	1978	T6N	R19E	4	sw	21	4.9	9,130	17	4	R-2
Merrill Crest Addition No. 12	1978	T6N	R19E	5	NW	6	2.9	19,680	4	2	R-1-S
Pebble Valley Addition No. 4	1978	T7N	R19E	28	SW	5	3.0	27,370		5	R-4-A
Blackstone Ridge Addition No. 3	1979	T6N	R19E	4	SW	29	12.0	12,780	22	7	R-2
Walldale Addition No. 3	1979 1979	T7N T7N	R19E R19E	33 33	SW SW	36 102	8.2 31.0	9,380 8,800	16 16	20 86	R-2 R-2
Priedman Estates ^a	1979	17N 17N	R19E	36	NW	139	60.8	11,400	49	90	R-2
Woodfield Addition No. 2 ⁸	1979	T6N	R19E	4	sw	49	13.8	9,600	25	24	R-2
University Meadows Addition No. 3	1980	T7N	R19E	33	SE	6	2.0	11,380	5	1	R-2
Woodridge Grove Addition No. 1	1980	T6N	R19E	8	NW	41	21.6	22,700	٠٠.	41	R-1-S
University Meadows Addition No. 2	1980	T7N	R19E	33	NW	-,. 0			e	е	R-2
Knoilwood Court	1980	T6N	R19E	5	SW	13	15.7	31,820	10	3	R-4-A
Westmoreland Grove North Addition No. 2 Woodfield Addition No. 3	1980	T6N T6N	R19E	9	NW NE	9 4	3.7	16,070	7	2	R-2 R-2
Woodfield Addition No. 4	1981 1981	T6N T6N	R19E R19E	4	NE NE	16	1.4 4.3	8,900 8,400	16	•.•	R-2 R-2
White Oaks Manor North	1983	T6N	R19E	15	NE	10	3.6	14,900	2	8	R-2
Woodfield Addition No. 5	1984	T6N	R19E	4	NE	45	13.8	8,400	3	42	R-4-A
Westmoreland Grove North Addition No. 3	1984	TBN	R19E	9	NW	19	6.4	10,500	7	12	R-2
Kisdon Hill	1984	T6N	R19E	5	NW	29	18.6	19,200	· 3	26	R-4-A
Subtotal		• • *			- 4 -	2,407	1,030.3		1,809	598	

Table 22 (continued)

		U. S. Pul	blic Land	Survey L	ocation		Gross	Typical	Lots Developed	Lots Vacant		
Subdivision Name		Township	Range	Section	Quarter Section	Number of Lots	Area (acres)	Lot Size (square feet)	as of March 1985	in March 1985	Zoning	
Two-Family								_	t.			
Green Valley East Addition No. 3 ^a	1971	T6N	R19E	15	NW	12	0.9	9,320	4	.8	R-2-A	
Pebble Valley Addition No. 1	1971	T7N	R19E	28	SW	19	8.9	9,000	17	2	R-4	
Braintree Manor Addition No. 2	1972	T6N	R19E	16	SE	11	5.1	11,630	10	1	R-2-A	
Merrill Crest Addition No. 5 ^a	1972	T6N	R19E	5	NE	3	1.8	19,200	3		R-2-A	
Minooka Parkway Estates Addition No. 2	1972	T6N	R19E	13	NW	11	4.1	14,700	11	l	R-2-A	
Prairie ⁸	1972	T6N	R19E	15	NW	11	4.2	12,000	11	l	R-2-A	
River's Edge	1972	T6N	R19E	16	NW	11	5.1	10,290	11 .		R-2-A	
Fox Point ^b	1973	T6N	R19E	16	NW	4	1.1	11,540] 4		R-2-A	
Giersdorf	1973	T6N	R19E	4	NE	13	5.1	14,980	13		R-2-A	
Fox Point Village	1974	T6N	R19E	16	NW	8	2.9	9,100	8		R-2-A	
Whiterock Ridge	1974	T7N	R19E	35	SW	- 7	3.8	21,700	7		R-2-A	
Fox Point Addition No. 2	1974	T6N	R19E	16	NW	6	1.7	10,640	6		R-2-/	
Fox Point Addition No. 3	1975	T6N	R19E	16	NW	7	2.2	9,880	7		R-2-/	
Westmoreland Grove North Addition	1975	T6N	R19E	9	NW	15	4.9	11,300	15		R-4-/	
Grandview Square ⁸	1976	T6N	R19E	4	NW	9	2.2	14,000	9	-,-	R-4-	
Fox Point Addition No. 5	1976	T6N	R19E	16	NW	5	1.7	9.880	5		R-2-/	
Grandview Square Addition No. 18	1977	T6N	R19E	4	NW	53	21.4	9,200	40	13	R-4-/	
Fox Point Village Addition No. 2 ^C	1977	T6N	R19E	16	SW	10	3.2	13,430	10		R-4-	
Colline Parc	1978	T6N	R19E	2	SW	30	10.1	12,150	15	15	R-4-	
The Windings	1978	T7N	R19E	29	NE	32	9.7	12,100	29	3	R-4	
The Woods	1978	T6N	R19E	14	NE	6	3.5	14,520	6]	R-4-/	
Priedeman Estates ^a	1979	T7N	R19E	36	NW	20	15.2	11,400	7	13	R-4-	
Woodfield Addition No. 2 ^a	1979	T6N	R19E	4	sw	10	5.0	9,600	6	4	R-4-	
Subtotal					••	313	123.8		254	59	• • •	
Multi-Family												
Fox Point ^b	1973	T6N	R19E	16	NW	4	2.4	11,640	4	٠	R-3	
Fox Point Addition No. 1 ^C	1974	T6N	R19E	16	NW	19	6.4	11,390	19		R-3	
Braintree Manor Addition No. 4 ^C	1976	T6N	R19E	16	SE	6	2.6	11,630	6		R-3	
Fox Point Addition No. 4 ^c	1976	T6N	R19E	16	NW	13	4.8	17,400	13		R-3	
Fox Point Village Addition No. 2 ^C	1977	T6N	R19E	16	sw	14	24.6	13,430	14	l	R-4-/	
Braintree Manor Addition No. 5 ^C	1977	T6N	R19E	16	SE	13	4.9	12,000	13]	R-3	
The Woods	1978	T6N	R19E	14	NE	22	10.9	14,520	22		R-4-	
Pebble Valley Addition No. 5	1981	T7N	R19E	28	sw	24	11.8	15,000	8	16 ⁹	R-4-	
Subtotal						115	68.4		99	16		
Total						2.835	1.222.5		2,162	673		

⁸This subdivision contains both single- and two-family lots.

the year 2010 are based on the number of housing units that existed in 1985. For that reason, the tables differentiate between residential development that occurred before and after 1985. Tables 22 and 23, which provide information about residential subdivisions in the City and in the remainder of the planning area between 1971 and the end of 1984, list the number of lots that were vacant in March 1985. Although most of these vacant lots were developed between 1985 and the date the plan was

prepared, housing units approved or constructed after 1985 are considered "new" units for plan preparation purposes. Some of the additional housing units needed between 1985 and 2010 will be allocated to lots that were vacant in 1985, and to lots and housing units listed on Tables 24 and 25 that were created after 1985.

As shown by Table 22, the total number of residential subdivision lots platted in the City of

b This subdivision contains single-, two-, and multi-family lots.

^CThis subdivision contains both single- and multi-family lots.

d Includes approximately 70 acres dedicated to the City of Waukesha for parkland.
Source: SEWRPC.

^eUniversity Meadows Addition No. 2 is a redivision of University Meadows Addition No. 1. No additional lots were created through the redivision.

This subdivision contains both two- and multi-family lots.

⁹Construction of one four-family building is allowed on each of these lots.

Table 23
HISTORIC RESIDENTIAL LAND SUBDIVISIONS FOR TOWNS
LOCATED IN THE WAUKESHA PLANNING AREA: 1971-1984

	· '	U	. S. Public La	_ '		Lots	Lots					
Subdivision Name	Year Recorded	Town	Township	Range	Section	Quarter Section	Number of Lots	Gross Area (acres)	Typical Lot Size (square feet)	Developed as of March 1985	Vacant in March 1985	
Lookout Hill Addition No. 1	1975	Brookfield	T7N	R20E	19	sw	37 ⁸	41.8	25,200	31	6 ^b	
Brook Park Estates	1976	Brookfield	T7N	R20E	30	NE	.131	109.6	27,300	88	43 ^b	
Hawthorne Ridge Highlands	1977	Brookfield	T7N	R20E	30	NE	104	67.4	16,500	74	30p	
Pembrook Heights	1972	Delafield	T7N :	R18E	26	SW	5	12.8	111,300	5	l	
Nirschl	1975	Delafield	T7N	R18E	26	sw	3	5.4	70,900	3	٠	
Kettle Park	1977	Delafield	T7N	R18E	26	NE	34	67.3	69,300	23	11	
Dover Bay	1980	Delafield	T7N	R18E	26	NE	22	106.0	81,600	14	8	
Dover Bay II	1983	Delafield	T7N	R18E	23	sw	20	40.5	71,200		20	
Thomasland	1984	Delafield	T7N	R18E	23	NE	13	11.2	32,000	13		
Haylett Heights	1972	Genesee	T6N	R18E	11	SE	43	54.7	45,600	41	2	
Oak Ridge Estates	1972	Genesee	T6N	R18E	11	sw	53	72.3	51,150	49	4	
Hickory Highlands	1973	Genesee	T6N	R18E	13	SE	51	95.0	72,140	40	11	
Haylett Heights Addition No. 1	1974	Genesee	T6N	R18E	11	SE	33	45.8	45,000	26	7	
Hickory Highlands Addition No. 1	1975	Genesee	T6N	R18E	11	SE	42	72.5	44,720	38	4	
Cilmaenan Hills	1975	Genesee	T6N	R18E	11	SE	32	42.6	49,560	21	1	
The Crossroads	1979	Genesee	T6N	R18E	35	NE	10	13.5	49,400	9	1	
McFarlane Manor	1980	Genesee	T6N	R18E	35	NW	43 ^C	78.2	45,500	3	40	
Wern Farm Estates	1981	Genesee	T6N	R18E	13	ŚW	16	33.7	43,560	11	5	
Pebble Creek Ridge	1982	Genesee	T6N	R18E	12	NW	9	16.5	50,100	9		
Rolling Ridge Estates	1971	Pewaukee	T7N	R19E	19	SE	29	24.5	30,000	23	60	
University Heights Addition No. 1	1971	Pewaukee	T7N	R19E	30	NE	24	28.4	43,500	20	44	
Rolling Ridge Estates Addition No. 1	1972	Pewaukee	T7N	R19E	30	· NE	20	24.9	38,800	15	5	
University Heights Addition No. 2	1972	Pewaukee	T7N	R19E	30	NE	24	21.9	28,100	20	4 ^d	
Merry Hills	1971	Waukesha	T6N	R19E	18	SW	84	129.6	54,450	69	15	
Sundown Addition No. 1	1971	Waukesha	T6N	R19E	35	SE	. 16	27.2	50,660	16		
Hawthorne Hollow West	1972	Waukesha	T6N	R19E	17	NW	9	11.6	57,750	6	30	
Overlook Farms	1972	Waukesha	T6N	R19E	19	NE	107	139.9	44,200	101	6	
Overlook Farms Addition No. 1	1972	Waukesha	T6N	R19E	19	NE	30	40.6	49,920	30		
First Addition to Hickory Ridge	1972	Waukesha	T6N	R19E	35	NW	30	40.3	43,400	19	11	
Glendale Manor	1974	Waukesha	T6N	R19E	26	SW	27	33.4	47,080	23	4	
Honey Acres	1974	Waukesha	T6N	R19E	19	NW	39	103.4	49,950	23	16	
Oakdale	1974	Waukesha	T6N	R19E	21	SE	146	208.2	46,500	136	10	
Weiland Hills	1974	Waukesha	T6N	R19E	36	NE ·	21	26.1	47,890	21		
Merrill Hills Estates Addition No. 1	1974	Waukesha	TEN	R19E	18	NW	28	39.4	44,960	17	11	
Honey Acres South	1976	Waukesha	T6N	R19E	19.	SW	28	67.6	55,100	10	18	
Lexington Green	1977	Waukesha	T6N	R19E	24	NŴ	27	72.6	106,000	27	٠	
Happy Hills	1977	Waukesha	T6N	R19E	19	SE	23	30.9	44,850	11	12	
Sommers Hills	1978	Waukesha	T6N	R19E	24	. NW	11	41.7	141,590	9	. 2	
Lexington Green Addition No. 1	1979	Waukesha	T6N	R19E	24	sw	4	4.1	45,090	4		
Elder Ayre	1979	Waukesha	T6N	R19E	34	SE	11	39.7	139,330	5.	6	
Oakdale West	1983	Waukesha	T6N	R19E	21	SW	7	8.8	45,000		7	
Kame Terraces	1983	Waukesha	T6N	R19E	6	SE	111	101.8	30,000	. 3	108 ^d	
Kame Terraces Addition No. 1	1983	Waukesha	T6N	R19E	6	sw	8	260.6	43,200		8 ^d	
Sun Ridge	1984	Waukesha	T6N	R19E	24	SE	18	38.8	53,900	5	13	
Total							1.583	2,552.8		1,111	472	

aTwo-family lots.

Waukesha between 1971 and the end of 1984 was 2,835. Of this total, 673 were vacant in March 1985. The number of vacant lots includes 598 lots allowing single-family housing units, 59 lots allowing two-family housing units, and 16 lots allowing multi-family housing units. Construction of a four-family building was approved for each of these 16 lots, for a total of 64 multi-family housing units. These 673 vacant lots could, therefore, accommodate a total of 780 housing units.

Table 23 shows that 1,583 residential lots were platted between 1971 and 1984 in the Town of Waukesha and in those portions of the Towns of Brookfield, Delafield, Genesee, and Pewaukee located in the planning area. Of the total number of lots platted, 882 were located in the proposed expanded Waukesha urban service area shown on Map 11 and 269 of those 882 lots were vacant in March 1985. All the vacant lots in the expanded urban service area were platted for single-family homes.

b These lots are located in the planned Brookfield sewer service area adopted in 1991. Source: SEWRPC.

^CIncludes only those lots located in the planning area.

^dThese lots are located in the planned Waukesha sewer service area adopted in 1985.

Table 24

RECENT RESIDENTIAL LAND SUBDIVISION IN THE WAUKESHA PLANNING AREA: 1985-1990

Į.			U. S. Pub	olic Land	Survey L	ocation					
Subdivision Name	Year Recorded	Civil Division	Township	Range	Section	Quarter Section	Number of Lets	Gross Area (acres)	Typical Lot Size (square feet)	Type of Housing	
			· · · · · · · · · · · · · · · · · · ·								
Woodfield Addition No. 6	1985	City of Waukesha	T6N	R19E	4	NE	78	2.0	10,320	Two-family	
Merrill Crest Addition No. 13	1985	City of Waukesha	T6N	R19E	5	NW	148	5.2	14,250	Single-family	
Fox Point Addition No. 9	1985 19 8 5	City of Waukesha City of Waukesha	T6N T6N	R19E R19E	5 16	NW NW	31 ^a 18 ^a	13.5 5.8	14,000	Single-family	
Echo Glen School Site	1985	City of Waukesha	T6N	R19E	12	NW NW	14 ^a	5.8 4.4	9,960 11,470	Single-family Single-family	
Inavalefarm	1985	Town of Waukesha	T6N	R19E	26	NW	10	14.7	53,300	Single-family	
Blackstone Ridge Addition No. 4	1986	City of Waukesha	T6N	R19E	4	SW	10a	5.0	12,900	Single-family	
Woodfield Addition No. 7	1986	City of Waukesha	T6N	R19E	4	NE	17a	4.3	9,280	Eight single-family,	
		Only or readmostic			•	''-	l ''	7.5	0,200	nine two-family	
Fox Point Addition No. 10	1986	City of Waukesha	T6N	R19E	16	l nw	88	3.2	12,380	Single-family	
Woodfield Addition No. 8	1986	City of Waukesha	T6N	R19E	4	sw	41 ^a	13.1	10,800	20 single-family,	
		,				•••	l ''		10,000	21 two-family	
Mill Creek Estates	1986	Town of Waukesha	T6N	R19E	26	sw	21	22.3	26,300	Single-family	
Woodfield Addition No. 9	1987	City of Waukesha	TEN	R19E	4	NE	5 ^a	1.7	11,520	Two-family	
Braintree Manor Addition No. 7	1987	City of Waukesha	T6N	R19E	16	SE	22ª	9.7	14,900	Single-family	
Sunrise	1987	City of Waukesha	T6N	R19E	4	SW	14 ⁸	7.6	16,260	Single-family	
Braintree Manor Addition No. 6	1987	City of Waukesha	TEN	R19E	16	SE	9 ⁸	3.0	12,500	Single-family	
Brendon Way	1987	City of Waukesha	T6N	R19E	5	NW	16ª	11.5	20,580	Single-family	
Woodfield Addition No. 10	1987	City of Waukesha	TEN	R19E	4	NE	53 ⁸	15.8 71.4	9,340	Single-family	
Mill Creek Village	1987	Town of Waukesha	T6N	R19E	26	SW	51	71.40	25,000	Single-family	
Kame Terraces Addition No. 2	1987	Town of Waukesha	T6N	R19E	6	SW	19 ^a	35.9 ^C	38,870	Single-family	
Inavalefarm Addition No. 1	1987	Town of Waukesha	T6N	R19E	26	NW	24	31.8	45,000	Single-family	
Dover Bay III	1987	Town of Delafield	T7N	R18E	26	NW	17	38.0	84,560	Single-family	
North Burton	1988	City of Waukesha	T6N	R19E	5	NE	24 ⁸	10.6	15,660	Single-family	
Evansdale	1988 1987	City of Waukesha City of Waukesha	T7N T7N	R19E	29	SW	26 ^a	11.4	12,600	Single-family	
North Burton Addition No. 1	1988	City of Waukesha	T6N	R19E R19E	32 5	SE NE	238	1.9 11.3	9,100 14,440	Single-family	
Springbrook	1988	City of Waukesha	T6N	R19E	12	SW	76 ⁸	47.6	14,000	Single-family	
opinigorook	1300	City Of Wadkesila	1014	NIJE	12.	344	/*	47.0	14,000	75 single-family, one multi-family ^d	
Mill Creek Estates Addition No. 1	1988	Town of Waukesha	T6N	R19E	26	NE	23	41.5 ^e	36,900	Single-family	
Mill Creek Village East	1988	Town of Waukesha	T6N	R19E	25	NW	70	117.6 ^f	25,000	Single-family	
Dover Bay IV	1988	Town of Delafield	T7N	R18E	23	SW	17	34.7	67,800	Single-family	
Brookhill Estates	1988	Town of Brookfield	T7N	R20E	31	SW	339	16.2	15,000	Single-family	
David's Park	1989	City of Waukesha	T6N	R19E	14	NW	17 ⁸	7.3	13,400	10 single-family,	
										one two-family, six multi-family ^d	
North Burton Addition No. 2	1989	City of Waukesha	T6N	R19E	5	NE	8ª	3.6	16,700	Single-family	
Sunset Heights Addition No. 4	1989	City of Waukesha	T6N	R19E	15	SE	16 ⁸	4.3	9,100	15 two-family,	
Wolder Clade					_					one multi-family ^d	
Walden Glade	1989 1989	City of Waukesha	TBN	R19E	5	NW	14 ^a 37 ^h	11.4	27,500	Single-family	
Mill Creek Village East Addition No. 1	1989	Town of Waukesha Town of Waukesha	T6N	R19E	34	SE NE	37 1	130.6	60,000	Single-family	
Mill Creek Estates Addition No. 2	1989	Town of Waukesha	T6N T6N	R19E	26		23 ^k		44,300	Single-family	
Shadow Ridge	1989	Town of Waukesha	T6N	R19E R19E	26 21	SE SW	42	40.3	25,000	Single-family	
Brookhill Estates II	1989	Town of Brookfield	T7N	R20E	31	SW	42 29 ^g	34.2 13.7	29,200 15,400	Single-family Single-family	
David's Park Addition No. 1	1990	City of Waukesha	T6N	R19E	14	NW	30 ⁸	10.4	11,900	23 single-family,	
	.550	or Traundolla	.514			,,,,,			1 1,300	seven two-family	
Merrill Crest Addition No. 15	1990	City of Waukesha	T6N	R19E	8	NW	19.	12.8	24,000	Single-family	
Golf View	1990	Town of Delafield	T7N	RISE	24	NE	26	37.6	64,000	Single-family	
Rolling Ridge	1990	City of Waukesha	T7N	R19E	30	NE	63ª	35.2	16,500	Single-family	
Hawthorne Ridge Highlands West	1990	Town of Brookfield	T7N	R20E	19	SW	8	22.4	20,000	Seven single-family,	
Do 1/1 D 1 A 1 1 1 1 1 1			[one multi-family ⁰	
David's Park Addition No. 2	1990	City of Waukesha	T6N	R19E	14	sw	13	5.3	15,500	Multi-family ^d	
Sterling Hollow	1990	City of Waukesha	T6N	R19E	5	NE	24	16.2 53.4 ^m	21,940	Single-family	
Legend Hills	1990	City of Waukesha	T6N	R19E	13	NW	57	53.4	15,550 ⁿ	Single-family	
Total							1.149 ⁰	1.051.4			

⁸These lots are located in the planned Waukesha sewer service area adopted in 1985.

^bSome 15.9 acres in Mill Creek Village were dedicated to Waukesha County for park use.

^CSome 28.4 acres in Kame Terraces Addition No. 2 were dedicated to Waukesha County for park use.

 $[^]d$ See Table 25 for additional information regarding proposed development of multi-family lots.

^eSome 20.3 acres in Mill Creek Estates Addition No. 1 were dedicated to Waukesha County for park use.

Some 47.7 acres in Mill Creek Village East were dedicated to Waukesha County for park use.

 $^{^{}g}$ These lots are located in the planned Brookfield sewer service area adopted in 1991.

^hSome 59.3 acres in Red Wing Hills were dedicated to Waukesha County for park use.

ⁱSome 17.1 acres in Mill Creek Village East Addition No. 1 were dedicated to Waukesha County for park use.

Mill Creek Village East Addition No. 1 is a re-division of lots 21 through 24 of the Mill Creek Village East Subdivision. One additional lot was created through the re-division.

^kSome 21.2 acres in Mill Creek East Addition No. 2 were dedicated to Waukesha County for park use.

These lots are located in the planned Pewaukee sewer service area adopted in 1985.

^mSome 6.4 acres in Legend Hills were dedicated to Waukesha County for park use.

n Excludes those portions of lots that are located in wetlands and cannot be built upon.

Olncludes 1,062 single-family lots, 65 two-family lots, and 22 multi-family lots. Of these lots, 336 are outside a planned sewer service area.

Source: Waukesha County and SEWRPC.

Table 25

MULTI-FAMILY RESIDENTIAL DEVELOPMENTS⁸ IN THE WAUKESHA PLANNING AREA: 1985-1990

Project Name	Location b	Number of Units	Type of Housing	Status (December 1990)		
Country Creek	East side of N. University Drive, between Pebble Valley Road and Silvernail Road	40	Apartments	Completed		
David's Park	Southeast corner of Rivera Drive and S. East Avenue	76 ^C	Apartments and condominiums	Under construction		
Elmwood Court	North side of Madison Street between E. Sutton Place and University Drive extended	16	Condominiums	Under construction ^d		
Endfield Estates	North of E. Racine Avenue, west of Cheviot Chase	52	Condominiums	Under construction ^d		
Harrogate	Northeast corner of Madison Street and Merrill Hills Road	28	Condominiums	Completed		
Hickory Hill ^e	Northeast side of Grandview Boulevard, between W. St. Paul Avenue and MacArthur Road	20	Apartments	Completed		
Kimberly Place	West side of Kimberly Drive, between Michigan Avenue and Wilshire Place	82	Apartments	Completed		
Legend Hills	Southwest corner of Sunset Drive and Guthrie Road	240 ^f	Apartments	Site preparation under way		
The Meadows-Phase 4	Southwest corner of Springdale Road and Blue Mound Road	40 ^g	Apartments	Completed		
Mountain Village	Northwest corner of W. St. Paul Avenue and W. North Street	258	Apertments	Completed		
Oakhill Terrace ^h	South side of Kensington Drive, west of W. St. Paul Avenue	67 ⁱ	Apartments	Completed		
Paramount	South of Paramount Drive, west of the intersection of E. Moreland Boulevard and E. Main Street	40	Condominiums	Under construction		
Park Place	North side of Cambridge Avenue, west of Bonnie Lane	160	Apartments	Completed		
Pebble Place	West of N. University Drive, north of Pebble Valley Road	72	Apartments	Completed		
River Walk	Southeast corner W. St. Paul Avenue and Prairie Avenue	136	Apartments	Completed		
Somerset Ridge	North side of Madison Street, across from Madison Court	52	Condominiums	Completed		
Springbrook	Southeast corner of Racine Avenue and Springbrook North	70	Condominiums	Under construction ^d		
Summit Woodsh	South side of Summit Avenue, east of N. University Drive	104	Apartments	Under construction		
Sunset Heights	West side of Madera Drive, north of Sentinel Drive	18 ^j	Apartments	Not yet constructed		
Sutton East	North side of Madison Street, on E. Sutton Place	52	Condominiums	Completed		
Sutton Place	North of Madison Street, west side of N. Comanche Lane	10	Condominiums	Under construction		
University Manor	East side of N. University Drive, north side of Pebble Valley Road	40	Apartments	Completed		
Westgrove	West of W. St. Paul Avenue, between MacArthur Road and Kensington Drive	278 ^k	Apartments	Under construction ^d		
Willow Creek	West side of Parklawn Drive, south of Blue Mound Road	168	Apartments	Completed		
Fox Haven	East side of Springdale Road, south of Watertown Plank Road	128	Apartments	Under construction ^d		
Vicksburg Estates	Northeast side of Watertown Plank Road, west of Ditzka Road	42 ^{l,m}	Condominiums	Under construction		
Avondale	West side of CTH J, one-half mile south of Watertown Plank Road	300 ^{n,0}	Condominiums and apartments	Under construction ^d		
Fadrow property	East side of CTH G, north of IH 94	690 ⁿ	Apartments	Not yet constructed		
Total		3.279 ^p				

^aIncludes projects that were approved or constructed between 1985 and 1990.

^bUnless otherwise noted, all projects are located in the City of Waukesha.

CINCLUDES 19 four-lamily lots approved as part of the David's Park and David's Park Addition No. 2. Ten additional four-family lots were approved in 1991 as part of the David's Park Addition No. 3.

 $^{^{}d}$ Some of the housing units are completed and occupied.

eHickory Hill is a housing project for the disabled.

Preliminary plans for 360 apartments were approved in 1988 as part of the Legend Hills project. In 1991, the number of proposed apartment units was decreased to 240.

 $^{^{}g}$ An additional 48 units in the Meadows-Phase 4 project were completed prior to 1985.

^hOakhill Terrace and Summit Woods are housing projects for the elderly.

ⁱAn additional 108 units in Oakhill Terrace were completed before 1985.

Preliminary plans for a multi-family building with 12 units were approved in 1986; in 1991, revised preliminary plans were approved for an 18-unit building.

 $^{^{\}it k}$ An additional 198 units in the Westgrove project were completed before 1985.

Located in the planned Brookfield sewer service area approved in 1991.

^mIncludes 42 condominium units and seven single-family homes.

ⁿLocated in the planned Pewaukee sewer service area adopted in 1985.

⁰Includes only those units located in the planning area.

Pincludes 2,119 units in the Waukesha urban service area and 1,160 units in the Brookfield and Pewaukee urban service areas.

Source: City of Waukesha, Town of Brookfield, Town of Pewaukee, and SEWRPC.

Table 24 provides information on the number and type of residential lots created in the planning area by recordation of subdivision plats in the six-year period between 1985 and the end of 1990. Of the 1,149 lots recorded, 1,019 were in the proposed expanded Waukesha urban service area, including 698 in the City of Waukesha and 321 in the Town of Waukesha. A total of 1,063 housing units could be accommodated on lots in the expanded urban service area intended for development of single-family and two-family homes. The average density of singlefamily residential subdivisions recorded between 1985 and the end of 1990 was 1.98 housing units per gross acre in the City of Waukesha and 0.59 housing units per gross acre in the Town of Waukesha. The average density of two-family residential subdivisions during this time period was 6.70 housing units per gross acre. All the two-family lots were located in the City of Waukesha.

Table 25 lists multi-family housing projects in the planning area that were approved between 1985 and the end of 1990. Multi-family housing projects included on Table 25 are those having buildings with three or more housing units, including condominium projects where more than three units are attached, and projects comprised of two-family buildings when each building is not located on a separate lot. A total of 2,119 multi-family housing units, occupying about 179 gross acres, were approved during this period in the expanded Waukesha urban service area. All the units are located in the City of Waukesha. The average density of multi-family projects approved during the six-year period between 1985 and 1990 was 11.83 housing units per gross acre.

Commercial Land Use: In 1985, commercial retail sales, services, office buildings, and associated parking uses occupied about 680 acres, or about 1 percent of the planning area. Within the City of Waukesha, such commercial land uses accounted for about 430 acres, or about 4 percent of the incorporated area. Commercial land uses accounted for about 4 percent of the developed portion of the planning area and about 6 percent of the developed portion of the City. Commercial land uses in the City are located predominantly in the Waukesha central business district (CBD) and along several major arterials, including Moreland Boulevard in the northeastern portion of the planning area,

Grandview Boulevard, Summit Avenue, and Silvernail Road in the north-central portion of the planning area, and Sunset Drive in the south-central portion of the planning area. Neighborhood-oriented commercial land uses are located in various locations throughout the City.

Shopping areas in the Waukesha planning area are identified in Table 26. Shopping areas are defined as areas that include either a supermarket or a combination of five minor stores or service establishments. Shopping areas in the planning area were divided into four categories: major, community, neighborhood, and other, according to the type of stores and the area served.

A neighborhood shopping area is built around a grocery store or supermarket, and includes other stores and service establishments, such as drugstores, banks, and dry cleaners, that are intended to serve the day-to-day shopping and service needs of nearby residents. Neighborhood shopping areas generally are located on sites ranging from five to 15 acres in size, have a gross leasable floor area of between 50,000 and 150,000 square feet, and serve a resident population of between 4,000 and 10,000 persons within a one mile radius. As shown on Table 26, in 1985 there were five neighborhood shopping areas in the planning area, all of which were located in the City of Waukesha.

Community shopping areas provide a greater variety of merchandise than neighborhood shopping areas, including such goods as clothing, furniture, and appliances. Community shopping areas often have a junior department store, variety store, or discount store in addition to a supermarket. Community shopping areas are generally located on sites ranging in size from 15 to 60 acres and have a gross leasable floor area of between 150,000 and 400,000 square feet serving a resident population of between 10,000 and 75,000 persons within a radius of approximately 1.5 miles. As shown on Table 26, in 1990 there were four community shopping areas in the planning area, which were all located in the City of Waukesha.

Regional or major shopping areas have two or more full-line department stores, generally located on sites with a minimum area of 60 acres, have a gross leasable floor area of at least 400,000 square feet, and serve a resident population of between 75,000 and 150,000 persons within a 10-mile service radius. The western

Table 26 SHOPPING AREAS IN THE WAUKESHA PLANNING AREA: 1990

				6	Retail Busines	ses				Nonretail Businesses							
Shopping Area	Location ^a	Supermarket	Convenience Grocery Store	Variety and Drug Store	Hardware Store ^b	Video Rental	Department and Clothing Store ^C	Gifts and Specialty Store ^d	Other Retail	Restaurants and Fast Foods	Gas and Auto Related	Medical Services	Financial Services ^e	Hair Stylists	Dry Cleaning and Laundry	Other Nonretail	
Major Blue Mound Road (excluding Westbrook Shopping Center)	Moreland Boulevard between IH 94 and Manhattan Drive ^g	1	. 1	1	2	0	2	0	6	10	20	0	4	1	1	7	
Community Central Business District	Area bounded by Wis- consin Avenue, East Avenue, St. Paul Ave- nue, and West Avenue	2	0	2	5	1	10	8	56	20	3	13	20	7	1	59	
K-Mart/Pick 'N Save/ President's Plaza/ Sunset Fields	Sunset Drive between Tenny Avenue and Garfield Avenue	1	0	1	1	1	1	0	1	5	0	0	5	3	. 1	2	
Silvernail Plaza Shopping Center ^h	Silvernail Road, west of Grandview Boulevard	1	0	1	1	1	1	1	2	5	2	1	6	1	1	4	
Westbrook Shopping Center	Area bounded by More- iand Boulevard, Ramona Road, Sunnyside Drive, and Springdale Road	1	o	1	O	0	4	4	5	3	1	4	5	2	1	5	
Neighborhood Fox Run Shopping Center	St. Paul Avenue and Sunset Drive	. 1	0	2	1	1	o	0	1	1	0	1	4	0	2	0	
Gray Terrace Shopping Center	Racine Avenue and Roberta Avenue	1	0	1	0	0	٥	1	0	1	0	1	0	1 .	0	1	
Moreland Plaza Shopping Center	Moreland Boulevard and Delafield Street	1	0	1	1	1	0	1	,	2	1	2	2	0	1	0	
PDQ/Sunset West Center	North side of Sunset Drive, between West Avenue and Grand Avenue	0	1	1		0	0	O ,	0	0	0	0	0	2	1	0	
Grandview Strip Development	East of Grandview Boulevard near intersection with Summit Avenue	1	1	0	1	1	0	1	2	5	3	0	3	1	1	7	
Other Delafield Strip Development	On Delafield Street between Madison Street and Summit Avenue	0	0	1	o	1	0	o	2	2	2	0	0	1 /2 .	1	0	
Grand Shoppes Center and Grand Avenue Strip Development	On Grand Avenue between College Avenue and Williams Street	. 0	0	0	0.	2	0	1	2	3	3	1	0.	2	2	2	
Sunset Drive Strip Development (excluding PDQ/Sunset West)	Sunset Drive between Grand Avenue and Sentry Drive	0	0	0	2	3	0	2	7	11	10	2	2	0	1	4	

⁸All locations are in the City of Waukesha unless otherwise noted.

^bIncludes hardware, garden, paint and wallpaper, home improvement, and related stores.

^CIncludes department and discount department stores, clothing, sportswear, and shoe stores.

 $^{^{}d}$ Includes card and gift stores, florists, bookstores, imports, luggage, leather, and related shops.

^eIncludes banks, tax preparers, financial services, insurance agents, and realtors.

Source: City of Waukesha and SEWRPC.

Includes professional offices and repair services.

g_{Includes} lands in both the City of Waukesha and the Town of Brookfield.

^hThe Silvernail Plaza Shopping Center was expanded in 1991.

Includes businesses on Summit Avenue east of Grandview Boulevard.

Includes areas in the Town of Waukesha.

portion of the Blue Mound Road major shopping area is located in the eastern portion of the planning area, and includes the Crossroads Corporate Center, large retail establishments such as Target and Farm and Fleet, and many other retail and service establishments.

In many cases, commercial centers now accommodate not only retail activities but a range of service and office uses as well. The Blue Mound Road commercial area is an example of such mixed-use development. Another relatively new form of development that has occurred in the planning area is the construction of office parks consisting of office complexes accommodating employment in a wide range of industries.

Major office centers are defined by the Regional Planning Commission as centers accommodating at least 3,500 office and service-related jobs. There are two major office centers located in the planning area: the City of Waukesha Central Business District and the southern portion of the Pewaukee Office Center. The latter includes the Riverwood Corporate Center and the Stone Ridge Center, located near the intersection of IH 94 and CTH J.

Industrial and Manufacturing Land Use: In 1985, industrial and manufacturing land uses and associated parking accounted for about 950 acres, or about 2 percent of the planning area. In the City of Waukesha, industrial land uses accounted for 605 acres, or about 6 percent of the City's area. Industrial and manufacturing uses accounted for about 5 percent of the developed portion of the planning area and about 9 percent of the developed area of the City.

Major industrial centers are defined by the Regional Planning Commission as areas that accommodate at least 3,500 industry-related jobs. There are three major industrial centers in the planning area. The first is the Waukesha-South industrial center, which includes the two industrial parks developed by the City, the Waukesha Industrial Park and the Waukesha Industrial Park-South. The Waukesha Industrial Park is bounded by W. College Avenue on the north, W. Sunset Drive on the south, S. Prairie Avenue on the east, and the Fox River on the west. The Waukesha South Industrial Park is bounded by W. Sunset Drive on the north, STH 59 on the south, S. West Avenue on the east, and S. Prairie Avenue on the west. The Waukesha-South Major Industrial Center also includes the industrial development along W. St. Paul Avenue southwest of the downtown area, the industrial park south and west of the intersection of STH 59 and STH 164, and the industrial park on the north side of W. Sunset Drive, west of the Fox Run Shopping Center.

The Waukesha-North Major Industrial Center includes the General Electric plant and the industrial areas surrounding the Waukesha County Airport, including the Airport Industrial Park, which is adjacent to the southern boundary of the Waukesha County Airport. The City of Waukesha created Tax Incremental Financing District No. 6 in February 1988 to assist in the development of the industrial park, which is owned by the County. Installation of streets and utilities, water mains, and storm and sanitary sewers in the park was completed in 1990. Approximately 45 of the total 90 acres available in the park had been sold by mid-1990. The Airport Park also includes an existing office building, and is an example of the increase in commercial and industrial development occurring in mixed-use settings. An "industrial" area may now include not only manufacturing and wholesaling facilities, but a much wider range of uses, including offices, service operations, and research facilities.

The Pewaukee Industrial Center is the third major industrial center located in the planning area. This center includes the industrial development west of STH 164 along IH 94, including the Blue Mound East Industrial Park.

Industrial and manufacturing areas outside the major industrial centers are located in the City along Pearl Street between Frederick Street and STH 59 and along White Rock Avenue and E. Main Street between the downtown area and STH 164. Outside the City, such areas include the Generac plant at the intersection of STH 59 and Hillside Road in the Town of Genesee and small businesses in the Town of Waukesha near the intersection of CTH I and the Wisconsin Central Ltd., Railroad right-of-way and those west of Springdale Road between Arcadian Avenue and the Chicago & North Western Railway right-of-way.

Transportation and Utilities Land Use: In 1985, transportation and utility land uses, which include arterial streets and highways, collector streets, minor land access streets, railways, airports, and utilities, accounted for approxi-

mately 4,530 acres, or about 9 percent of the planning area. About 3,600 acres of this total were occupied by streets and highways. In the City of Waukesha, transportation and utility land uses accounted for about 1,635 acres, or about 17 percent of the City. Transportation and utility facilities accounted for about 26 percent of the developed portion of the planning area, and for about 23 percent of the developed portion of the City.

Governmental and Institutional Land Use: In 1985 governmental and institutional land uses accounted for about 795 acres, or about 2 percent of the planning area. Within the City of Waukesha, these land uses accounted for about 545 acres, or about 6 percent of the City. Major governmental and institutional land uses accounted for about 6 percent of the developed portion of the planning area, and about 8 percent of the developed portion of the City. Major governmental and institutional land uses in the planning area include Waukesha City Hall, the County Courthouse and Office Building, the former Northview Home, the University of Wisconsin-Waukesha campus, the Carroll College campus, public schools in the planning area, and the Prairie Home Cemetery.

Park and Recreational Land Use: In 1985, developed park and recreational land uses represented approximately 1,035 acres, or about 2 percent of the planning area. Within the City of Waukesha, park and recreational land uses accounted for about 360 acres, representing about 4 percent of the City. Developed park and recreational uses encompassed about 6 percent of the developed portion of the planning area, and about 5 percent of the developed portion of the City. As shown on Map 25, this category includes only those areas that have been developed for park and recreational uses, with facilities such as tennis courts, golf courses, and playfields.

In addition to the intensively used recreational areas described above, there are a number of park and open space sites that are used for nonintensive recreational activities such as walking and nature study. In 1985, park and open space sites in the planning area, including those used for both passive and intensive recreational activities, encompassed a total of approximately 3,500 acres, or about 2 percent of the planning area. Park and open space sites are listed in Table 15, and are shown on Map 20 in Chapter III of this report.

Nonurban Land Uses

Natural Areas: Natural areas include surface water, wetlands, and woodlands. Natural areas encompassed about 10,170 acres, or about 20 percent of the planning area in 1985. Of this total, surface water areas encompassed about 535 acres, or about 1 percent of the planning area; wetland areas represented about 6,990 acres, or about 13 percent of the planning area; and woodlands occupied about 2,645 acres, or about 5 percent of the planning area. In the City of Waukesha in 1985, natural areas encompassed about 875 acres, or about 9 percent of the City area. Surface water areas encompassed about 90 acres, or about 1 percent of the City; wetlands encompassed about 675 acres, or about 7 percent of the City; and woodlands encompassed about 110 acres, or about 1 percent of the City's area. Information regarding the distribution and importance of natural areas in the planning area is provided in Chapter III of this report.

Agricultural and Open Lands: The agricultural and open land category shown on Map 25 includes all croplands, pasture lands, orchards, nurseries, fowl and fur farms, and undeveloped lands. This category also includes farm buildings other than residences associated with farms. Farm residences, together with a 20,000-square-foot dwelling site area, were classified as single-family residential land uses.

Open lands include lands in rural areas that are not being farmed, as well as lands in urban areas that have not been completely developed. Examples of open lands in urban areas include park sites that have not been developed, such as Glacier Cone and Lowell Hill Parks in the City of Waukesha, excess transportation rights-ofway, subdivision outlots, and undeveloped portions of commercial and industrial lots.

In 1985, agricultural and open lands encompassed about 23,800 acres, or about 46 percent of the planning area. Of this total, prime agricultural lands occupied about 12,440 acres, or about 24 percent of the planning area. Other agricultural lands and farm buildings accounted for about 7,390 acres, or about 14 percent of the planning area. Open lands accounted for about 3,970 acres, or about 8 percent of the planning area.

Within the City in 1985, agricultural and open lands encompassed about 1,910 acres, or about 19 percent of the area of the City. Of this total, prime agricultural lands occupied about 130 acres, or about 1 percent of the City; other agricultural lands occupied about 860 acres, or about 9 percent; and open lands occupied about 920 acres, or about 9 percent of the area of the City.

Extractive and Landfill: Lands used for resource extraction and landfills accounted for about 595 acres, or about 1 percent of the planning area in 1985. There are two large quarries located immediately north of the City on both sides of STH 164 in the Town of Pewaukee. About five acres of the quarry located on the east side of STH 164 are in the City of Waukesha. No other resource extraction lands or landfills are located in the City.

Other quarries in the planning area include a small remnant portion of a former quarry located on the south side of IH 94 just west of Springdale Road, in the Town of Pewaukee. This site is being developed as part of the expansion of the Blue Mound East Industrial Park.

There is one quarry located in the Town of Waukesha, located on the south side of Lawnsdale Road between Oakdale Drive and River Road. There is also a small quarry located in the Town of Genesee on the north side of STH 59 about one-half mile east of Hillside Road. All other quarries and the only landfill in the planning area are located in the City of New Berlin.

COMMUNITY FACILITIES

Public Schools

All or part of six school districts are located in the planning area, as shown on Map 26. The School District of Waukesha occupies approximately 43,050 acres, or about 82 percent of the planning area. The School District of Waukesha serves all of the City of Waukesha and all of the Town of Waukesha, a small portion of the City of Brookfield, and portions of the Towns of Delafield, Genesee, Pewaukee, and Brookfield. Other school districts serving the planning area include the New Berlin School District, which serves the six square miles of the planning area located in the City of New Berlin; the Elmbrook School District, which serves approximately 400 acres in the northeastern corner of the planning area; the Pewaukee School District, which serves

approximately 40 acres along the northern boundary of the planning area, west of STH 16; the Kettle Moraine School District, which serves approximately 6.5 square miles in the northwestern portion of the planning area and approximately one square mile in the southwestern portion of the planning area; and the Mukwonago School District, which serves approximately 120 acres in the southwest corner of the planning area.

Map 26 also shows the locations of public elementary and secondary schools in the planning area. The School District of Waukesha operates 22 public schools in the planning area, including two high schools, three junior high schools, and 17 elementary schools. The enrollment, square footage, number of classrooms and number of available classrooms for each school in the District during the 1989-90 school year is listed on Table 27.

A new elementary school to replace Northview School will be located on the north side of Summit Avenue approximately one-quarter mile west of Grandview Boulevard, in the north-central portion of the planning area. The site of this school is shown on Map 26. The school, which has been named the Summit View School, is scheduled to open for the 1992-93 school year.

Map 26 also shows the site of the proposed third high school, to be named Waukesha West High School. The school will be located on the east side of Saylesville Road just north of its intersection with River Road, in the southwestern portion of the planning area. The new high school is scheduled to open for the 1993-94 school year.

School District of Waukesha officials have indicated that once the new high school is opened, ninth graders will be moved from the middle schools to the high schools. Under the proposed arrangement, the middle schools will serve grades seven and eight, and the high schools will serve grades nine through 12.

There are two public schools located in the planning area that are not operated by the School District of Waukesha. The Elmbrook School District operates the Hillside Elementary School, located in the northeastern corner of the planning area. Hillside School, with a capacity of 549 students, had a 1989-90 school year enrollment of approximately 480 students in

Map 26
SCHOOL DISTRICT BOUNDARIES AND PUBLIC SCHOOL
LOCATIONS IN THE WAUKESHA PLANNING AREA: 1990

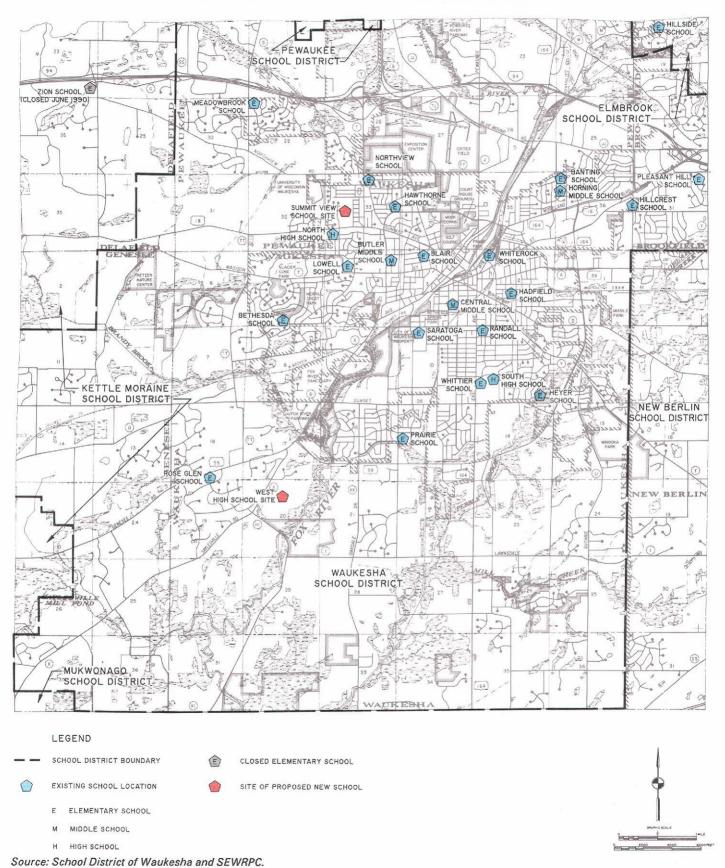


Table 27

ENROLLMENT AND CAPACITY OF SCHOOLS OPERATED BY THE SCHOOL DISTRICT OF WAUKESHA: 1990

School	May 1, 1990 Enrollment	School Size ^a (square feet)	Total Number of Classrooms	Number of Classrooms in Use ^b	Available Classrooms
Elementary School					<u>-</u>
(grades K through 6)	•				
Banting	466	65,614	32	32	0
Bethesda	646	59,135	30	30	0
Blair	452	52,000	23	23	0
Hadfield	364	42,580	15	15	0
Hawthorne	309	51,356	22	22	0
Heyer	453	66,882	27	26	1
Hillcrest	269	44,562	19	18	1
Lowell	560	70,288	34	34	0
Meadowbrook	321	43,589	16	16	О
Northview	334	25,280	16	16	. 0
Pleasant Hill	333	37,188	14	14	0
Prairie	452	51,366	22	22	o
Randall	304	38,594	16	16	0
Rose Glen	633	62,435	30	30	O
Saratoga	331	50,872	19 ^C	19	0
White Rock	246	51,100	23	23	O
Whittier	516	61,283	28	28	ō
Middle School					
(grades 7 through 9)					
Butler	920	131,709	49	d	 >
Central	1,030	207,442	57	d	• •
Horning	837	141,570	48	d	
High School					A
(grades 10 through 12)					4 4
North	1,239	235,000	67	d	••
South	1,367	266,300	70	d	

^aIncludes 1990 additions to Banting and White Rock Schools, but not proposed additions to Hadfield, Pleasant Hill, and Randall Schools.

Source: School District of Waukesha and SEWRPC.

kindergarten through grade six. Zion Elementary School, which is located in the northwestern corner of the planning area, owned by the Kettle Moraine School District, was closed at the end of the 1989-90 school year.

In addition to the public schools described above, there are eight private elementary and secondary schools in the planning area. They are Catholic Memorial High School, Mt. Calvary Lutheran School, St. Joseph's Catholic School, St. Mary's

bIncludes classrooms in use full time and less than full time.

^cDoes not include classrooms in the Harvey Philip Building.

dThe School District could not provide information on the number of classrooms in use in the middle and high schools because of semester schedule changes and variations in the number of periods each student attends per day.

Catholic School, St. William's Catholic School, Trinity Lutheran School, the Christian Life Center, and the Waukesha Christian Academy.

There are also three colleges located in the planning area. Two of these colleges, the University of Wisconsin-Waukesha and the Waukesha Area Technical College, are public, and the third, Carroll College, is private.

Public Library

The Waukesha Public Library is located adjacent to Cutler Park in downtown Waukesha, at 321 Wisconsin Avenue. The original library, which was known as the Carnegie Library, since it was largely funded from a grant from steel magnate Andrew Carnegie, was built in 1904. Additions to the original building were completed in 1937 and 1963. A major addition to the library, which increased the floor area from 20,000 square feet to 60,000 square feet, was completed in 1988. In 1990, the library housed approximately 200,000 books and such other items as video and audio recordings.

The Waukesha Public Library serves as the main office of the Waukesha County Federated Library System, formed in 1981. Sixteen public libraries are affiliated with the system; however, the Waukesha Public Library is the only federated public library located in the planning area.

Municipal Office Buildings

The Waukesha City Hall is located in an approximately 45,000-square-foot facility located at 201 Delafield Street, just north of the central business district. Several city departments are located in the City Hall, including the Mayor's Office, the Public Works Department, the Community Development Department, the Building Inspector, the Park and Recreation Department, the City Clerk, and the Municipal Court. City departments and agencies located outside City Hall include the Police and Fire Departments, the Library, the Forestry Department, and the Public Works and Park and Recreation garages and maintenance sections.

The Waukesha Town Hall is located in the planning area on the west side of Center Road, between Sunset Drive and STH 59. The Town Hall office space is shared by the Town Chairman and Town Supervisors, the Town Clerk, and other officials of the Town. The Town Fire Station is attached to the Town Hall.

The Brookfield, Delafield, Genesee, and Pewaukee Town Halls are outside the planning area.

Police Protection Services and Facilities

The City of Waukesha Police Department is currently located at 130 Delafield Street, near City Hall. In 1989, the City acquired a 33-acre site in order to construct a new and larger station. The new station will be located approximately 1.5 miles northwest of the existing station, at 1901 Delafield Street. Construction of the new station began in Fall 1990, and is expected to be ready for occupancy in early 1992. In 1990, the Waukesha Police Department was staffed by 123 full-time personnel, with 90 sworn officers. It was organized into a Uniform Division, a Criminal Investigations Division, and the Bureaus of Youth Aid, Narcotics and Vice, and Identification.

Police protection in the Town of Waukesha is provided by a full-time Town Constable. The Towns of Brookfield and Pewaukee maintain their own police departments. The Waukesha County Sheriff's Department provides support service to the Town Constable and the Town Police Departments.

The Waukesha County Sheriff's Department provides the major portion of police protection services in the Towns of Delafield and Genesee. The Town of Genesee also has an agreement with the Village of North Prairie Police Department to provide routine, nonemergency service calls on a weekly basis.

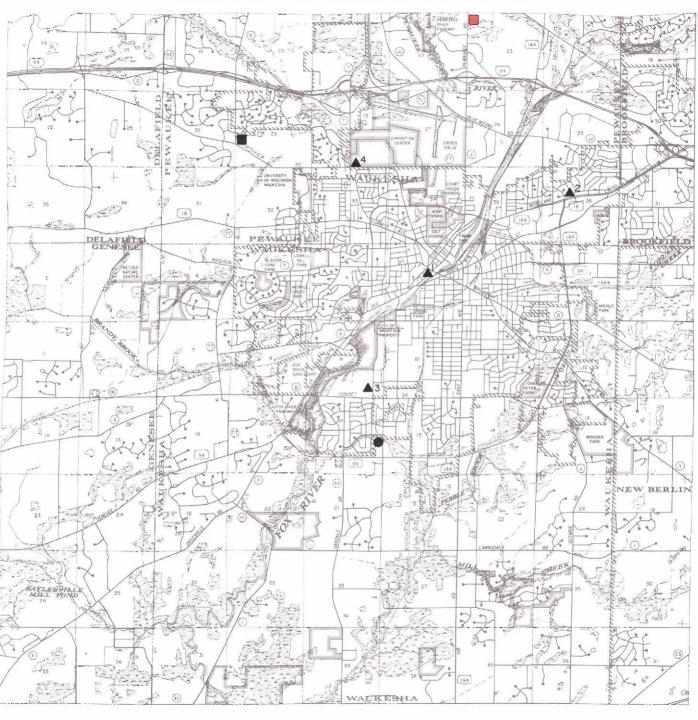
Fire Protection Services and Facilities

There are a total of six fire stations located in the planning area. The location of each station is shown on Map 27. Four of the stations are operated by the City of Waukesha, one by the Town of Waukesha, and one by the Town and Village of Pewaukee.

The City of Waukesha was staffed by 82 fulltime fire fighters in 1990, serving at four fire stations and also providing paramedic and ambulance services. City fire stations are located on the north side of W. St. Paul Avenue, just west of Madison Street, in the downtown area; at the northeast corner of the intersection of E. Moreland Boulevard and Wolf Road in the

¹The building was completed in January 1992.

Map 27
FIRE STATIONS IN THE WAUKESHA PLANNING AREA: 1990



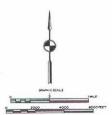


4 CITY OF WAUKESHA STATION AND NUMBER

TOWN OF WAUKESHA STATION

TOWN OF PEWAUKEE STATION

SITE OF FUTURE TOWN OF PEWAUKEE STATION



northeastern portion of the City; on the west side of Sentry Drive approximately 800 feet north of Sunset Drive in the south-central part of the City; and on the north side of Northview Road approximately 300 feet east of N. Grandview Boulevard in the northwestern portion of the City. In 1990, the City of Waukesha Fire Department had a total of 14 major pieces of fire fighting and rescue equipment, including five engine-pumper trucks, two ladder trucks, four ambulances, a paramedic van, a boat equipped for fire fighting, and a confined-entry unit for fighting underground fires.

All the Towns in the planning area are served by part-time fire departments, staffed by volunteer or paid-on-call fire fighters. Fire protection and rescue services in the Town of Waukesha are provided by the Town Fire Department, which in 1990 was staffed by 40 part-time fire fighters and emergency medical technicians. The Town operates one fire station, located adjacent to the Town Hall at W250 S3567 Center Road. In 1990, the Town had eight pieces of fire fighting and rescue equipment, including two engine-pumper trucks, two tanker trucks, a pumper-tanker truck, a rescue van, and two ambulances.

The Pewaukee Fire Department provides fire protection and rescue services to both the Town and the Village of Pewaukee. The Pewaukee Fire Department operates three fire stations and has acquired land to construct a fourth station. One of the existing fire stations is located in the planning area, at the northeast corner of the intersection of Meadowbrook Road and Northview Road. The site of the proposed station is located just south of the northern boundary of the planning area, on the east side of CTH J.

The Towns of Brookfield and Delafield are each served by their own fire department. Fire protection services in the Town of Genesee are provided by the Village of Wales and the Village of North Prairie Fire Departments. The Brookfield, Delafield, Wales, and North Prairie fire stations are all located outside the planning area.

Rating of Fire Protection Services

The adequacy of fire protection in communities is evaluated by the national Insurance Service Office (ISO) through the use of the Grading Schedule for Municipal Fire Protection, available locally from Commercial Risks Services, Inc., of Wauwatosa. The schedule provides criteria to be used by insurance grading engi-

Table 28
FIRE INSURANCE RATINGS FOR COMMUNITIES
IN THE WAUKESHA PLANNING AREA: 1990

Area	Fire Insurance Rating	
Cities Brookfield	4/9 ^a 5/9 ^{a,b} 3 ^b	
Towns		
Brookfield	7/9 ^a	
Delafield	7	
Genessee	9	
Pewaukee	5/9 ^a	
Waukesha	9	

^aThe lower rating applies to areas within 1,000 feet of a fire hydrant and within five miles of a fire station.

^bIn January 1992, the City of New Berlin was rated 4/9 and the City of Waukesha was rated 2. The ratings for all other local governments in the planning area were unchanged between 1990 and 1992.

Source: Insurance Service Office and SEWRPC.

neers in classifying the fire defenses and physical conditions of municipalities. Gradings obtained under the schedule are used throughout the United States in establishing base rates for fire insurance. While ISO does not presume to dictate the level of fire protection services that should be provided by a municipality, reports of surveys made by its Municipal Survey Office generally contain recommendations for correcting any serious deficiencies found and, over the years, have been accepted as guides by many municipal officials in planning improvements to their fire fighting services. The ISO gradings are obtained on the basis of their analyses of fire department equipment, alarm systems, water supply, fire prevention programs, building construction, and the distance of potential hazard areas, such as the central business district, from a fire department station. In rating a community, total deficiency points in the several areas of evaluation are used to assign a numerical rating between one and ten, with one presenting the best protection and ten representing an essentially unprotected community. Fire insurance ratings in effect in May 1990 for communities in the Waukesha planning area are listed in Table 28.

PUBLIC UTILITIES

Public utility systems are one of the most important influences on community growth and development. Urban development today is highly dependent on these utility systems, which provide the individual user with power, light, communication, heat, water, and sanitary sewer service. Knowledge of the location and capacities of these utilities is essential to land use planning for the City and the planning area.

Sanitary Sewer Service

The area served by the Waukesha sanitary sewerage system in 1990 is shown on Map 28. In 1990, approximately 9,385 acres were served by this system, including about 9.175 acres in the City of Waukesha and about 210 acres in the Town of Waukesha. Approximately 84 percent of the incorporated area, which in 1990 contained about 10,920 acres, was provided with sanitary sewerage service. The system serves all the developed areas of the City, and limited areas of unincorporated lands adjacent to the City, including the County Exposition Center, Northview Home, and the County Garage, to the north of the City, and an area in the Town of Waukesha known as the "Sunset Island." Sunset Island, which is surrounded by lands in the City of Waukesha, is located along Sunset Drive between the Wisconsin Central Ltd., Railroad right-of-way on the east and Sentry Drive on the west.

The City of Waukesha sanitary sewerage system consists of a sewage treatment plant, 20 pumping stations, one lift station, and a network of trunk, main, and lateral sewers. The locations of existing trunk sewers, force mains, pumping and lift stations, and the treatment plant are shown on Map 28.

The City of Waukesha treatment plant is located at 600 Sentry Drive. In 1990, the sewage treatment plant had a capacity of 16 million gallons per day, with an average loading of approximately 13 million gallons per day. Effluent from the plant is discharged to the Fox River. The plant was initially constructed in 1928 and was extensively modified and expanded in 1947 and 1967; it was expanded again in 1980 to provide for secondary sewage treatment. Another major expansion and renovation of the plant is scheduled to begin in late 1991, with an expected completion date of December 1994. The renovation and expansion will include new buildings

and equipment, including a septic and holding tank receiving station, sludge aeration basins to replace the existing sludge lagoons, and sludge dewatering and storage facilities.

Public Water System

In 1990, the City of Waukesha public water supply system served approximately 9,445 acres, including about 9,190 acres in the City of Waukesha and about 255 acres in the Town of Waukesha. The public water system serves essentially the same area that is provided with sanitary sewerage service. Map 29 shows the extent of the water supply service area in 1990.

The water system is served by 10 wells sunk into the deep sandstone aquifer underlying the City. The supply capacity of the system in 1990 was 13.6 million gallons per day, with an average daily consumption of about 8.5 million gallons. The locations of existing wells, water reservoirs and storage tanks, booster stations, and water mains with a diameter of 10 inches or more are also shown on Map 29.

Engineered Stormwater Drainage Facilities

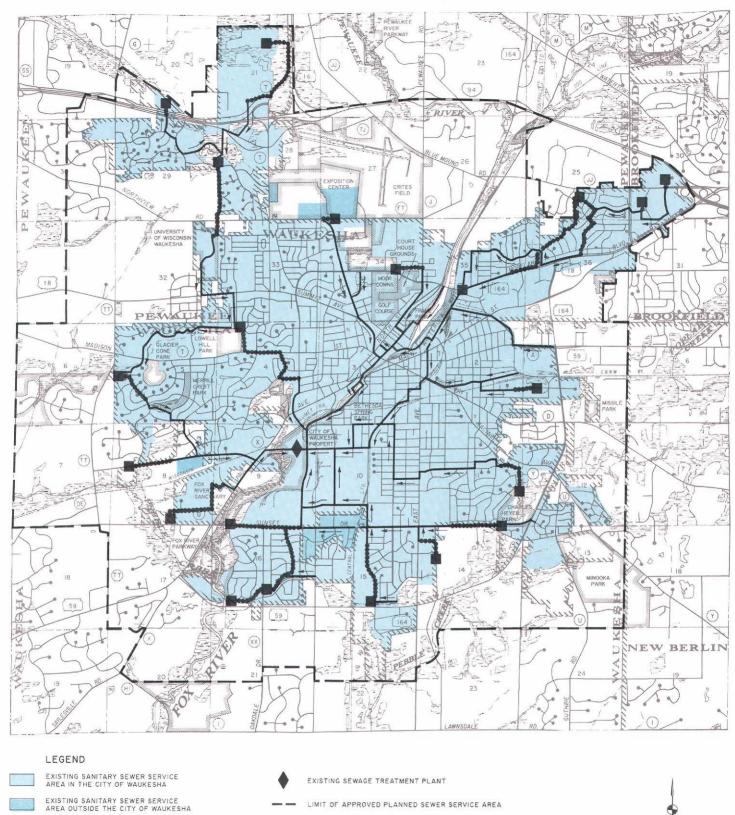
Urban development in the City of Waukesha is served by an engineered drainage system. Map 30 depicts the area served by the stormwater drainage system in 1990, which encompassed an area of approximately 8,135 acres, or about 74 percent of the incorporated area. Map 30 also shows the locations of storm sewers with a diameter of 21 inches or more and storm sewer outfalls. Stormwater collected by the system is discharged into large wetlands, which act as stormwater retention and groundwater recharge areas, or into the Fox River.

Solid Waste

Trash collected from residences and businesses in the City is disposed of in a landfill in the City of Franklin. Trash collected in the Towns in the planning area is also disposed of in various landfills.

Up until late 1991, the City operated a solid waste incinerator, located at 900 Sentry Drive. The incinerator was constructed in 1970. In November 1991, the incinerator was closed by order of the Wisconsin Department of Natural Resources on the grounds that its emissions did not meet air quality standards. The City may reopen the incinerator once landfill costs increase to the point where they are comparable

Map 28
CITY OF WAUKESHA SANITARY SEWERAGE SYSTEM: 1990

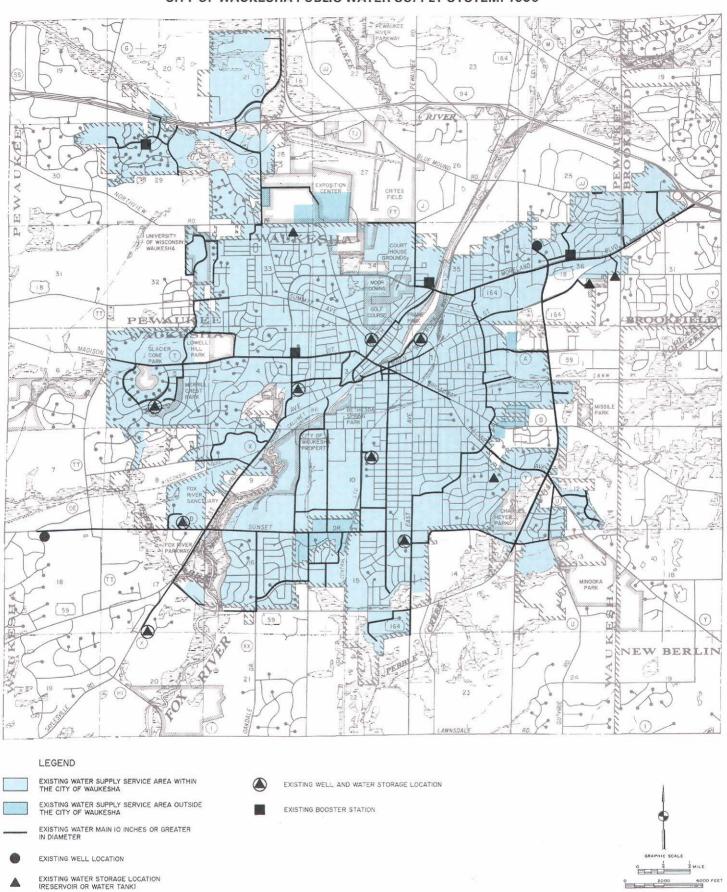




EXISTING FORCE MAIN

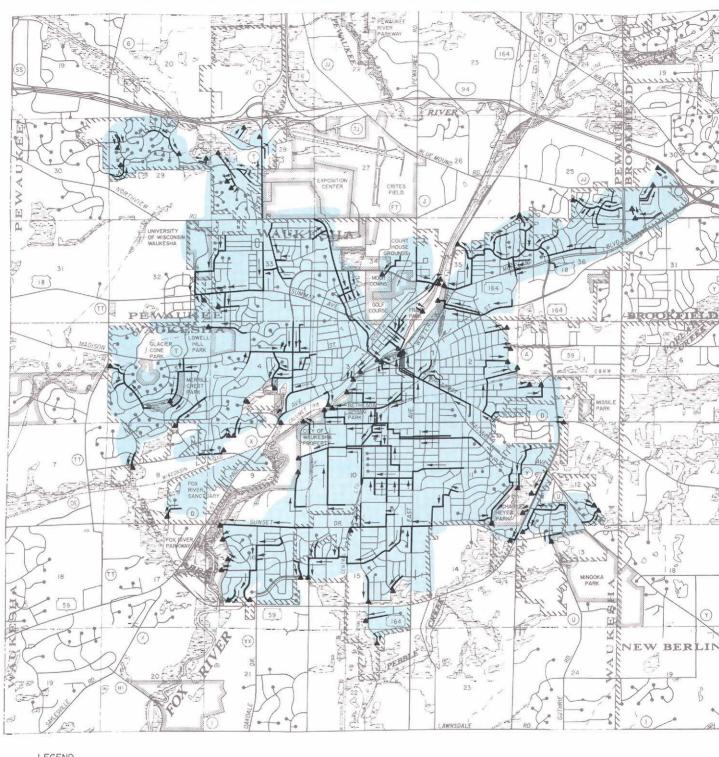
EXISTING TRUNK SEWER AND DIRECTION OF FLOW

Map 29
CITY OF WAUKESHA PUBLIC WATER SUPPLY SYSTEM: 1990



Source: Waukesha Water Utility and SEWRPC.

CITY OF WAUKESHA ENGINEERED STORMWATER DRAINAGE SYSTEM: 1990





EXISTING STORM SEWER 21 INCHES OR GREATER IN DIAMETER AND DIRECTION OF FLOW

EXISTING STORM SEWER SERVICE AREA

EXISTING STORM SEWER OUTFALL



to the cost of incineration. The incinerator will need to be renovated and additional pollution control equipment installed before the plant can reopen.

The City began a curbside pickup recycling program in 1991 for those City residents whose trash is collected on Thursdays and Fridays. The City

plans eventually to expand the program to all City residents. Recycled materials are taken to the Waukesha County recycling plant located at 220 S. Prairie Avenue, which is owned by the County but privately operated. This facility accepts recycled material collected at drop-off points throughout the County and from local governments that operate curbside recycling programs.

Chapter V

HISTORIC PRESERVATION PLANNING INVENTORY AND ANALYSIS

INTRODUCTION

Historic preservation planning is intended to help ensure that the historic resources of a community are protected and enhanced over time. Historic preservation planning recognizes that historic places are valuable resources whose damage or loss would be detrimental to the community. The key elements of an effective historic preservation planning effort include: 1) a thorough survey of historic resources, 2) community support for historic preservation, and 3) integration of the historic preservation planning into the comprehensive community planning process. The principal means for implementing historic preservation planning include a local landmarks or historic preservation commission created by municipal ordinance, a zoning ordinance with specific districts and district regulations for protecting historic sites and structures. and a demolition control ordinance. These principal means may be supplemented by use of easements and taxation policies.

The importance of historic preservation planning lies in the assumption that the historic resources of a community are valuable and should be carefully considered in planning for community development and redevelopment. Historic preservation can help to maintain the unique identity of a community in a time when many factors tend to create a national homogeneity in the environment. Other benefits of historic preservation may include: promoting tourism, increased real estate values and municipal tax revenues, arresting decay in declining areas, creating community pride, and conserving cultural resources. Despite these benefits, other factors, such as economics, public attitudes, and existing laws, can sometimes work against historic preservation. Through proper planning, however, the impediments to historic preservation can be reduced.

To be most effective, historic preservation planning should be integrated into the framework of the comprehensive plan for the development and redevelopment of the community. As an integral part of the planning process, historic preservation can be considered within the broader framework of a comprehensive set of community development and redevelopment objectives, thereby affording such preservation equal consideration with other objectives. In this way, historic preservation can become an issue of continuing concern and can be incorporated into the ongoing development and redevelopment decision-making process of the community.

This chapter is intended to provide a framework within which historic preservation in the Waukesha planning area can be considered. It provides a brief history of the planning area; a summary of past historic preservation planning efforts in the planning area; a brief description of the organization, duties, and functions of the City of Waukesha Landmarks Commission; a brief description of the Waukesha County Historical Society; a summary of the findings of past surveys of the historic resources in the Waukesha planning area; and a discussion of the economic benefits and incentives of historic preservation.

EARLY HISTORY OF THE WAUKESHA PLANNING AREA

The area now called the City of Waukesha was once inhabited by American Indian tribes, including the Chippewas, Menomonees, Ottawas, and, especially by the time of frequent European contact, the Potawatomis. The Potawatomis entered this area of Wisconsin in the mid-1700s. The area was not settled by Europeans in great numbers prior to the 1830s.

The settlement of the Waukesha area by Europeans began in 1834 with land claims made by Morris D. Cutler and his younger brother, Alonzo, at a place which the Potawatomi called "Prairie Village," now called "Waukesha." Settlement by Europeans was facilitated by the signing of the Treaty of Chicago in September 1833, which ended the Black Hawk War between the United States government and the Potawatomis, Ottawas, Chippewas, and other Indian tribes. At that time, the tribes agreed to relinquish all claims to their lands along the western shoreline of Lake Michigan, in present-day Illinois and Wisconsin, within three years. The Potawatomi village on the site of the present-day City of Waukesha was abandoned by the tribe

in 1836. The location had been described to the Cutlers as being a prairie surrounded by hills with many springs, good timber, a river capable of generating water power, and soils good for farming.

The year 1836 also marked the completion of the U. S. Public Land Survey of the area that now comprises the southeastern region of Wisconsin, including Waukesha County. The Survey, which was established by an act of the Continental Congress in 1785, formed an important basis for defining county and local government civil division boundaries and stands today as the basis for all division of land and for all real property boundary descriptions in the area. The U. S. Public Land Survey permitted the transfer of the ownership of land from the government to private citizens and was essential for settlement and private development of the area.

In 1838, Congress appropriated monies to build a United States military road between Milwaukee by way of Madison to Dubuque, Iowa. Prairie Village was located along that road, now approximately followed by USH 18, Blue Mound Road. The road encouraged growth in the area. Between 1836 and 1848, four territorial roads serving Waukesha were built. These roads extended from Waukesha to the Illinois-Wisconsin state line, to Racine, to Fort Atkinson, and to Concord, in Jefferson County.

In 1839, the name "Prairie Village" was shortened to "Prairieville." The first flour mill was also opened in that year. The mill, operated by William A. Barstow, was one of the largest in the area and spurred additional economic activity in the community. The first plat of Prairieville was prepared in 1842.

In February 1845, Prairieville became, for less than a year, the county seat for Milwaukee County, which then included both its present area and what is now Waukesha County. Waukesha County was separated from Milwaukee County in January 1846 by the Territorial Legislature. The Village of Prairieville was incorporated the following month, and in April 1846 Prairieville became the Waukesha County seat. In February 1847, the name of the Village was changed to Waukesha.

The Village of Waukesha was one of only five incorporated municipalities in southeastern Wisconsin prior to statehood; however, the Territorial Legislature repealed the Village's incorporation during its last session in March 1848. The reasons for this action are unclear, although it may have been related to the acrimony that had developed between Waukesha and Milwaukee legislators during the creation of Waukesha County. Following statehood in May 1848, several attempts were made to incorporate anew; however, these attempts were unsuccessful until January 1852, when Waukesha was again incorporated as a village.

In 1847, the Territorial Legislature granted a charter to the Milwaukee and Waukesha Railway, renamed the Milwaukee and Mississippi Rail Road in 1850, which constructed the first railroad line in Wisconsin. In 1851, the railroad segment between Milwaukee and Waukesha was opened, and in 1857 the line extended across the state to Prairie du Chien. The railroad eventually became the Chicago, Milwaukee, St. Paul, and Pacific Railroad Company, commonly known as the Milwaukee Road. The railroad provided Waukesha with an important transportation link to Milwaukee, and through Milwaukee to the eastern seaboard of the United States.

In 1881, a second railroad was constructed to and through Waukesha by the Milwaukee and Madison Railway Company, which later became the Chicago & North Western Railway Company. This railroad line provided a direct route between Waukesha and the state capital.

In 1886, the first north-south railroad line was constructed through Waukesha, connecting Chicago with Fond du Lac and points north. The Wisconsin Central, Ltd., which was chartered in 1871, was intended to tap the natural resources in the central and northern parts of the state. With the construction of this line, the chief division headquarters and shops of the Wisconsin Central were established in Waukesha. The headquarters were relocated to North Fond du Lac in 1897.

From the mid-1880s to the late 1890s, a period known in the history of Waukesha as the "Springs Era," many people visited Waukesha each summer to drink water from the Bethesda, Silurian, Hygeia, and other natural springs. These springs were popular for their supposed medicinal values, and Waukesha became a well-known health resort for families who travelled from near and far, ranging from the Chicago area to those from the East Coast. Dozens of

hotels and resorts flourished in the area during this period. In January 1896, the Village of Waukesha was incorporated as a city.

Two other communities were established within the planning area during the 1800s, Saylesville and Goerke's Corners. Located along an Indian trail connecting Milwaukee and Mukwonago. Saylesville was the home of Alexander Rankin. whose residence, commonly known as the Booth House, is listed on the National Register of Historic Places. In the late 1830s, the Rankins and the four Sayles brothers were among the first settlers to live in what is now Savlesville. After damming a creek to form the Saylesville Mill Pond, the Sayles brothers built and opened a flour, and later a grist, mill in 1841, which greatly contributed to the growth of the community. Before the end of the 1840s, a school, a creamery, a store, and the William Brown blacksmith shop were all in operation. In 1878, the first Community Hall was erected; by 1900 a cobbler shop and Pitcher's store, with dance hall and poolroom in the rear, were added.

The area located four miles east of Waukesha at the intersection of STH 18, CTH YY, IH 94, and Blue Mound Road is commonly known as Goerke's Corners. This area became a recognized settlement, called Blodgett, in 1885, after nearly being abandoned in 1862 because of a threatened Indian raid by the Black Hawk tribe. Charles A. Blodgett was one of the earliest settlers to the area and served as the community's first postmaster. When the post office was closed in 1895, the community of Blodgett was renamed Goerke's Corners, after Frederick Goerke, one of the community's businessmen. In 1878, Goerke opened and managed the Junction House, a saloon, hotel, and residence, located along the Watertown Plank Road. The Junction House. one of Goerke's Corners landmarks, stood at its original location until its 1958 demolition to make room for IH 94.

EXISTING HISTORIC PRESERVATION SURVEYS

There are 716 places, including sites, buildings, and structures, in the Waukesha planning area that have been identified as historic in one or more surveys. Appendix A of this report lists each historic place known in 1991. Of the 716 identified historic places in the planning area, 611, or 85 percent, are located in the City of

Waukesha; 32, or 4 percent, are located in the Town of Genesee; 28, or 4 percent, are located in the Town of Waukesha; 20, or 3 percent, are located in the Town of Pewaukee; 17, or 2 percent, are located in the Town of Delafield; five, or 1 percent, are located in the City of New Berlin; and three, or 1 percent, are located in the Town of Brookfield.

Historic places in the planning area, except for those located in an existing or proposed historic district, are shown on Maps 31 and 32. A short description of each historic place shown on these maps is provided in Appendix A. A map and description of each of the historic districts in the planning area is included later in this chapter.

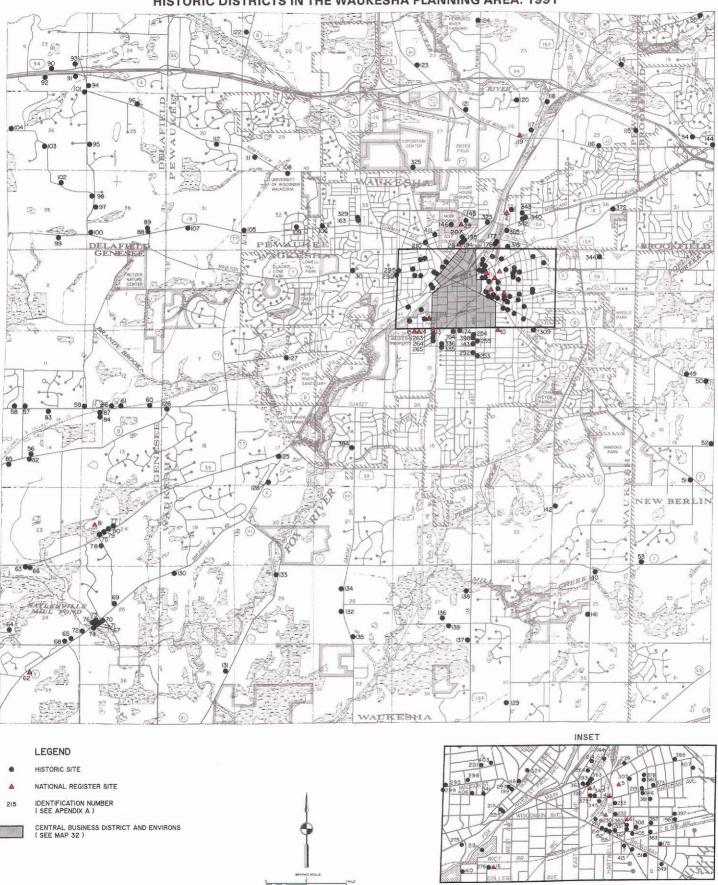
The historic preservation surveys completed in the Waukesha planning area all share the basic aim of identifying historic places. The methods used in the surveys and the completeness of the surveys vary, however. Ten historic surveys, listed in Appendix B, were used in the preparation of this chapter. It should be noted that the identification and analysis of historic places is an ongoing process, with surveys constantly updated and with new districts being formed.

Two of the sources used in the preparation of this chapter were the nationwide surveys documented in the National Register of Historic Places and the Historic American Buildings Survey Catalog, both compiled by the U.S. Department of Interior. The Historic American Buildings Survey Catalog was published in 1941. before the National Register came into being, and is a catalog of photographs and drawings of historic buildings by state. The National Register of Historic Places is a semiannually updated list of historic places that meet federal standards. Of all the surveys considered, the National Register standards require the most rigorous documentation of historic significance. Information regarding the National Register is provided later in this chapter.

Two statewide surveys and one regional survey were also used in the preparation of this chapter. One of the statewide surveys used was the Wisconsin Inventory of Historic Places. This list, maintained by the State Historical Society of Wisconsin, is a massive collection of information, continually updated, on a variety of existing and potential historic sites. It is the most extensive list for the Waukesha area, with 559 properties, or 78 percent of the 716 identified historic places

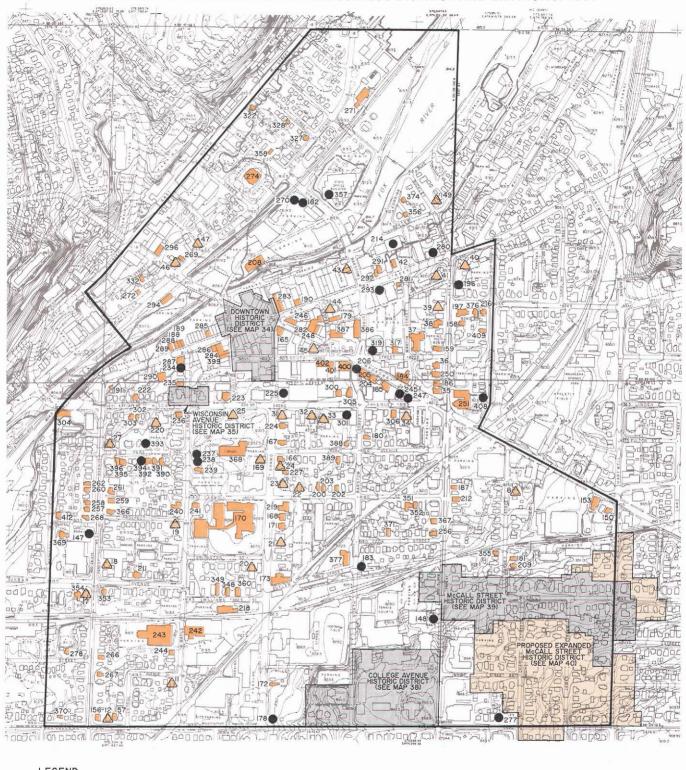
Map 31

LOCATION OF IDENTIFIED HISTORIC PLACES OUTSIDE
HISTORIC DISTRICTS IN THE WAUKESHA PLANNING AREA: 1991



Map 32

LOCATION OF IDENTIFIED HISTORIC PLACES OUTSIDE HISTORIC DISTRICTS IN THE CITY OF WAUKESHA CENTRAL BUSINESS DISTRICT AND ENVIRONS: 1991



LEGEND

BOUNDARY OF CENTRAL BUSINESS DISTRICT AND ENVIRONS

Source: State Historical Society of Wisconsin and SEWRPC.



HISTORIC SITE

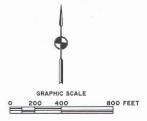


RAZED HISTORIC SITE



NATIONAL REGISTER SITE

41 IDENTIFICATION NUMBER (SEE APPENDIX A)



in the planning area, included. Its criteria for inclusion are more lenient than those of the National Register. The second of the statewide surveys used is a book by Richard W.E. Perrin, published by the Milwaukee Public Museum in 1981, entitled Historic Wisconsin Buildings: A Survey in Pioneer Architecture 1835-1870. This survey is unique in that it considers only pioneer structures. The regionwide survey used in the preparation of this chapter is The Heritage Guidebook, by H. Russell Zimmermann (1976). It identifies landmarks and historical sites in five counties of southeastern Wisconsin, including Waukesha County.

Three of the surveys used in the preparation of this chapter focused on the City of Waukesha. The set of "Waukesha Landmarks" brochures produced by the Waukesha Landmarks Commission are a guide to historic districts and individual historic sites in the City. They include walking tour maps and a brief description or history of each district and site. The research paper by Douglas A. Kowalski entitled "The Historical Architecture of Waukesha, Wisconsin," is a thematic case study of types, styles, and histories accompanied by slides showing several examples of Waukesha buildings. Preserving Waukesha's Past, published in 1982 by Pfaller Herbst Associates, Inc., Howard Needles Tammen & Bergendoff, and the City of Waukesha Planning Department, described in more detail later in this chapter, is similar to the Landmarks Commission's brochures in that it considers Waukesha's historic buildings primarily by district, with an added map of individual sites. The survey information contained in this document was based on an intensive survey of the City conducted in 1982, which in turn was a refinement of the State Historical Society's 1979 inventory of historic places.

Two other surveys specific to local governments in the planning area were used to prepare this chapter. The New Berlin Historical Society published a brochure listing the City's historical sites with brief commentaries. The Genesee Heritage Society in 1985 compiled the pamphlet entitled, "Historic Genesee Township," providing a brief history of the Town of Genesee, as well as dates and individual histories of sites in the Town listed on the National Register.

Figures 3 through 10 illustrate several of the historic places within the Waukesha planning area.

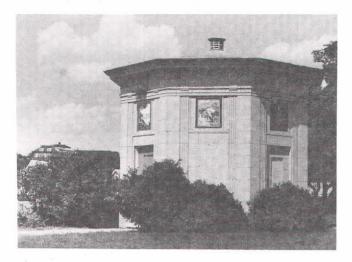
NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the federally recognized list of historic places. The Register is maintained by the National Park Service, an agency of the U. S. Department of Interior. Nominations to the National Register are open to individuals, organizations, state and local governments, and federal agencies. The Register includes properties of significance to the Nation, a state, or a local community.

The National Register of Historic Places classifies historic places into five categories, based upon the nature of the place: buildings, structures, sites, districts, and objects. These categories are useful for the conduct of historic preservation surveys. Buildings are defined as structures created to shelter any form of human activity, such as a house, barn, church, or hotel. The term may refer to a complex related to history, such as a courthouse and jail, or a house and barn. Bridges and lime kilns are examples of historic places classified as structures. Sites are areas of historical or archaeological value, which may or may not contain buildings or structures. Examples of historic sites include battlefields and Indian village sites. Districts are geographically definable areas, urban or rural, that contain a concentration of significant historic sites, buildings, structures, or objects from the same period of time. Large items, such as fountains and monuments, are classified as objects.

In order to be included on the National Register, a potential historic place must meet one or more of the following criteria: 1) be associated with events that have made a significant contribution to the broad patterns of our history, 2) be associated with the lives of persons significant in our past, 3) embody the characteristics of a type, period, or method of construction, 4) represent the work of a master, 5) possess high artistic value, 6) be located in an historic district, or 7) have, or be likely to yield, information important in history or prehistory. In addition to meeting at least one of these criteria, a site must also have integrity of location, design, setting, materials, workmanship, feeling, and association. It should be noted that there are limitations to the above criteria, which make religious properties, relocated structures or buildings. birthplaces or graves, cemeteries, reconstructed buildings, commemorative properties, and build-

Figure 3
THE SILURIAN MINERAL SPRINGHOUSE



The Silurian Mineral Springhouse, constructed in 1927, is an octagonal building composed of concrete blocks with mosaic panels. Located in what is now Waukesha Springs Park, this land and the property extending to E. Broadway Avenue was known as Silurian Park. A large, private park, it included formal gardens, an ornate pavilion, and the Silurian Casino, which was the largest theater in the State at the time. The Resthaven Hotel, built in 1905, can also be seen in the background to the left of the Springhouse. Both the Springhouse and the Hotel are listed on the National Register of Historic Places. The Springhouse and Hotel are identified as site 9 and site 5, respectively, on Map 31 and in Appendix A.

Photograph by Robert S. McGonigal.

ings less than 50 years old ineligible without special approval.

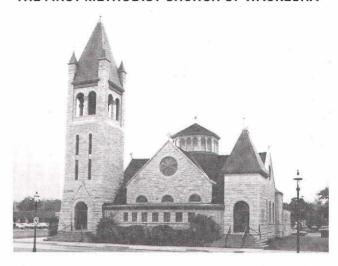
As shown on Table 29, there were 46 individual buildings and sites in the planning area listed on the National Register of Historic Places as of December 1991. Forty-three of the sites are located in the City of Waukesha, two are in the Town of Genesee, and one is in the Town of Pewaukee. There were also seven historic districts in the City of Waukesha listed on the National Register in 1991. Two additional sites in the City of Waukesha, the First Congregational Church, 701 N. East Avenue, and the Northwestern Hotel, 322 Williams Street, and an expansion of the McCall Street Historic District had been nominated but not yet listed on the National Register by the end of 1991.

HISTORIC PRESERVATION PLANNING IN THE CITY OF WAUKESHA

An intensive survey of historic resources was conducted in 1982 by the firm Howard Needles Tammen & Bergendoff on behalf of the City of

Figure 4

THE FIRST METHODIST CHURCH OF WAUKESHA



The First Methodist Church, constructed of randomly coursed limestone, is dominated by a four-story tower and also features a circular belvedere, the round, windowed structure centered on the roof. The Methodist Church was organized in 1837 and occupied several different buildings until it finally built this Romanesque structure at 121 Wisconsin Avenue in 1898. The Church, which is listed on the National Register of Historic Places, is identified as site 34 on Map 32 and in Appendix A.

Photograph by Robert S. McGonigal.

Waukesha. The survey identified many of the most significant historic properties in the City. As part of the survey work, research to determine eligibility for listing of these properties on the National Register was also conducted. The results of the survey and other historic research were documented in a report published by Howard Needles Tammen & Bergendoff in September 1982, entitled Spring City's Past. The report recommends that 39 individual sites and five districts in the City be nominated for listing on the National Register.

A companion report entitled Preserving Waukesha's Past was also published in September 1982 by Howard Needles Tammen & Bergendoff and the firm of Pfaller Herbst Associates, Inc. This document contains photographs of all the individual sites nominated for listing on the National Register, as well as photographs of pivotal buildings in recommended historic districts. The final chapter of the report, entitled "A Historic Preservation Plan for Waukesha," makes specific recommendations for the preservation of historic structures in the City. The

THE OLD WAUKESHA COUNTY COURTHOUSE



The Old Waukesha County Courthouse, at 101 W. Main Street, constructed in 1893, replacing an earlier courthouse built in 1849, is Waukesha's best example of the Richardsonian Romanesque style. The building now houses the Waukesha County Historical Museum. An addition was later made to the west side of the Courthouse, connecting it to the County Jail. This property, together with the property owned by St. Matthias Church at 111 N. East Avenue, is the site of prehistoric Indian effigy mounds. The Courthouse, which is listed on the National Register of Historic Places, is identified as site 41 on Map 32 and in Appendix A.

Photograph by Robert S. McGonigal.

report points out that structures designated as historic are irreplaceable and thus, in effect, constitute a nonrenewable resource, and should be carefully restored and reused. The report also points out that where it has been implemented in other cities, historic preservation has often encouraged investment in "back to the city" and "stay in the city" movements.

Three historic preservation methods are defined and discussed in the document, but one is considered to be the most suitable approach for Waukesha, and especially for its central business district. This method is one in which the restoration of historic buildings is promoted, while still allowing new construction and the alteration of existing building uses.

Figure 6

THE FIRST FEDERALLY OWNED WAUKESHA POST OFFICE



This former Waukesha Post Office, 235 W. Broadway, was constructed in 1913. This Classical Revival structure was the first federally owned post office in the City and continued in that use until 1962. Its dominant features include a semicircular portico supported by six fluted Doric columns with a shallow dome above. The building, listed on the National Register of Historic Places, is identified as site 45 on Map 32 and in Appendix A.

Photograph by Robert S. McGonigal.

Preserving Waukesha's Past recommended incorporating historic preservation into the overall community planning process, but considered it equally important that the public perceive historic preservation as a basis for urban conservation and revitalization. The document emphasized that both businesses and individual citizens should be informed about the importance of historic preservation as an integral part of the comprehensive planning and development process, and that historic preservation is in the common interest of the entire community. The report considered it necessary to attract private investment to implement the preservation and revitalization of historic buildings in the Waukesha area. With the historic resources available in Waukesha, it was concluded that sound public

Figure 7
THE ANDREW J. FRAME RESIDENCE



The Andrew J. Frame residence is located at 507 N. Grand Avenue. Constructed in 1897 from plans drawn by famous architect Edward Townsend Mix, it is one of Wisconsin's best examples of Cubical Italianate design. Andrew Frame was the president of the Waukesha National Bank from 1880 to 1919 and also served on the Board of Trustees of Carroll College for 41 years. This house, which is listed on the National Register of Historic Places, is identified as site 23 on Map 32 and in Appendix A.

Photograph by Robert S. McGonigal.

Figure 9
THE WILLIAM POWRIE HOUSE

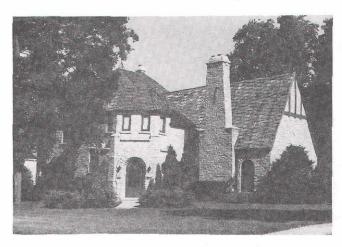


The William Powrie House, located at 115 W. College Avenue in the College Avenue Historic District, is an example of the Late Queen Anne design, which is common among late 19th-century homes in the City of Waukesha. The most dominant features include the three-story tower with its rare and distinctive "candle-snuffer" roof, and the facade details. William Powrie was a surveyor and a civil engineer. This house is identified as site 535 on Map 38 and in Appendix A.

Photograph by Robert S. McGonigal.

Figure 8

THE ADOLPH E. WINZENREID RESIDENCE



The Adolph E. Winzenreid Residence, built in 1930, is an example of the Tudor Revival style. This large house, at 208 Oxford Road, is part of the Caples Park Historic District and features a corner entrance, exterior chimney, and arched openings on the first story. It is identified as site 517 on Map 37 and in Appendix A.

Photograph by Robert S. McGonigal.

Figure 10
THE ERNEST B. GLIDDEN HOUSE



This residence, the Ernest B. Glidden House, is an excellent example of the Mediterranean Revival style. Located at 1416 E. Broadway in the Town of Waukesha, it is part of the proposed East Broadway Historic District. Its design is characterized by the red tile roof, white stucco exterior, recessed entry, and window detail. This house is identified as site 624 on Map 42 and in Appendix A.

Photograph by Robert S. McGonigal.

Table 29

PLACES IN THE WAUKESHA PLANNING AREA LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES: 1991

Site ^a	Locationb	Date Listed
Arcadian Bottling Works (4)	900 N. Hartwell Avenue	October 28, 1983
Arlington Apartments (20)	309 Arlington Street	January 21, 1987
Senator William Blair House (607) ^C	434 Madison Street	October 28, 1983
Patrick J. Buckley House (149)	1101 Buckley Street	February 28, 1991
Caples Park Historic District	(see Map 37)	March 17, 1988
Walter S. Chandler House (542) ^d	151 W. College Avenue	December 27, 1974
College Avenue Historic District	(see Map 38)	October 28, 1983
Alexander Cook House (28)	600 E. North Street	October 28, 1983
Morris Cutler House (11)	401 Central Avenue	October 28, 1983
Cutler Mound Group (25)	Cutler Park	November 3, 1988
Downtown Historic District	(see Map 34)	October 28, 1983
George Dwinnell House (12)	442 W. College Avenue	October 28, 1983
Dr. F. C. Elliott House (17)	501 Dunbar Avenue	October 28, 1983
First Baptist Church (31)	247 Wisconsin Avenue	October 28, 1983
First German Reformed Church (220)	413 Wisconsin Avenue	September 13, 1991
First Methodist Church (34)	121 Wisconsin Avenue	December 1, 1983
Andrew Frame House (23)	507 N. Grand Avenue	October 28, 1983
Perry Grace House (18)	307 N. West Avenue	October 28, 1983
Grand View Health Resort Moor Mud Baths (29)	500 Riverview Avenue	January 31, 1984
David J. Hemlock House (22)	234 Carroll Street	December 1, 1983
John Howitt House (21)	407 N. Grand Avenue	October 28, 1983
Robert O. Jones House (13)	501 W. College Avenue	October 28, 1983
Laflin Avenue Historic District	(see Map 36)	October 28, 1983
Lain-Estberg House (32)	229 Wisconsin Avenue	December 27, 1974
Madison Street Historic District	(see Map 40)	March 22, 1990
William G. Mann House (19)	(see Map 39)	December 1, 1983
Dr. Volney L. Moore House (3)	346 Maple Avenue	October 28, 1983 October 28, 1983
National Hotel (44)	307 E. Main Street 235 W. Main Street	October 28, 1983
Charles E. Nelson House (169)	520 N. Grand Avenue	April 5, 1990
William A. Nickell House (6)	511 Lake Street	October 28, 1983
Old Waukesha County Courthouse (41)	101 W. Main Street	March 27, 1975
Old Waukesha Post Office (45)	235 W. Broadway Avenue	October 28, 1983
Pokrandt Blacksmith Shop (47)	128 E. St. Paul Avenue	October 28, 1983
Hannah Pratt House (8)	501 Barney Street	October 28, 1983
Putney Block (444) ^e	301 W. Main Street,	September 23, 1983
	802 and 816 N. Grand Avenue	
Frank H. Putney House (33)	223 Wisconsin Avenue	October 28, 1983
Resthaven Hotel (5)	915 N. Hartwell Avenue	October 28, 1983
St. Joseph's Church Complex (39)	818 N. East Avenue	October 28, 1983
St. Matthias Episcopal Church (40)	111 E. Main Street	October 28, 1983
Casper M. Sanger House (10)	507 E. College Avenue	October 28, 1983
Silurian Mineral Springhouse (9)	Waukesha Springs Park	January 31, 1984
William P. Sloan House (43)	912 N. Barstow Street	October 28, 1983
Camillia Smith House (27)	603 N. West Avenue	October 28, 1983
Totten-Butterfield House (24)	515 N. Grand Avenue	January 31, 1984
Waukesha Pure Food Company (16)	550 Elizabeth Street	October 28, 1983
C. A. Welch House (2)	1616 White Rock Avenue	October 28, 1983
Wisconsin Avenue Historic District	(see Map 35)	October 28, 1983
Wisconsin Industrial School for Boys (14)	621 and 627 College Avenue	January 21, 1987
Louis Yanke Saloon (46)	220 Madison Street	October 28, 1983
J. C. Booth House (62)	S57 W29687 Saylesville Road, Town of Genesee	January 25, 1973
William Johnson Lime Kiln (81)	Section 24, T6N, R18E, Town of Genesee	March 12, 1982
Hadfield Lime Kilns (119)	Section 26, T7N, R19E, Town of Pewaukee	March 12, 1982

^aThe number in parentheses refers to the identification number listed in Appendix A.

^bAll locations are in the City of Waukesha unless otherwise noted.

^cFormer individual listing now included in the Madison Street Historic District.

 $^{^{}d}$ Former individual listing now included in the College Avenue Historic District.

^eFormer individual listing now included in the Downtown Historic District.

Source: State Historical Society of Wisconsin and SEWRPC.

policy, backed by private investment, could make historic preservation and community revitalization successful in the City.

Preserving Waukesha's Past recommended that the complete inventory of historic districts and individual sites be made available to the public, that identified historic sites be promoted, that their cultural importance and economic value be emphasized, and that programs be created to encourage public and private projects that would be compatible with and enhance historic structures and districts.

Preserving Waukesha's Past suggested that the Landmarks Commission establish contact with the residents and owners of significant structures and of other structures located in historic districts in order to encourage the preservation of historic structures. The report recommended the publication of a guidebook by the Landmarks Commission as a resource for citizens undertaking work on significant structures and as a reference for obtaining city staff assistance. The report also recommended the establishment of a marker program identifying significant structures and recognizing property owners for their participation in preservation programs.

The report also recommended that the Landmarks Commission establish efficient administrative and review procedures. Included in this suggestion was the concept of a "Design Review Process," whereby building alterations of a routine nature could be approved at the building-permit level, thus lessening the load of non-controversial requests that come before the Landmarks Commission. The report also listed ten suggested amendments to the Landmarks Commission Ordinance.

Preserving Waukesha's Past also recommended that the Landmarks Commission consider offering property owners assistance in obtaining appropriate building materials, as well as developing and maintaining a list of craftsmen who specialize in rehabilitation and restoration services. In addition, it was recommended that the Landmarks Commission monitor and evaluate other community development projects for their influence on preservation activities.

Special attention was given in the report to the problem of building obsolescence and blight in communities. Blight occurs when buildings lose their economic or functional uses, remain vacant, and fall into disrepair. The root causes, however, are not solely physical, but include the inability of existing structures to meet present needs. To avoid this situation, the report recommended using the historic building for a purpose other than its original, and now obsolete, use. For example, downtown retail structures often have vacant second and third stories, which, instead of remaining unused retail space, could be used as offices or made into apartment units.

The role of the private sector was identified as an important catalyst and means of historic preservation, particularly for the central business district. The report recommended that an organization, such as a local development corporation, be formed to coordinate historic preservation with other development efforts, to assume responsibility for work which private investors are unwilling to risk because of low profit potential, and to seek financing to create a low-interest loan pool for the improvement of historic buildings. The corporation would have the power to purchase and resell property, with preservation and rehabilitation work done either by the corporation or by the buyer, to provide rehabilitation loans, and to initiate large-scale preservation and rehabilitation projects.

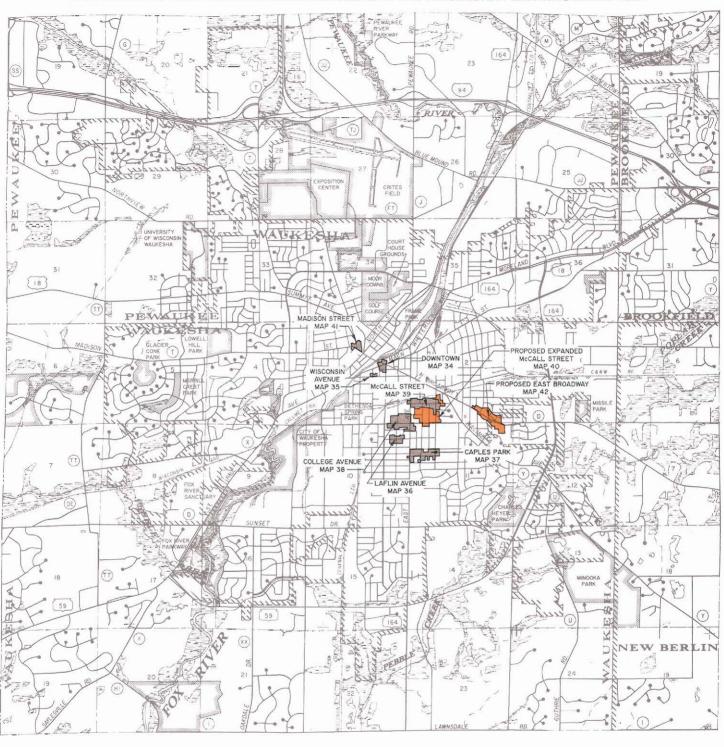
HISTORIC DISTRICTS IN THE WAUKESHA PLANNING AREA

As shown on Map 33, there were seven historic districts in the Waukesha planning area in 1991. All the districts were located in the City of Waukesha. Five of the districts, Downtown, Wisconsin Avenue, Laflin Avenue, College Avenue, and McCall Street, were listed on the National Register of Historic Places in 1983 as a result of the intensive historical survey of the City conducted in 1982. The Caples Park district was listed on the National Register in 1988, and the Madison Street District was listed in 1990.

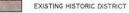
A proposal to expand the McCall Street Historic District was submitted by the City of Waukesha to the State Historical Society of Wisconsin in 1991, but had not been approved by the State for nomination to the National Register as of December 1991. Nomination papers for an eighth district, the East Broadway district, were being prepared by the City in 1991. The proposed East Broadway district includes properties in both the City and the Town of Waukesha.

Map 33

EXISTING AND PROPOSED HISTORIC DISTRICTS IN THE WAUKESHA PLANNING AREA: 1991







PROPOSED HISTORIC DISTRICT OR HISTORIC DISTRICT EXPANSION

MAP REFERENCE NUMBER



Map 34

LOCATION OF IDENTIFIED HISTORIC PLACES IN THE DOWNTOWN HISTORIC DISTRICT: 1991



LEGEND

****** **DISTRICT BOUNDARY**

447 HISTORIC PLACE **IDENTIFICATION NUMBER** (corresponds to number in Appendix A)

- CONTRIBUTING STRUCTURE
- **STRUCTURE**

Source: City of Waukesha and SEWRPC.



Detailed information regarding each district can be found in the National Register of Historic Places Nomination Form for each district. These documents are a valuable data source for local planning, to be drawn upon when establishing historic preservation-related zoning districts, when making decisions regarding redevelopment or the demolition of property identified as historic, or when making public works or private improvements within the historic districts. For citizens interested in the history of the area, the documents constitute a valuable source of information.

Buildings and structures in historic districts are classified according to their significance in the district. "Pivotal" buildings or structures are of the highest importance in districts; the alteration or absence of a significant number of such buildings may destroy the historic integrity of a district. "Contributing" buildings or structures support the historic integrity of a district without being central to its significance. "Noncontributing" buildings or structures detract from the integrity of a district. In 1989, the U.S. Department of Interior discontinued use of the term "pivotal."

Downtown Historic District

The Downtown Historic District is centered around the intersection of Main Street, Grand Avenue, and Broadway, which is known as the "Five Points." Early buildings in the downtown were freestanding wood frame structures. A fire in 1857, which destroyed many of the buildings along Main Street, prompted downtown merchants to begin using local limestone for buildings constructed after the fire. The district is shown on Map 34.

Wisconsin Avenue Historic District

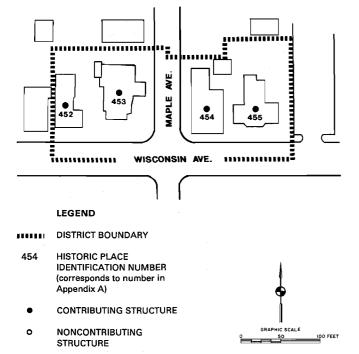
Comprising one of the oldest sections of the City, the Wisconsin Avenue Historic District is the smallest of the districts, with only four buildings, all of which are considered contributing. The district, delineated on Map 35, is located near the central business district on the north side of Wisconsin Avenue, near the Maple Avenue intersection. The Aaron Putney house is Waukesha's best remaining example of the Italianate Cottage style and the Richard Street/ John Waite Residence is a fine example of the Victorian Italianate style. The Samuel Hadfield Guest House and the William F. Showerman House provided rooms for boarders and visitors during the Springs Era.

Laflin Avenue Historic District

The Laflin Avenue Historic District, on W. Laflin Avenue at Garfield Avenue, includes 20 residential properties, as shown on Map 36. Fifteen of these properties are considered contributing, and the remaining five are considered noncontributing. Built in the late 1890s into the early 1900s, these homes are predominantly picturesque designs, with the exception of the Andrew Wadsworth residence, which was remodeled into a Classical Revival style. The large street trees also add cohesiveness to this district.

Map 35

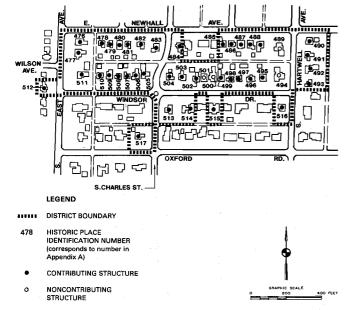
LOCATION OF IDENTIFIED HISTORIC PLACES IN THE WISCONSIN AVENUE HISTORIC DISTRICT: 1991



Source: City of Waukesha and SEWRPC.

Map 37

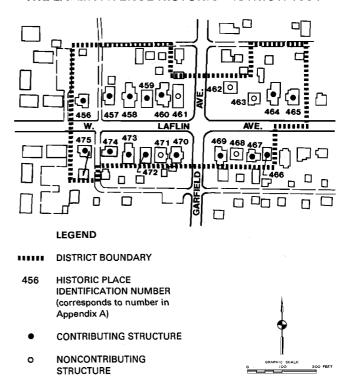
LOCATION OF IDENTIFIED HISTORIC PLACES IN THE CAPLES PARK HISTORIC DISTRICT: 1991



Source: City of Waukesha and SEWRPC.

Map 36

LOCATION OF IDENTIFIED HISTORIC PLACES IN THE LAFLIN AVENUE HISTORIC DISTRICT: 1991



Source: City of Waukesha and SEWRPC.

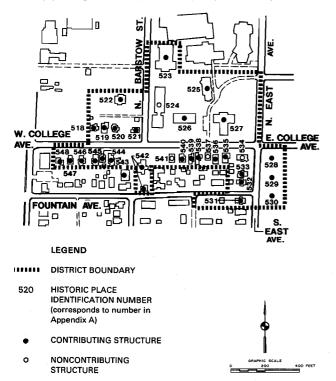
Caples Park Historic District

The 15-acre Caples Park Historic District on Waukesha's south side, roughly between S. East Avenue and S. Hartwell Avenue and between Oxford Road and E. Newhall Avenue, is delineated on Map 37. A large number of the residences were built between 1926 and 1938. corresponding to great industrial and commercial growth in Waukesha. The district contains large homes, well-maintained lawns and gardens, and distinctive features such as the rotary planting in the intersection of Windsor Drive and S. Charles Street and the historic "King Street" street lamps. The styles evidenced in the Caples Park Historic District by the 37 contributing buildings include Tudor Revival, Colonial Revival, Georgian Revival, Dutch Colonial, and Mediterranean Revival.

College Avenue Historic District

The College Avenue Historic District, shown on Map 38, is located south of the central business district, along College Avenue. It contains 32 buildings, including Wisconsin's oldest college,

LOCATION OF IDENTIFIED HISTORIC PLACES IN THE COLLEGE AVENUE HISTORIC DISTRICT: 1991



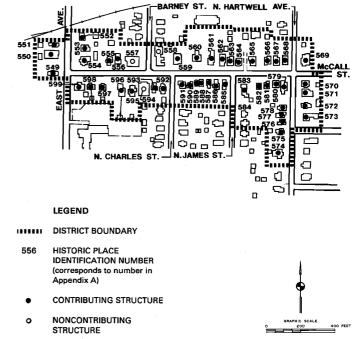
Source: City of Waukesha and SEWRPC.

Carroll College, incorporated on January 31, 1846. Twenty-seven buildings are considered contributing, including four main academic buildings constructed of limestone from a nearby quarry. The district contains several structures that are among the City's best examples of design styles. The Walter S. Chandler House, the most impressive residential property in the district and a previous individual listing on the National Register of Historic Places, is considered one of the best remaining examples of the Victorian Gothic style in southeastern Wisconsin.

McCall Street Historic District

The McCall Street Historic District, which contains 51 buildings, is rich in architecture and local history. Located along McCall Street between N. East Avenue and N. Hartwell Avenue, this district was home to some of Waukesha's most prominent families in the last quarter of the 1800s. Construction in the district spanned several decades, with most buildings constructed between 1880 and 1930, and therefore it includes a variety of architectural styles. The district, which consists almost exclusively of residences, is delineated on Map 39.

LOCATION OF IDENTIFIED HISTORIC PLACES IN THE MC CALL STREET HISTORIC DISTRICT: 1991



Source: City of Waukesha and SEWRPC.

As previously noted, an expansion of the McCall Street Historic District has been proposed by the City of Waukesha. The proposed expansion, which lies generally to the south of the existing district, is shown on Map 40. The expanded district, which is residential in character, would add 95 more structures to the existing district, with 85 structures considered contributing.

Madison Street Historic District

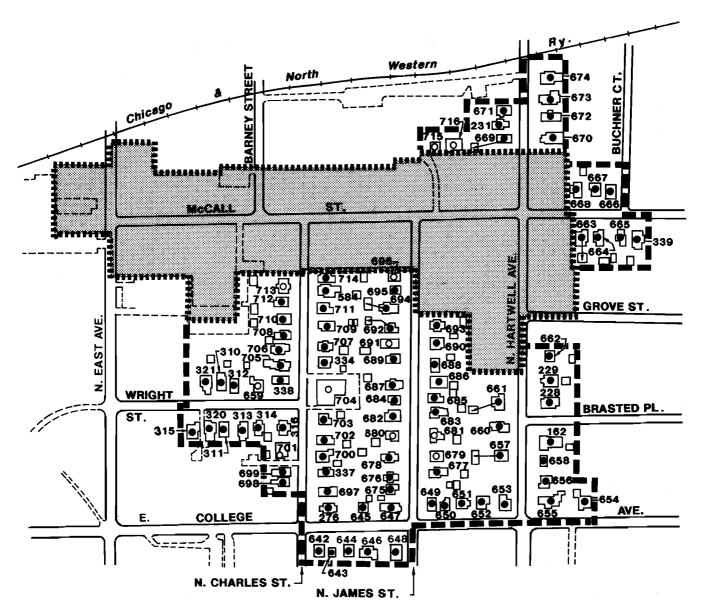
The Madison Street Historic District, comprised of 15 structures and one site, is the only historic district located north of the central business district. The district is located on the crest of the Madison Street hill at the intersection of Madison, Randall, and 3rd Streets around Park View Park, as delineated on Map 41. Most of these homes are situated on large lots and are considered to be contributing. However, the associated outbuildings, with the exception of the garage located at 524 Madison Street, have been so altered or rebuilt that they are not considered contributing.

Proposed East Broadway Historic District

The proposed East Broadway Historic District, delineated on Map 42, is located southeast of the

Map 40

LOCATION OF IDENTIFIED HISTORIC PLACES IN THE PROPOSED EXPANDED MC CALL STREET HISTORIC DISTRICT: 1991



LEGEND

LIMIT OF EXISTING DISTRICT

■ ■ PROPOSED EXPANDED DISTRICT BOUNDARY

678 HISTORIC PLACE IDENTIFICATION NUMBER (Corresponds to number in Appendix A)

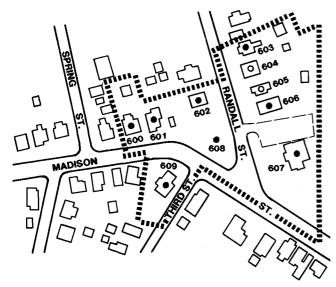
CONTRIBUTING STRUCTURE

NONCONTRIBUTING STRUCTURE

GRAPHIC SCALE
0 100 200 300 FEET

Source: City of Waukesha and SEWRPC.

LOCATION OF IDENTIFIED HISTORIC PLACES IN THE MADISON STREET HISTORIC DISTRICT: 1991



LEGEND

 DISTRICT ROLINDARY	•

606 HISTORIC PLACE **IDENTIFICATION NUMBER** (corresponds to number in Appendix A)



O NONCONTRIBUTING **STRUCTURE**



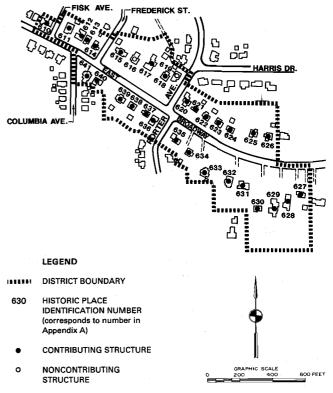
Source: City of Waukesha and SEWRPC.

central business district and lies partly in the City and partly in the Town of Waukesha on either side of E. Broadway. The proposed district contains 32 structures, many of which are likely to be deemed contributing. Residences and associated outbuildings are situated on relatively large lots and display examples of several architectural styles, including Tudor Revival, Prairie, and Mediterranean Revival.

THE CITY OF WAUKESHA LANDMARKS COMMISSION

The City of Waukesha Landmarks Commission was established in May 1977 by Ordinance No. 20-77. The Landmarks Commission Ordinance provides the legal means of enforcing the City's historic preservation program. Under the provisions of the ordinance, as amended on Map 42

LOCATION OF IDENTIFIED HISTORIC PLACES IN THE PROPOSED EAST BROADWAY **HISTORIC DISTRICT: 1991**



Source: City of Waukesha and SEWRPC.

December 6, 1983, the Landmarks Commission is composed of nine Commissioners: one registered architect, one person known to be interested in historic preservation, one licensed real estate broker, one alderman, and five citizen members. The members, appointed by the Mayor subject to confirmation by the Common Council, serve a three-year term, and may be appointed for succeeding terms.

The Landmarks Commission Ordinance is intended to safeguard Waukesha's history as reflected in its landmarks, landmark sites and historic districts, stabilize and improve property values, foster civic pride in the beauty and accomplishments of the past, and enhance the City's attractions to residents, tourists and visitors. The Landmarks Commission defines a "landmark" as "any building or structure which has a special character or special historic interest or value as part of the development, heritage, or cultural characteristics of the City of Waukesha, State of Wisconsin, or Nation and

which has been designated as a landmark pursuant to provisions of Ordinance 20-77." A "landmark site" is defined as "any parcel of land of historic significance due to the presence of a landmark located thereon or within the immediate vicinity thereof, due to the location of an historic event occurring thereon or within the immediate vicinity thereof, or means any property which provides a view of a landmark." A "historic district" is defined as "an area designated by the Commission which contains one or more landmarks or landmark sites, as well as those nearby parcels which the Commission determines should fall under the provisions of Ordinance 20-77 to assure that their appearance and development is harmonious with such landmarks or landmark sites."

According to the Landmarks Commission Ordinance, a landmark, landmark site, or historic district may be designated if any of the following criteria are met: 1) the site or structure exemplifies or reflects the broad cultural, political, natural, economic, or social history of the City, State, or Nation, 2) is identified with historic personages or with important events in national, state, or local history, 3) embodies the distinguishing characteristics of an architectural type inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship, or 4) is representative of notable work of a master builder, designer, or architect whose individual genius influences an era. Table 30 lists the 21 designated local landmarks in the City as of December 1991.

The duties and powers of the Landmarks Commission include the designation of landmarks and landmark sites; the erection of plaques for recognition; the regulation of construction, reconstruction, exterior alteration and demolition of designated landmarks; and the education of citizens about the importance of historic preservation. Whenever any construction or exterior alteration is proposed for a designated landmark, a Certificate of Appropriateness must be obtained from the Commission. The ordinance provides for rescinding a landmark designation if an owner wishes to sell a building and cannot find a buyer willing to comply with the requirements associated with the designation. A public hearing must be held when a proposal for designation or rescission is being considered.

The City of Waukesha has several areas within which historic buildings are concentrated. For preservation purposes, the Landmarks Commission is authorized to designate historic districts in addition to individual landmarks. The Landmarks Commission is required to prepare, with the assistance of the City Planning Department, a historic preservation plan in ordinance form for each designated district. The Landmarks Commission must hold a public hearing when considering adoption of a plan for an historic district and must obtain a recommendation from the City Plan Commission before final approval of the plan by the Common Council. Following designation, the Landmarks Ordinance provides for the rezoning of the historic district. A Historic District Overlay Zone was added to the City Zoning Ordinance on September 19, 1990. Once design guidelines are completed, zoning maps can be amended to apply the new overlay zone to historic districts in the City that are listed on the National Register of Historic Places.

WAUKESHA COUNTY HISTORICAL SOCIETY

The Waukesha County Historical Society, founded in 1906, is the oldest historical society in the County. In April 1964, the society entered into an agreement with the Waukesha County Board to share the responsibilities of operating the Waukesha County Museum. The Society agreed to provide the artifacts and the County agreed to provide the Museum space and pay the personnel. The Museum is accredited by the American Association of Museums and maintains an archive of materials pertaining to the history of the County. It has ten exhibit areas and a research center, which are open to the public. The research center collection includes census records; pioneer records; maps; school, church and cemetery records; photographic collections; pamphlets and books. The museum has been located in its present site, the "Old Courthouse," 101 W. Main Street, since 1914 and celebrated its 75th anniversary during the 1989-1990 academic year.

Although the Waukesha County Historical Society is the largest society in the planning area, other historical societies are also active. These societies are connected with local communities. Within the planning area, the communities that have their own historical societies include Pewaukee, New Berlin, Brookfield (Elm-

Table 30

DESIGNATED LOCAL LANDMARKS IN THE CITY OF WAUKESHA: 1991

Number ^a	Historic Name	Historic Name Address ^b	
542 Chandler House		. 151 W. College Avenue	
37	First Presbyterian Church	809 Martin Street	
2	White Rock House/Welch House	1614-16 White Rock Avenue	
442	Putney Block	802 and 816 N. Grand Avenue 301 W. Main Street	
427	W. T. Lyle's Building	912 Clinton Street	
39	St. Joseph's Church Complex	818-22 N. East Avenue	
34	Masonic Temple	817 South Street	
17	Dr. F. C. Elliott House	501 Dunbar Avenue	
13	Robert O. Jones House	501 W. College Avenue	
169	Charles E. Nelson House	520 N. Grand Avenue	
435	Dr. David Roberts House	726 N. Grand Avenue	
48	Water Utility Dome	115 Delafield Street	
44	National Hotel	235 W. Main Street	
424	Nickell Building	338-40 W. Main Street	
348	Northwestern Hotel	322 Williams Street	
23	Andrew Frame House	507 N. Grand Avenue	
47	Pokrandt Blacksmith Shop	128 E. Main Street	
45	Old Waukesha Post Office	235 W. Broadway	
7	John P. Buchner House	609 E. Broadway	
25	Cutler Indian Mounds and Culter Home Site	321 W. Wisconsin Avenue	
41	Old Waukesha County Courthouse	101 W. Main Street	

^aSee Appendix A.

Source: City of Waukesha and SEWRPC.

brook) and Genesee. The community societies are similar to the county society in that they all share the goal of preserving and promoting local history, but unlike the County Society, community historical societies are concerned primarily with the history of their own city, village, or town and not with surrounding areas.

HISTORIC BUILDING PRESERVATION

While some buildings in the City have been rehabilitated with a sensitivity to their historic features, there are others which would require modification to rid them of features not contributing to their historic integrity. When rehabilitative work is done on such buildings, the U.S. Department of Interior guidelines should be followed and historic photographs should be used as a resource in planning building restoration.

Historic properties in public ownership provide the City and County with an opportunity to set a good example for private owners by adhering as closely as possible to these guidelines.

The Wisconsin Department of Industry, Labor and Human Relations and the Historic Building Code Council (a 15-member citizen group appointed by the Governor) developed Wisconsin's Historic Building Code, which took effect on October 1, 1986. Its purpose is to aid owners of designated historic buildings who have been determined eligible for this program, in restoration and rehabilitation of their historic properties, and specifically to help preserve original or restored architectural elements of historic buildings and to permit a cost-effective approach to preservation and restoration. The owner has the option of choosing to be subject to the Historic Building Code in lieu of any other state, county,

^bAll addresses are in the City of Waukesha.

or municipal building code. However, once this option has been chosen, it cannot be rescinded. While the Historic Building Code has been used in other areas, to date no property owners in the City have elected to use it.

ECONOMIC BENEFITS OF HISTORIC PRESERVATION

Historic preservation can provide economic as well as cultural and aesthetic benefits. With respect to the construction industry, preservation activities stimulate private investment and economic revitalization and job creation. Preservation can sometimes be more cost effective than comparable new construction. Preservation also enhances the attractiveness of the State to new business investment through its improvement in the quality of life and to tourists through Wisconsin's cultural resources.

According to the Urban Land Institute, historic preservation activity helps "create a more favorable climate for investment." Studies have shown that property values tend to increase faster in historic areas than in the community as a whole, and crime rates decrease in revitalized historic areas. Preservation has also been known to increase retail trade, adding jobs and attracting new residents. This activity stimulates increased interest in reinvestment as vacant and underused buildings are returned to use and once again provide tax revenue for local governments without increasing the cost of public services. The creation of historic districts helps to stabilize declining neighborhoods and may stimulate additional social and economic benefits in the district and surrounding areas.

Individuals interested in restoring historic structures should be aware of the tax incentives offered by the state and federal governments. National surveys show that since 1976 65 percent of the owners of certified rehabilitation projects would not have undertaken these projects without the tax benefits. Federal tax incentives to encourage investment in depreciable historic properties began in 1976 and were strengthened through the Economic Recovery Tax Act (1981) and then modified in 1986 by the Tax Reform Act. The State of Wisconsin also provides income tax credits for investment in the rehabilitation of historic depreciable properties. For income-producing certified historic properties, which include industrial, commercial, and residential and rental properties, a 20 percent tax credit is currently available from the federal government and a 5 percent tax credit is offered by the state government. For nonincome-producing certified properties, such as private residences, the State of Wisconsin currently provides a 25 percent income tax credit.

SUMMARY AND RECOMMENDATIONS

The City of Waukesha has a great number of historic structures, most of which were built during Waukesha's periods of most rapid growth, such as the Springs Era at the turn of the century and the Industrial Era immediately following. Several surveys have documented the numerous historic sites, structures, and buildings within the City and have stressed the importance of preserving the rich heritage that exists here. The importance that the City of Waukesha places on historic preservation can be seen in several ways. However, the most notable example is the Landmarks Commission, which has been active since 1977 in issues pertaining to Waukesha's historic resources. As of 1991, the Landmarks Commission had designated 21 properties as Local Landmarks. The Landmarks Commission also played a major role in the 1982 intensive survey of historic sites and structures within the City of Waukesha and in publishing the accompanying reports, Preserving Waukesha's Past and Spring City's Past.

The City of Waukesha is conscious of its historic resources and aware that their preservation is important. Its Landmarks Commission is very active and is one of the most progressive in the State of Wisconsin. While the City is doing a good job, the recommendations listed below would help make preservation in the City of Waukesha and the remainder of the planning area more effective.

1. Property Nominations

The City of Waukesha should update its register of Local Landmarks to make it consistent with the National Register of Historic Places. In 1991, the National Register listed 43 structures and seven districts, while Waukesha's Local Landmarks register listed only 21 sites and no districts. Buildings and sites listed on the Wisconsin Inventory of Historic Places and other historic registers should also be considered for designation as Local Landmarks in the City of Waukesha,

2. Future Planning Consideration

While the City of Waukesha is aware of its historic sites, it should make the preservation of historic sites a priority when planning and reviewing future development and redevelopment projects within the City. Future development should be designed to maintain or enhance historic sites. Special attention should be given to cases where a potential conflict could arise. such as street widening which could threaten the demolition of those structures near historic structures, or the redevelopment of the central business district where a significant number of historic structures stand. In cases such as these, preservation of historic sites should be given equal consideration with other planning issues and all efforts should be made to achieve both goals. Application of the Historic District Overlay Zone recently approved to the City's zoning district maps, which would require Landmark Commission review of development and redevelopment activities in Historic Districts and of Landmark Sites, would help assure protection of historic structures and sites.

There are also a number of historic sites and structures in the Towns surrounding the City of Waukesha; however, few historic surveys have been completed for the areas outside the City. Because the preservation of historic structures begins with their identification, there is a need for intensive historic surveys to be completed for the Towns within the planning area. In doing this, a first step would be taken toward the preservation of historic resources in the communities surrounding the City of Waukesha. Once historic sites and structures are identified, the Towns could take appropriate measures to protect these resources.

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Chapter VI

EXISTING LOCAL PLAN IMPLEMENTATION DEVICES

INTRODUCTION

The proper preparation of a land use plan for the City of Waukesha and environs requires careful consideration of existing pertinent land use and development regulations, including zoning ordinances, floodland zoning ordinances, land division ordinances, and official maps. Each of these existing plan implementation devices is described in this chapter as it affects the physical development of the City and its environs and the ability of the City and other affected local governments to implement the adopted land use plan.

The planning area includes all of the City of Waukesha and all of the Town of Waukesha; portions of the Towns of Brookfield, Delafield, Genesee, and Pewaukee; and portions of the Cities of Brookfield and New Berlin. Land use and development regulations in effect in each of the Towns in the planning area are therefore considered in this chapter, along with such regulations in effect in the City of Waukesha and its area of extraterritorial planning and zoning jurisdiction. Land use and development regulations in the Cities of Brookfield and New Berlin, however, since they apply to separately incorporated areas, are not considered in relation to the City of Waukesha and its plan implementation devices.

EXISTING ZONING

Good community development depends not only on sound long-range plan formulation at all levels of government, but also on practical plan implementation as well. Zoning is one of the major plan implementation devices available to any community. The primary function of zoning should be to implement the community's land use plan. A secondary function of zoning should be to protect desirable existing development. Zoning should be a major tool for the implementation of community plans, and not a substitute for such plans. A zoning ordinance is a public law which regulates and restricts the use of private property in the public interest. Zoning seeks to confine certain land uses to those areas of the community which are best suited to those uses and seeks to set aside land for these particular uses, thereby encouraging the most appropriate use of land throughout the community. Zoning seeks to assure adequate light, air, and open space for each building and to avoid overcrowding, traffic congestion, and either overloading or underuse of utility systems. Zoning should also be designed to protect and preserve the natural resource base. A single set of regulations applying to the entire community could not achieve these objectives of zoning, since different areas of the community differ in character and function. Accordingly, a zoning ordinance consists of two parts: 1) a map delineating the boundaries of various zoning districts and 2) a text that sets forth the regulations that apply in each of the various zoning districts, together with related procedural, administrative, and legal provisions. The zoning ordinance text includes both "use" and "bulk" regulations for each district. Use regulations specify the type of buildings or uses that can occupy land in a given district, including principal permitted uses, conditional uses requiring special review and approval, and accessory uses, permitted if they are incidental to a principal use. Bulk regulations specify minimum lot sizes, maximum building heights, building setbacks from property lines, and similar details.

Zoning ordinances commonly contain a number of different zoning districts, including, for example, single-family and multi-family residential districts; business districts; industrial districts; and conservancy districts. The zoning ordinance lists specific regulations that apply within each district. In this respect the zoning ordinance differs from building, housing, and sanitation codes which, in general, apply uniformly to all lands or buildings of like use wherever they may be located in a community. It should be noted, however, that the same zoning regulations will apply to all properties that have the same zoning district designation, regardless of the property's location in the community. Wisconsin enabling legislation requires that zoning regulations be made in accordance with a "comprehensive plan." There are a number of different interpretations of the meaning of the term "comprehensive plan" in this context. These vary from the idea that, to be deemed in accordance with a comprehensive plan, zoning must regulate land use, building height, and lot area; that zoning must be applied to the entire corporate limits of the community; that zoning must be based upon careful and comprehensive study prior to adoption; and that zoning must be based upon a documented longrange land use plan and must seek to implement that plan. The fourth concept is that which is the most commonly accepted by professional planners.

City of Waukesha Ordinances

City of Waukesha Zoning Ordinance: The first City of Waukesha zoning ordinance was adopted December 4, 1923, the first zoning ordinance adopted in Wisconsin. The ordinance has been subsequently revised several times. A major revision was completed in 1957. The current City of Waukesha comprehensive zoning ordinance is set forth in Chapter 22 of the Municipal Code. The zoning ordinance contains 19 zoning districts, including one agricultural district, one lowland conservancy district, three single-family residential districts, one two-family residential district, three multi-family residential districts, four business districts, three industrial districts, and three public-use districts. The application of these districts, as of January 1991, is shown on Map 43.

Table 31 presents a summary of the zoning regulations applicable within each district as of June 1990, including principal and conditional uses, minimum lot area per housing unit, minimum lot size, minimum yard requirements, maximum building height, and the acreage and percent of city area in each zoning district. As shown on the table, almost 60 percent of the City was zoned for residential use in 1990. About 7 percent of the City was zoned for commercial use, while about 20 percent was zoned for industrial use. About 9 percent of the City was zoned for public uses, such as parks, schools, and cemeteries, and about 4 percent was zoned Conservancy.

The City Zoning Ordinance also includes a historic preservation overlay district, approved by the Common Council in September 1990. The requirements of the overlay district apply in addition to those of the underlying zone. Design guidelines for areas proposed to receive the "H" overlay district designation must be pre-

pared before the overlay zone can be applied to any properties.

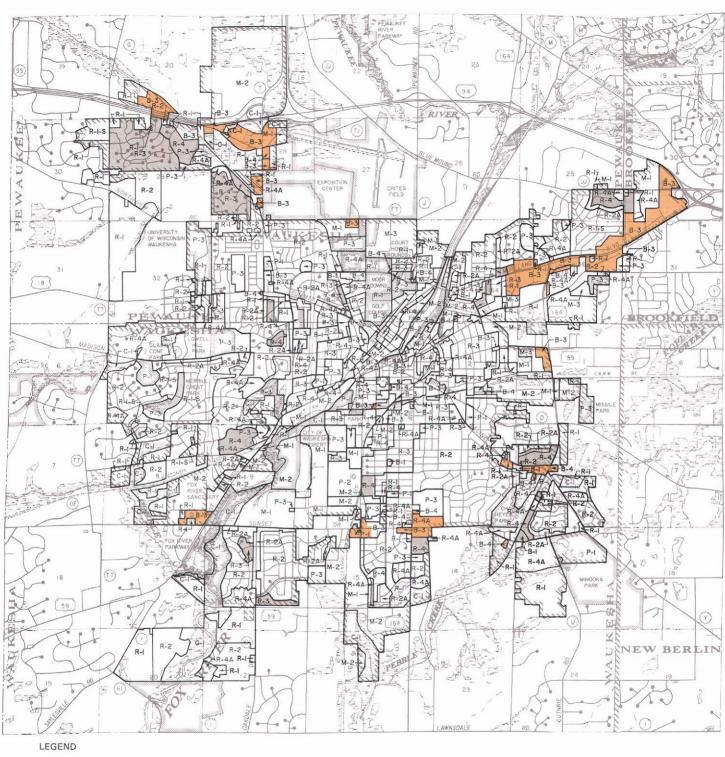
City of Waukesha Floodland Zoning Ordinance: The City of Waukesha adopted a special-purpose Floodland Zoning Ordinance in 1971 and a revised Floodplain Zoning Ordinance in 1982. The current ordinance is set forth in Chapter 24 of the Municipal Code. The purpose of the ordinance is to reduce hazard to life and property and to minimize expenditures for flood relief and flood control projects. The ordinance, which is separate from the comprehensive zoning ordinance, created three floodland overlay districts: the Floodway District, the Flood Storage District, and the Urban Flood District. The application of these districts is shown on Map 44. The regulations of the Floodland Zoning Ordinance supplement those of the underlying general zoning districts. In cases where the regulations of the underlying and overlay zoning districts conflict, the more restrictive regulation governs.

The Floodland Zoning Ordinance regulates uses in the 100-year floodplain, including both the floodway and the flood-fringe area. The floodway consists of the stream channel and the area adjoining the channel needed to carry and discharge flood waters. Uses and structures in the floodway are regulated by the Floodway District. The flood fringe consists of the area adjoining the floodway that would be inundated by the 100-year recurrence interval flood, which serves to temporarily store flood waters. Uses and structures in the flood-fringe area are regulated by the Flood Storage District or the Urban Flood District.

The Floodway District is intended to preserve, in open space, the floodway of all navigable waters in the City of Waukesha. Uses allowed by right in the district are limited to open space uses. Certain utility and water-dependent uses, such as utility poles and towers, bridges, marinas, and recreational structures, may be permitted as conditional uses. No structure or fill that would result in an upstream or downstream flood stage increase of 0.01 foot or more is permitted in the floodway unless appropriate legal arrangements have been made among all affected parties.

The Flood Storage District is intended to prevent reductions in the storage capacity of the floodplain. Uses permitted by right are limited to open space uses. Conditional uses include all conditional uses in the Floodway District,

Map 43
CITY OF WAUKESHA ZONING MAP: 1991





-4-A	PLANNED RESIDENTIAL DEVELOPMENT
2.51	COMMUNITY DEVELOPMENT PROJECT
2.52	PLANNED UNIT DEVELOPMENT AND SHOPPING CENTERS
-1	NEIGHBORHOOD BUSINESS
-2	CENTRAL BUSINESS DISTRICT
-3	GENERAL BUSINESS

LIMITED BUSINESS

M-1	LIGHT MANUFACTURING
M-2	GENERAL MANUFACTURING
M-3	LIMITED BUSINESS AND INDUSTRY PLANNED DEVELOPMENT DISTRICT
P-1	PARK
P-2	CEMETERY
P-3	SCHOOLS AND PUBLIC BUILDINGS



Table 31
SUMMARY OF CITY OF WAUKESHA ZONING DISTRICTS: 1990

						,				<u> </u>	
	'			Minimum Lot Size	T	Mini	mum Yard Require	ment ^e	Maximum Principal	Area of City in	Percent
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)	Zoning District (acres)	of City in Zoning District
C-1 Lowland Conservancy	Agricultural uses, including livestock pasturing; hunting and fishing; harvesting wild crops; forestry; maintenance of existing highways and bridges	Roads and nonresi- dential buildings; parks and recreational uses; construction and maintenance of utility transmission and dis- tribution facilities and railway lines	None specified	Not applicable	None specified	None specified	None specified	None specified	None specified	472	4.2
A-1 Agricultural	Agricultural uses and accessory farm buildings; parks and community buildings; churches; nurseries; country (tubs; stables; single-family dwellings	None	20 acres for single-family dwellings; no mellings; no minum lot size specified for other per- mitted uses	20 acres	100	35	12 on one side; 30 total	50	35	0	0.0
R-1 ^b One-Family Residence	Single-family dwellings; limited recreational uses; agricultural uses; institutional and cultural uses	Recreational uses not specified as principal uses; utility stations; mineral extraction	20,000 square feet	20,000 square feet	100	35	12 on one side; 30 total	50	35	1,182	10.6
R-1-S One-Family Suburban Residence	Single-family dwellings	Institutional and cultural uses; utility stations; recreational uses	12,000 square feet	12,000 square feet	90	35	10 on one side; 25 total	45	35	408	3.6
R-2 One-Family Residence	All R-1 principal uses; government office buildings	All R-1 conditional uses; two-family dwellings; hospitals, professional offices; home occupations	8,000 square feet	Single-family, 8,000 square feet; two-family, 4,500 square feet	65	25	Eight on one side; 20 total	40	35	2,683	23.9
R-2-A Two-Family Residence	Single-family and two- family dwellings	All R-2 conditional uses; rental management offices	8,000 square feet	Single-family, 8,000 square feet; two-family, 4,500 square feet	65	25	Eight on one side; 20 total	40	35	185	1.7
R-3 One- to Four-Family Residence	All R-2 principal uses; two-, three-, and four- family dwellings; hospitals	All R-2 conditional uses; community development projects; clubs and meeting places; nursing homes and child care nurseries; hospitals	8,000 square feet	Varies ^C	65	25	Eight on one side; 20 total	45	35	975	8.7
R-4 Multi-Family Residence	All R-3 principal uses; multi-family dwellings; rooming and boarding houses; clinics; apart- ment hotels	All R-3 conditional uses; trailer parks; funeral homes; high-rise apartment buildings; motels on specific streets and highways	7,000 square feet	Single-family, 7,000 square feet; all other dwelling types, 3,500 square feet d	60	25	Six on one side; 16 total	30	40	583	5.2
R-4-A Residential Planned Development	Any use permitted in any R district subject to approval of a resi- dential development plan	None	24,000 square feet	Same as R-4	None specified	None specified	None specified	None specified	None specified	662	5.9
B-1 Neighborhood Business	Residential uses and businesses serving the day-to-day needs of local residents, such as grocery stores, banks, beauty shops, business and professional offices, restaurants, and automotive services	Used furniture and used clothing stores not exceeding 1,500 square feet of floor area; drive-in restaurants	Nonresidential uses, none specified; resi- dential uses, seme as R-3	Same as R-3	Nonresidential uses, none specified; resi- dential uses, same as R-3	25	Varies	10; more if lot adjoins a residential district	30	44	0.4
B-2 Central Business	All 8-1 principal and conditional uses; trade and business schools; newspaper printing and publishing; dwelling units on or above the second floor	Conversion of upper level or basement to residential uses; high- rise spertment buildings (fret-floor dwelling units	Commercial uses, none; ⁹ residential uses, same as R-4	None specified	Commercial acos, none; recidential uses, same as R-4	One; more if lot adjoins a residential district	Commercial uses, none; eresidential uses, same as R-4	Commercial uses, none: e residential uses, same as R-4	Commercial uses none specified; residential uses, 85	73	0.6

Table 31 (continued)

				Minimum Lot Size		Min	imum Yard Requirer	nent ⁸	Maximum Principal	Area of	Percent
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)	Zoning District (acres)	of City in Zoning District
B-3 General Business	All B-2 principal uses; wholesele and ware- housing; commercial recreation; contractors and related trades	None	Same as B-2	None specified	Same as B-2	Same as B-2	Same as B-2	Same as B-2	40	682	6.0
B-4 Limited Business Development	Medical and dental clinics; professional and business offices	None	None specified	Not applicable	50	25	None, except when lot adjoins a resi- dential district	10; more if lot adjoins a resi- dential district	30	53	0.5
M-1 Light Manu- facturing and Warehouse	All B-3 principal and conditional uses; limited manufacturing; laboratories; warehouses; welding shops; foundries?	None	None specified	Not Applicable	None specified	25	10; more if adjoining a residential dis- trict or a street	25; more if adjoining a residential district	Variable ^ħ	569	5.0
M-2 General Manufacturing	All M-1 principal uses; automobile salvage and wrecking; manu- facturing; railroad yards; patroleum product refining; stockyards; smelters ⁹	Manufacture of sensi- tive materials; bleaching, cleaning, and dyeing plants; breweries and distilleries; automobile assembly; brick and tile manufacturing; various other manufacturing	None specified	Not applicable	None specified	25	10; more if adjoining a residential district	25; more if adjoining a residential district	Variable [†]	1,458	13.0
M-3 Limited Busi- ness end Industry Planned Development	General or professional offices; retail stores; research laboratories; research laboratories; industrial uses; whole-salers and distributors; automobile service stations; all subject to approval of a development plan	None	None apecified	Not applicable	None specified	40		25	None specified	234	2.0
P-1 Public Open Space	Public utilities; gardens and forests; sports fields and other recreational facilities	None	None specified	Not applicable	None specified	25	25	26	None specified	224	2.0
P-2 Cemeteries	Open space for recrea- tional use; cemeteries and related buildings	None	None specified	Not applicable	None specified	25	25	25	None specified	64	0.6
P-3 Public Land and Institutions	Schools; parks; health- care facilities; public housing projects; cul- tural uses; correctional institutions; churches; power stations; public utility installations	None	None specified	Not applicable	None specified	25	25	25	None specified	688	6.1

a Minimum yard requirements may vary, depending on the type of structure built. Requirements listed on the table are the smallest setbecks required in the zoning district.

Source: City of Waukesha Zoning Ordinance and SEWRPC.

^bThe R-1 zone is a "holding zone," applied to properties when they are annexed to the City.

CMinimum areas per dwelling unit in the R-3 zone are 8.000 square feet for single-family units; 4,000 square feet for two-family units; and 3,500 square feet for three- and four-family units.

d For each unit over four units, the lot area per dwelling unit may be reduced to 1,500 square feet for one-bedroom and efficiency units and to 2,500 square feet for two-bedroom and larger units.

Where a lot in the 8-2 District adjoins an R district, the lot area, frontage, and yard requirements of the adjoining R district apply.

R-4 District requirements for lot area, frontage, and yards do not apply to residential uses within the 8-2 zone if the residential use is located within the central business as defined by Section 22.46(20) of the zoning ordinance.

gSome of the listed uses in the M-1 and M-2 Districts require a 200 to 600 foot separation from R, B, and M-1 Districts.

h No structure in the M-1 or M-2 District can exceed 50 feet in height if within 200 feet of an R district; otherwise, no structure can exceed in height the distance to the centerline of the nearest street.

COURT OF WISCONS WALKESIA CONSTRUCT

GLACES PARK

GLACES

Map 44
FLOODLAND ZONING IN THE CITY OF WAUKESHA: 1990

Source: City of Waukesha and SEWRPC.

construction of nonhabitable structures accessory to permitted uses, and excavation and filling. The ordinance does not set limits and standards for filling in the Flood Storage District, as it does for the Floodway District.

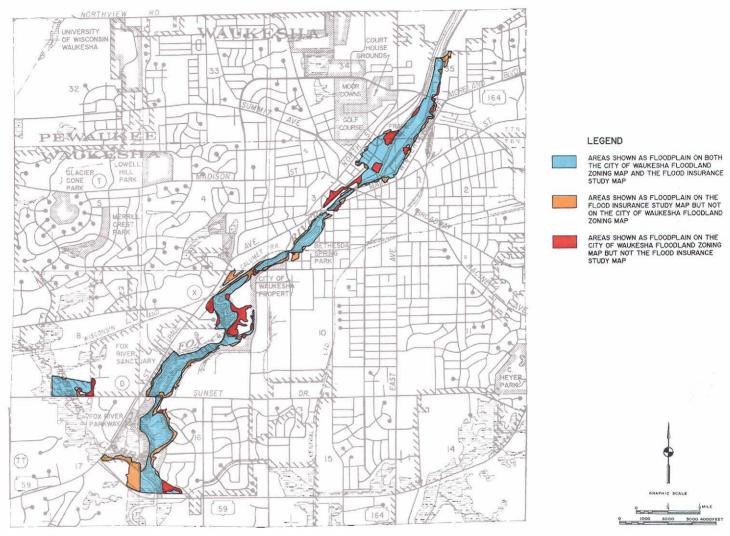
The Urban Flood District is intended to reduce flood damage in areas in the floodplain that have already developed, or that have, as a practical matter, been committed to urban development. Residential, commercial, and institutional structures placed on fill are allowed in the district provided the lowest floor of the structure is elevated at least two feet above the level of the 100-year recurrence interval flood. Industrial structures must also meet the eleva-

tion requirements, or receive approval from the Plan Commission for floodproofing to a point two feet above the elevation of the 100-year recurrence interval flood.

There are some minor discrepancies between the boundary of the floodplain as shown on the City floodland zoning map, shown on Map 44, and the floodplain boundary established by the Flood Insurance Study prepared by the Federal Emergency Management Agency. These discrepancies are shown on Map 45. There are also some discrepancies between the floodplain boundary established by the Flood Insurance Study and that established by the Fox River Watershed Plan, which was prepared by the

Map 45

COMPARISON OF FLOODPLAIN AREAS DESIGNATED ON THE CITY OF WAUKESHA FLOODLAND ZONING MAP AND FLOODPLAIN AREAS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: 1990



Source: Federal Emergency Management Agency, City of Waukesha, and SEWRPC.

Regional Planning Commission in 1970. The Fox River Watershed Plan called for dikes and floodwalls to be constructed along the River through the central business district of the City for flood control. Construction of the recommended dikes and floodwalls would change the boundary of the floodplain. The City should work with the Regional Planning Commission to resolve the location of the floodway and floodplain boundaries.

Extraterritorial Zoning Authority

State law allows any city or village that has created a plan commission and adopted a zoning ordinance to exercise extraterritorial zoning authority in unincorporated areas contiguous the municipality's corporate limits, provided the procedures set forth in Section 62.23(7)(a) of the Wisconsin Statutes are followed. The City of Waukesha has the option of exercising extraterritorial zoning in unincorporated areas within three miles of its boundary, except when the area within three miles includes area within the extraterritorial zoning jurisdiction of another city or village. In such cases, the dividing line is drawn at a point that is equidistant from the corporate boundaries of municipalities having extraterritorial zoning authority. Such a situation could arise given the proximity of the City of Waukesha to the City of Brookfield, City of New Berlin, and Village of Pewaukee. To date, however, only the City of Waukesha has taken

formal steps to enact extraterritorial zoning. The City has taken the initial steps necessary to enact an extraterritorial zoning ordinance for the Town of Waukesha, no action has yet been taken to enact extraterritorial zoning in those portions of the Towns of Brookfield, Delafield, Genesee, and Pewaukee that lie within the City's extraterritorial jurisdiction.

The City of Waukesha Common Council adopted a resolution on May 8, 1990, expressing its intent to exercise extraterritorial zoning authority in that portion of the Town of Waukesha shown on Map 46. A six-member joint extraterritorial zoning committee, comprised of three members from the Town and three members from the City, was established. State law requires that three citizen members of the Plan Commission serve as the City representatives, but allows the Town Board to appoint any resident of the Town to the committee, including Town Board members. The Waukesha Town Board members chose to serve as the Town's representatives on the joint committee. The joint committee is charged with developing a proposed extraterritorial zoning ordinance, including district regulations, a zoning map, and provisions for administration and enforcement of the ordinance. The joint committee must holding a public hearing regarding the proposed ordinance before recommending its adoption to the Common Council. State law allows the entire City Plan Commission to participate in preparing the extraterritorial zoning maps and regulations, but only the six members of the joint committee may vote on matters relating to extraterritorial zoning. The Waukesha Common Council may not approve the extraterritorial zoning ordinance or any amendments thereto unless a majority of the members on the joint committee vote in favor of the ordinance or amendment.

Upon adoption of the resolution expressing the City's intent to exercise its extraterritorial zoning authority, the zoning in place in the Town was "frozen" for a period of two years, to allow time for the extraterritorial zoning ordinance to be prepared. State law allows the two-year period to be extended up to one additional year if the extension is recommended by the joint committee. The City of Waukesha formed the joint extraterritorial zoning committee at the start of this land use planning process, to provide for the Town's participation in the formulation and adoption of the plan. The land

use plan will serve as the basis for the extraterritorial zoning map.

Town Zoning Ordinances

Four of the Towns in the planning area, Brookfield, Delafield, Pewaukee, and Waukesha, have adopted zoning ordinances. The Town of Genesee is under the jurisdiction of the Waukesha County Zoning Ordinance, which is described later in this chapter. Zoning for all the Towns in the planning area is shown on Map 47.

The Waukesha County Shoreland and Floodland Protection Ordinance is also described later in this chapter. It is important to note that the requirements of the Waukesha County Shoreland and Floodland Protection Ordinance apply to shoreland areas in all the Towns in the County, including those that have adopted their own zoning ordinances. In cases where regulations for shoreland areas of Town and County conflict, the more restrictive regulations apply.

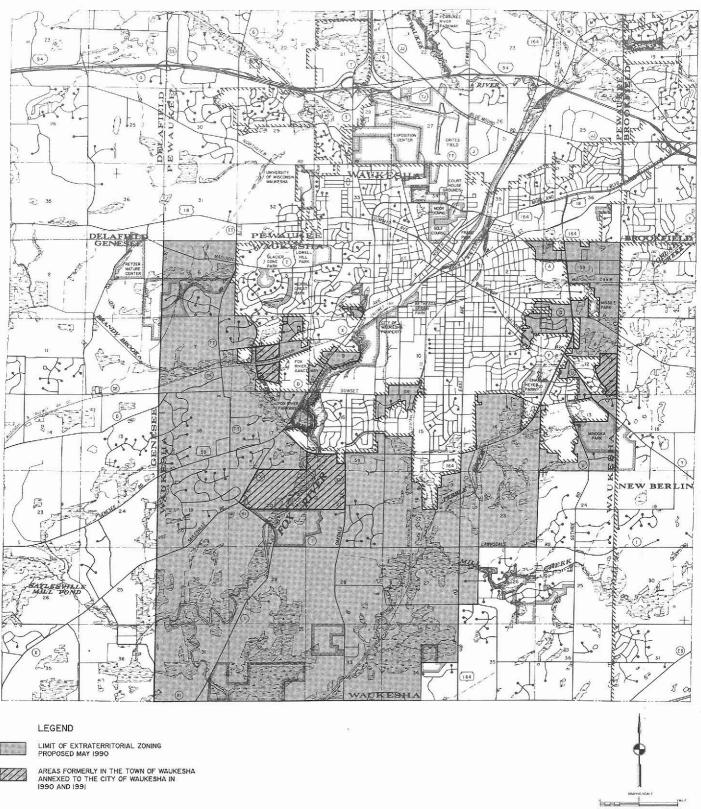
The Town of Brookfield Zoning Ordinance includes 17 zoning districts and one overlay district. The districts include one agricultural district, four single-family districts, one two-family district, two multi-family districts, three business districts, one quarrying district, two industrial districts, two public-use districts, a conservancy district, and a planned unit development overlay district. The district regulations are summarized in Table 32. The table also contains the number of acres and the percent of the area of the Town in each zoning district for the portion of the Town in the planning area.

The Town of Delafield Zoning Ordinance includes 15 zoning districts. The districts include one conservancy district, two agricultural districts, one agricultural/residential district, six single-family residential districts, three business districts, a quarrying district, and an industrial district. The district regulations are summarized in Table 33. The table also presents the number of acres and the percent of the Town's area in each zoning district for the portion of the Town which is in the planning area.

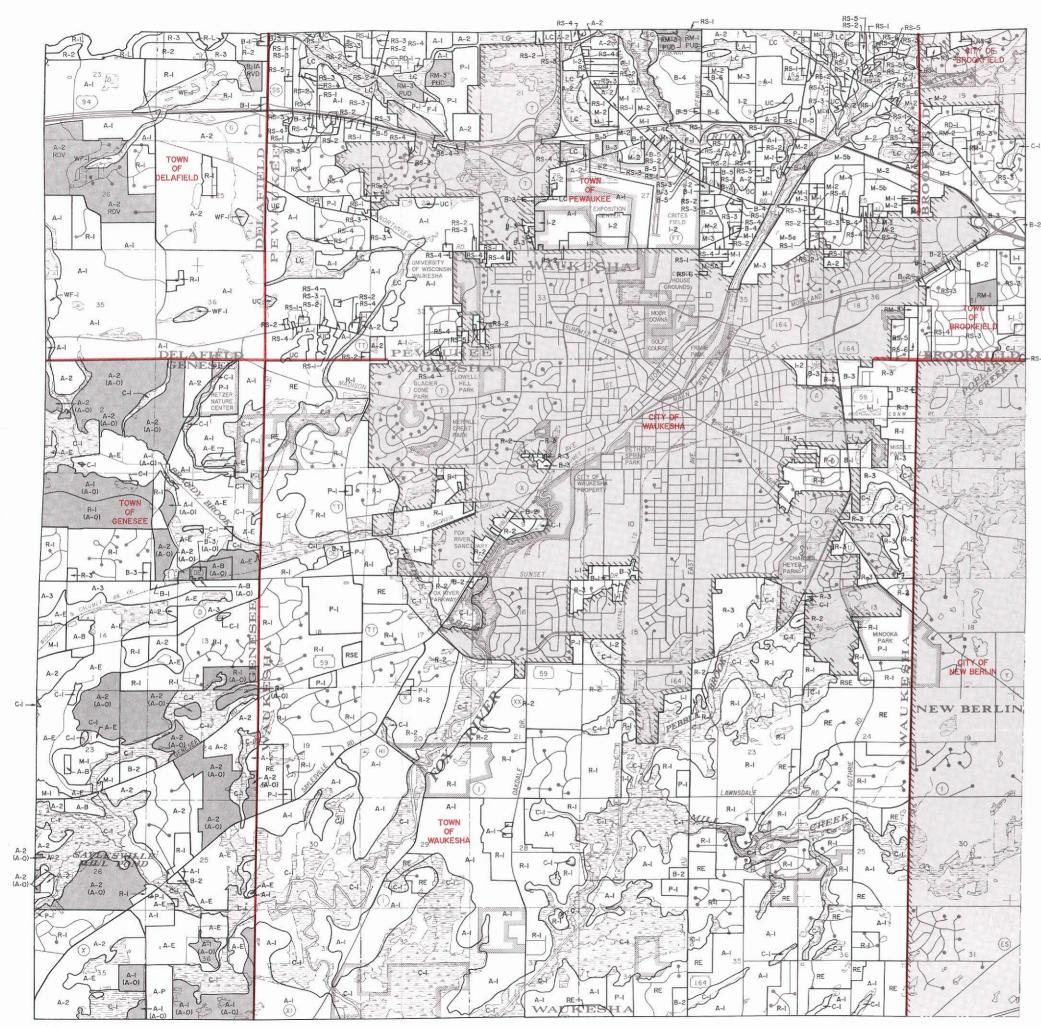
The Town of Pewaukee Zoning Ordinance includes 32 zoning districts and one overlay district. The districts include two agricultural districts, seven single-family residential districts, two two-family residential districts, three multi-family residential districts, six business districts, four industrial districts, two quarrying

Map 46

AREA IN WHICH THE CITY OF WAUKESHA HAS
PROPOSED TO EXERCISE EXTRATERRITORIAL ZONING: 1990



Source: City of Waukesha and SEWRPC.



Map 47

ZONING OF UNINCORPORATED AREAS IN THE WAUKESHA PLANNING AREA: 1989-1990

LEGEND

ZONING DISTRICT BOUNDARY

INCORPORATED AREAS

ZONING DISTRICTS

TOWN OF BROOKFIELD: 1989

Rs-3 SINGLE-FAMILY RESIDENTIAL
Rs-4 SINGLE-FAMILY RESIDENTIAL
Rd-1 TWO-FAMILY RESIDENTIAL
Rm-1 MULTI-FAMILY RESIDENTIAL
Rm-2 MULTI-FAMILY RESIDENTIAL
Rm-2 IMITED GENERAL BUSINESS
B-3 OFFICE AND PROFESSIONAL BUSINESS
M-1 LIMITED MANUFACTURING
M-2 GENERAL MANUFACTURING
I-1 INSTITUTIONAL
C-1 CONSERVANCY

PLANNED UNIT DEVELOPMENT

TOWN OF DELAFIELD: 1989

WF-1 WETLAND-FLOODPLAIN A-1 AGRICULTURAL

A-2 RURAL HOME
R-1 RESIDENTIAL
R-1A RESIDENTIAL
R-2 RESIDENTIAL
R-3 RESIDENTIAL
R-1 RESIDENTIAL
LAKE
B-1 RESTRICTED BUSINESS

R.D.V. CONDITIONAL USE PERMIT APPROVED FOR RESIDENTIAL DESIGN VARIATION

TOWN OF GENESEE: 1989

C-1 CONSERVANCY
A-E EXCLUSIVE AGRICULTURAL CONSERVANCY
A-B AGRICULTURAL BUSINESS
A-P AGRICULTURAL LAND PRESERVATION

A-1/A-1a AGRICULTURAL A-2 RURAL HOME A-3 SUBURBAN ESTATE R-1/R-1a RESIDENTIAL RESIDENTIAL

1-1 PUBLIC
1-1 RESTRICTED BUSINESS
1-2 LOCAL BUSINESS
1-3 GENERAL BUSINESS
1-1 LIMITED INDUSTRIAL

EXISTING AGRICULTURAL OVERLAY

TOWN OF PEWAUKEE: 1989

AGRICULTURAL
AGRICULTURAL
AGRICULTURAL
SINGLE-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
HOLTI-FAMILY RESIDENTIAL
NEIGHBORHOOD BUSINESS
GENERAL BUSINESS
PROFESSIONAL OFFICE

GENERAL BUSINESS
4 PROFESSIONAL OFFICE
5 HIGHWAY BUSINESS
6 MIXED USE BUSINESS
1-1 WHOLESALE/WAREHOUSE
1-2 LIMITED INDUSTRIAL

M-1 WHOLESALE/WAREHOUSE
M-2 LIMITED INDUSTRIAL
M-3 GENERAL INDUSTRIAL
M-4 INDUSTRIAL, PARK
M-5a EXTRACTIVE (LONG-TERM)
M-5b EXTRACTIVE (STORT-TERM)
LTD URBAN INSTITUTIONAL

I URBAN INSTITUTIONAL
RURAL INSTITUTIONAL
PARK AND RECREATION
C LOWLAND CONSERVANCY
UPLAND CONSERVANCY
FLOODLAND

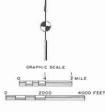
TONTONNED

CONDITIONAL USE PERMIT APPROVED FOR PLANNED UNIT DEVELOPMENT

TOWN OF WAUKESHA: 1990

C-1 CONSERVANCY
A-1 AGRICULTURAL
RE RESIDENCE ESTATE
RESIDENCE SUBURBAN ESTATE
R-1 RESIDENCE
R-2 RESIDENCE
R-3 RESIDENCE
R-1 PARK, RECREATION
B-1 RESTRICTED BUSINESS
B-2 LOCAL BUSINESS
B-3 GENERAL BUSINESS
LIMITED INDUSTRIAL

GENERAL INDUSTRIAL



Source: Towns of Delafield, Pewaukee, and Waukesha; Waukesha County; and SEWRPC.

Table 32
SUMMARY OF TOWN OF BROOKFIELD ZONING DISTRICTS: 1990

				Minimum Lot Size		Mini	mum Yard Require	ment	Maximum Principal	Ares of Town in	Percent of
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)	Zoning District (acres) ³	Town in Zoning District
A-1 Agricultural	Agricultural uses; keep- ing of fowl and livestock subject to area restrictions; essential services	Airports; topsoil removal; landfills; sewer treatment plants; solar energy collectors; utility substations	Five acres	Five acres	300	50	30	30	100	0	0.0
Rs-1 Single-Family Residential	Single-family dwellings; community living arrangements with eight or lewer per- sons; foster family homes; family day care; essential services	Public uses; solar energy collectors; community living arrangements of nine or more persons; topsoil removal	40,000 square feet	40,000 square feet	150	50	20	20	35	o	0.0
Rs-2 Single-Family Residential	Same as Rs-1 principal uses	Same as Rs-1 conditional uses	30,000 square feet	30,000 square feet	120	50	20	20	35	0	0.0
Rs-3 Single-Family Residential	Same as Rs-1 principal uses	Same as Rs-1 conditional uses	20,000 square feet	20,000 square feet	110	50	20	20	355	93	48.6
Rs-4 Single-Family Residential	Same as Rs-1 principal uses	Same as Rs-1 conditional uses	15,000 square feet	15,000 square feet	90	35	15	15	35	40	3.3
Rd-1 Two-Family Residential	Two-family dwellings; community living arrangements of eight or fewer persons; foster family homes; family day care; essen- tial services	Same as Rs-1 conditional uses	20,000 square feet	10,000 square feet	120	35	15	15	35	55	4.5
Rm-1 Multi-Family Residential	Two- to eight-family dwellings; community living arrangements of 15 or fewer persons; foster family homes; family day care; essential services	All Rs-1 conditional uses; community living arrangements of 16 or more persons; multi- family residential projects exceeding eight units per struc- ture; rest homes	20,000 square feet	10,000 square feet	120	35	20	20	40	54	4.4
Rm-2 Multi-Family Residential	Same as Rm-1 principal uses	Same as Rm-1 conditional uses	20,000 square feet	6,000 square feet	120	35	20	20	40	17	1.4
B-1 Neighborhood Business	Business and profes- sional offices; grocery and other retail stores; resteurants; financial institutions; laundry and dry cleaning establishments	Public uses; commer- cial recreational facili- ties; solar energy collectors; drive-in banks; funeral homes; service stations; top- soil removal	Two acres	Not applicable	200	50	15	15	35	O	0.0
B-2 Limited General Business	Same as 8-1 principal uses; appliance stores; bowling alleys; building supply stores; funeral homes; garden centers; printing and publishing houses; theaters; motels and hotels	All 8-1 conditional uses; automotive sales; drive-in theaters; fast food restaurants; radio and television transmitting towers; animal hospitals; lumberyards and mills	20,000 square feet	Not applicable	120	50	15	15	45	58	4.7
B-3 Office and Professional Business	Administrative and professional offices; financial institutions; medical clinics; barber and beauty shops; real estate and insurance offices; parking lots and structures	Public uses; public solar energy collectors; drive-in banks; funeral homes; topsoil removal	20,000 square feet	Not applicable	120	50	15	15	60	147	12.0

Table 32 (continued)

		· · · · · · · · · · · · · · · · · · ·		Minimum Lot Size		Mir	nimum Yard Require	ment	Maximum	Area of	
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Owelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building Height (feet)	Town in Zoning District (acres) ⁸	Percent of Town in Zoning District ⁹
M-1 Limited Manufacturing	Assembly, processing, manufacturing, and/or storage of items with a limited size and of a limited nature	Airports; public uses; freight yards and terminals; solar energy collectors; animal hospitals; lumberyards and mills; commercial service facilities; top- soil removal	20,000 square feet	Not applicable	120	50	10; more if lot adjoins resi- dential district	10; more if lot adjoins resi- dential district	45	116	9.5
M-2 General Manufacturing	All M-1 principal uses; assembly, processing, manufacturing, and/or storage of items of a more general nature	All M-1 conditional uses; landfills; incinerators; sewage treatment plants	20,000 square feet	Not applicable	120	50	10	10	45	12	1.0
M-3 Quarrying	None; all uses are conditional	Mineral extraction operations; processing and storage of cement products; topsoil removal; utility substations; solar energy collectors	None specified	Not applicable	None specified	50 for build- ings; 100 for quarries	50 for build- ings; 100 for quarries	50 for build ings; 100 for quarries	45	0	0.0
I-1 Institutional	Schools and colleges; churches; medical and health institutions; art and cultural centers, including libraries; public administrative buildings; police and fire stations	Airports: penal and correctional institu- tions; cemeteries; utility substations; solar energy collec- tors; elderly housing and rest homes; radio and television trans- mitting towers and broadcast studios; topsoil removal	20,000 square feet	20,000 square feet	120	50	20	20	35	44	3.6
P-1 Park	Parks; playgrounds; play fields; fair- grounds; exhibition halls; hiking and biking trails	Public uses; solar energy collectors; soil removal; gymnasiums; conservatories and music halls	None specified	Not applicable	None specified	20	20	20	45	0	0.0
C-1 Conservancy	Hiking; swimming; fish- ing; boating; existing agricultural uses; harvesting wild crops; silviculture; construc- tion of walkways, piers, and docks; maintenance of existing streets and bridges; aquaculture	Construction of neces- sary streets; parks; railroad lines; utility transmission and distribution lines; nonresidential build- ings accessory to aquaculture	None specified	Not applicable	None specified	None specified	None specified	None specified	None specified	86	7.0
PUD Planned Unit Development Overlay	All uses permitted in the underlying zoning district	None	Varies from five to 20 acres, depending upon uses permitted	Variable	Variable	Variable	Variable	Variable	Variable	36 ^c	3.0 ^c

^aIncludes only that portion of the Town of Brookfield within the planning erea.

Source: Town of Brookfield Zoning Ordinance and SEWRPC.

^bThe PUD overlay designation allows for flexibility in the siting of buildings within the area so designated.

^COverlays an Rm-1 zoning district.

Table 33
SUMMARY OF TOWN OF DELAFIELD ZONING DISTRICTS: 1990

	<u></u>			Minimum Lot Size		: Mini	imum Yard Requirer	nent	Maximum	Area of	
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building Height (feet)	Town in Zoning District (acres) ⁸	Percent of Town in Zoning District
WF-1 Wetland- Floodplain	Grazing: harvesting wild crops: hunting and fishing; forestry	Public utilities; cemeteries; churches; motels; outdoor rec- reation facilities; com- mercial stables; fish hatcheries; public buildings	None specified	Not applicable	None specified	None specified	None specified	None specified	None specified	252	6.5
A-1 Agricultural	All WF-1 principal uses: nurseries; planned unit developments; single-family dwell- ings; agricultural uses; professional offices accessory to residen- tial use; park and rec- reation areas	All WF-1 conditional uses; airports; drive-in theaters; animal hos- pitals; fur and pig farms; mobile home parks	1.5 acres	1.6 acres	200	50 ^b	20 ^b	20 ^b	35	1,759	45.2
A-E Exclusive Agricultural	All WF-1 principal uses; agricultural uses; nurseries; farm dwellings	Public utilities	35 acres	35 acres	660	100	50	50	35	0	0.0
A-2 Rural Home	All WF-1 principal uses; single-family dwell- ings; farming on lots 10 acres or larger; keeping of livestock or fowl subject to area restrictions; public parks and recreation areas	All WF-1 conditional uses; residential design variation; planned unit developments ^C	Three acres	Three acres	200	sob	зо ^b	30 ^b	35	1,235	31.8
A-3 Suburban Estate	All W-F principal uses; single-family dwell- ings; nurseries; public parks and recreation areas	Same as A-2 conditional uses	Two acres	Two acres	200	50	25	25	35	0	0.0
R-1 Residential	Same as A-3 principal uses	Same as A-2 conditional uses	1.5 scres	1.5 scres	200	50	20	20	35	361	9.3
R-1(A) Residential	Same as A-3 principal uses	All A-2 conditional uses, except residen- tial design variation	One acre	One acre	150	50	20	20	35	25	0.7
R-2 Residential	Single-family dwellings; home occupations; public parks and recreation areas; nurseries	Same as R-1(A) conditional uses	30,000 square feet	30,000 square feet	120	50	20	20	35	121	3.1
R-3 Residential	Same as R-2 principal uses	Same as R-1(A) conditional uses	20,000 square feet	20,000 square feet	120	50	20	20	35	56	1.4
R-L Residential Lake	All R-2 principal uses; private boathouses; docks and mooring facilities	All R-1(A) conditional uses; marinas	20,000 square feet	20,000 square feet	100	50	15 ^d	15 ^d	35	66	1.7
8-1 Restricted Business	Retail stores; business and professional offices; customer ser- vice establishments; off-street parking; pub- lic parks and recrea- tion areas	All WF-1 conditional uses; service stations; drive-in restaurants; marinas	20,000 square feet	20,000 square feet [®]	120	50	10	10	35	13	0.3
B-2 Shopping Center	All 8-1 principal uses; clinics; commercial studios	All B-1 conditional uses; animal hospitals; outdoor theaters	20,000 square feet	Not applicable	120	50	10	10	35	0	0.0
B-3 Business Park	Professional, corporate, and administrative offices; studios, busi- ness centers and simi- lar operations not involving retail sales or industrial uses	Same as 6-2 conditional uses	Five acres	Not applicable	330	100	so ^f	so ^f	35	O	0.0

		-		Minimum Let Size		Min	nimum Yard Require	Requirement Maxim			Percent of
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)	Zoning District (acres) ⁸	Town in Zoning District ⁸
Q-1 Quarrying	Atl WF-1 principal uses; agricultural uses; park and recreational uses; quarrying and related accessory uses	Same as WF-1 conditional uses	10 acres	Not applicable	200	Quarries, as required by Section 17.10(5)(a); other permitted uses, 50	Quarries, as required by Section 17.10(5)(o); other permitted uses, 20	Quarries, as required by Section 17.10(5)(o); other permitted uses, 20	35	0	0.0
M-1 Industrial	All W-F principal uses; agricultural uses; park and recreational uses; nurseries; industrial and commercial opera- tions that complement surrounding areas	All 8-2 conditional uses; fur and pig farms; refuse disposal sites	Three acres	Not applicable	200	100	50 ^f	50 ^f	35	0	0.0

⁸Includes only that portion of the Town within the planning area

Source: Town of Deletield Zoning Ordinance and SEWRPC.

districts, three public-use districts, three conservancy districts, and a shoreland overlay district. The shoreland overlay district is applied in areas in the Town that are under the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance, although the overlay district is not shown on the Town zoning maps. The district regulations are summarized in Table 34. The table also portrays the number of acres and the percent of the area of the Town in each zoning district for the portion of the Town which is in the planning area.

The Town of Waukesha Zoning Ordinance includes 13 zoning districts. These include one conservancy district, one agricultural district, five single-family residential districts, one publicuse district, three business districts, and two industrial districts. The district regulations are summarized in Table 35. The table also presents the number of acres and the percent of the Town's area in each zoning district. All of the Town of Waukesha is included in the planning area. About 48 percent of the Town is zoned for single-family residential uses on lots ranging from 20,000 square feet to three acres in size. About 31 percent of the Town is zoned conser-

vancy, and is protected from urban development. About 16 percent of the Town is zoned for agricultural use with a minimum parcel size of 20 acres. The remaining 5 percent of the Town is zoned for commercial, industrial, or public uses.

Waukesha County Ordinances

Waukesha County Zoning Ordinance: The first Waukesha County Zoning Ordinance was adopted in 1946. The current ordinance, which was initially adopted in February 1959, applies to nonshoreland areas in the Towns of Genesee, Oconomowoc, Ottawa, and Vernon. A portion of the Town of Genesee lies in the planning area. Map 46 shows the application of Waukesha County zoning districts as of November 1989 to that portion of the Town of Genesee located in the planning area.

The ordinance, which is summarized in Table 36, contains 21 zoning districts and one overlay district. These districts include one conservancy district, seven agricultural districts, five single-family residential districts, one multi-family residential district, one public-use district, three business districts, one quarrying district, and two industrial districts. The ordi-

 $^{^{}b}$ Larger distances are required for buildings that house animals.

A residential design variation differs from a planned unit development in that the residential design variation allows only single-family dwellings, while the planned unit development allows all dwelling types.

dA 150-foot minimum setbeck from shorelines is required.

 $^{^{\}it e}$ Residences are allowed only if they are accessory to a principal permitted use.

¹A 100-foot minimum setback is required if the let is adjacent to a residential or agricultural district.

Table 34
SUMMARY OF TOWN OF PEWAUKEE ZONING DISTRICTS: 1990

			<u> </u>	Minimum Lot Size		Min	imum Yard Requirer	nent	Maximum	Area of	
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building Height (feet)	Town in Zoning District (acres) ⁸	Percent of Town in Zoning District ⁸
A-1 Agricultural	Agricultural uses; farm dwellings	Animal hospitals; feed lots; fur farms; hous- ing for farm laborers; livestock sale facilities; sportsmen's clubs; a second farm dwelling	35 acres	35 acres	600	60	Farm dwellings, 25; other structures, 20	50	45 ^b	1,756	23.8
A-2 Agricultural	All A-1 principal uses; agricultural ware- housing; animal hospitals; stables with no more than one horse per acre	Processing of agricul- tural products; recrea- tional vehicle and boat storage; other agricul- tural uses	10 acres	10 acres	300	60	25 .	Farm dwellings, 50; other_ structures, 20	40 ^b	331	4.5
Rs-1 Single-Family Residential	Single-family dwellings with garages; foster homes; community liv- ing arrangements; family day care	Raising of animals, poultry, or fish for household consumption	Five acres	Five acres	300	45	30	35	35	443	6.0
Rs-2 Single-Family Residential	Same as Rs-1 principal uses	Keeping of outdoor pens for horses, dogs, and cats at specified densities	Two acres	Two acres	220	45	25	35	35	137	1.9
Rs-3 Single-Family Residential	Same as Rs-1 principal uses	Planned unit developments	One acre	One acre	150	45	20	35	35	327	4.4
Rs-4 Single-Family Residential	Same as Rs-1 principal uses	Planned unit developments	20,000 square feet	20,000 square feet	110	40	20	35	35	757	10.3
Rs-5 Single-Family Residential	Same as Rs-1 principal uses	Planned unit developments	15,000 aquare feet	15,000 square feet	100	40	15	35	35	50	0.7
Rs-6 Single-Family Residential	Same as Rs-1 principal uses	Planned unit developments	12,500 square feet	12,500 square feet	90	30	12	35	35	49	0.7
Rs-7 Single-Family Residential	Existing single-family dwellings	None	c	c	¢	Variable, but not less than 20	Varieble	20	35	1	<u>, d</u>
Rd-1 Two-Family Residential	Two-family dwellings with garages; foster homes; community living arrangements	Planned unit developments; home occupations; profes- sional offices	22,000 square feet	11,000 square feet	130	40	10	30	35	15	0.2
Rd-2 Two-Family Residential	Same as Rd-1 principal uses	Same as Rd-1 conditional uses	18,000 square feet	9,000 square feet	120	40	10	30	35	0	0.0
Rm-1 Multi-Family Residential	Three- and four-family dwellings with garages; foster homes; community living arrangements	Planned unit developments	0.5 acre	7,260 square feet	120	35	25	35	35	48	0.6
Rm-2 Multi-Family Residential	Three- to eight-family dwellings with garages; foster homes; community living arrangements	Planned unit develop- ments; mobile home parks	0.33 acre	4,840 square feet	120	35	25	35	35	0	0.0
Rm-3 Multi-Family Residential	Three- to 16-family dwellings with garages; foster homes; community living arrangements	Planned unit develop- ments; housing for the elderly	0.25 acre	3,630 square feet	150	35	25	35	35	83	1.1
8-1 Neighborhood Business	Certain retail establish- ments, selling and storing only new mer- chandise; inne erts studios; professional offices; financial institutions; barber and beauty shops; medical offices; bakeries; grocery stores; variety stores	Uses similar to B-1 per- mitted uses and com- patible with adjacent residential areas	Two acres	Not applicable	200	100	40	40	35	10	0.1

			!	Minimum Lot Size		Mini	mum Yard Require	телі	Maximum	Area of	
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setheck (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building Height (feet)	Town in Zoning District (acres) ^a	Percent of Town in Zoning District ⁸
8-2 Community Business	All B-1 principal uses; department stores; enterteinment and recreation establish- ments; radio broad- casting studios; furniture stores	Uses similar to B-2 principal uses; fast-food restaurants; taverns; accessory residential quarters; service stations; hotels and motels	Eight acres	•	400	100	40	40	35	o	0.0
B-3 General Business	All B-1 and B-2 principal uses	Uses similar to B-3 principal uses; automobile repair shops; boarding houses; service stations; taverns; institutional uses; accessory residential quarters; replacement of existing dwallings; animal hospittals; lumberyards	7,200 square feet	•	60	25	10 ^f	25 ^f	36	44	0.6
B-4 Professional Office	Administrative and public service offices; professional offices; art studios	Uses similar to 8-4 principal uses; acces- sory residential quarters	10,000 square feet	•	90	25 [†]	10 ^f	25 ^f	35	176	2.4
8-5 Highway Business	Highway-oriented uses; auto and auto parts sales and service; fast-food restaurants; service stations; restaurants; truck stops	Uses similar to 8-5 principal uses	30,000 square feet	Net applicable	120	40	10	25	35	109	1.5
B-6 Mixed-Use Business	None, all uses are conditional	All B-1 and B-2 principal uses; other competible retail, ser- vice, or office uses	Two acres	Not applicable	200	55	30	30	40	58	0.7
M-1 General Wholesale Business/ Warehouse	Wholesale uses; storage buildings or yards	Temporary vehicle storage; wholesale transfer stations; storage of flammable liquids and gases; temporary animal storage; warehouses; accessory residential quarters	30,000 square feet	•	120	30	10	25	35	185	2.5
M-2 Limited Industrial	Manufacturing or fabricating of goods and materials within a building, provided all smoke, dust, odor, and other by-products are confined within the building	Storage of explosive or flammable material; storage warehouses	40,000 square feet	•	140	45	25	25	35	266	3.6
M-3 General Industrial	Manufacturing, fabricating, and storage within an enclosed structure or screened yard	Landfills; storage, manufacturing, or fab- rication of explosive or flammable materials	50,000 square feet	•	150	35	25	25	40	122	1.7
M-4 Industrial Park	None, all uses are conditional	All M-1, M-2, and M-3 principal and acces- sory uses, provided such uses are wholly contained within a building	25 acres ^g	•	ecc ^g	30	30	30	35	162	2.2
M-5a Extractive	None, all uses are conditional	Long-term (five years or more) mining, proc- easing, storing, refin- ing, and washing of extracted material or topsoil	None specified	Not applicable	80	200 ^h	200 ^h	200 ^h	75	170	2.0
M-5b Extractive	None, all uses are conditional	Short-term (less than five years) mining, grading, and storage of extracted material	None specified	Not applicable	80	100	100	100	40	124	2.0

Table 34 (continued)

1			-	Minimum Lot Size	-	Min	imum Yard Require	ment	Maximum Principal	Area of Town in	Percent of
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Building Height (feet)	Zoning District (acres) ⁸	Town in Zoning District
i-1 Urban Institutional	Churches; health care institutions; cultural uses; schools; public offices; police and fire stations	Bus terminals; cometer- ies; radio and televi- sion transmitting towers; wastewater treatment plants; water storage tanks and towers	7.200 aquare feet	•	60		•	25	35	56	0.7
I-2 Rural Institutional	Churches; schools; public offices; police and fire stations	Airports, bus terminals and carpool parking areas; cometeries; water storage tanks and towers; electric generation plants and substations	Two acres	 •	220	75	25	25	35	325	4.4
P-1 Park and Recreation	Outdoor recreational uses and structures; skating rinks	Intensive recreational uses; fairgrounds; campgrounds; muse- ums and music halls	None specified	Not applicable	80	40	40	40	35	138	1.9
LC Lowland Conservancy	Agricultural uses; fishing and hunting; hervesting wild crops; water retention and wildlife preserves; for- estry; fish hatcheries	None	None specified	Not applicable	None specified	Same as the most restrictive adjacent	Same as the most restrictive adjacent	Same as the most restric- tive adjacent	25	725	9.8
UC Upland Conservancy	Agricultural uses; fishing and hunting; forest and game man- agement; open space; single-family dwell- ings with garages; fos- ter homes; community living arrangements; family day care	Raising animals, poul- try, or fish for house- hold consumption	Five acres	Five acres	300	45	30	35	35	137	1.9
F-1 Floodland	Agricultural uses; fishing; harvesting wild crops; forestry; water retention; and wildlife preserves	Uses not impeding the movement of flood-waters and which are floodproofed, such as bridges and marinas; parking lots; park and recreational uses; utilities	None specified	Not applicable	None specified.	None specified	None specified	None specified	None specified	572	7.8
SO ^j Shoreland Overlay	Shoreland provisions of the Waukesha County Shoreland and Flood- land Zoning Ordinance apply in addition to the regulations of the underlying Town zoning district	Earth movements, such as topsoil and subsoil; surface water alterations	None specified	Not applicable	None specified	None specified	None specified	None specified	None specified		

^aIncludes only that portion of the Town in the planning area.

b Barns, elevators, grain dryers and silos may exceed 45 feet; however, their height is limited to 1.5 times the distance between the structure and the nearest lot line.

CThe intent of the Rs-7 District is to accommodate residential uses within the older, established areas of the Town where lots within residential areas are smaller than 12,500 square feet.

dLess than 0.01 percent.

⁸Dwelling units are permitted only as an accessory or conditional use.

fyard requirements in the 8-3 and 8-4 Districts are increased to equal the everage front, side, or rear building setbacks on adjacent lots, if the setbacks for adjacent existing buildings exceed the minimums listed on the table.

g Each principal use in the M-4 District may be sited on an individual lot, provided the lot has a minimum size of 40,000 square feet and a minimum width of 120 feet.

h Applies to extractive operations only; front, side, and rear yard satbacks for accessory uses are 100 feet.

Minimum front and side yard setbacks are equal to the average setback on adjoining lots.

^jThe Shoreland Zoning Overlay is not shown on the Town of Pewaukee zoning maps.

Source: Town of Pewaukee Zoning Ordinance and SEWRPC.

Table 35
SUMMARY OF TOWN OF WAUKESHA ZONING DISTRICTS: 1990

				Minimum Lot Size		Min	imum Yard Require	ment	Maximum Principal	Area of Town in	Percent o
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building Height (feet)	Zoning District (acres)	Town in Zoning District
C-1 Conservancy	Agricultural uses; harvesting wild crops; grazing; forestry and game management; hunting, fishing, out- door recreational uses; transmission lines	Fish hatcheries	None specified	Not applicable	None specified	None specified	None specified	None specified	None specified	4,885	30.8
A-1 Agricultural	Agricultural uses; farm dwellings; home occupations and pro- fessional offices	Kennels: cemeteries; airports; certain shops and studios; limited agricultural uses; quarrying; labora- tories; riding stables; truck parking; planned unit developments	20 acres	20 acres	660	. 50	20	20	36	2,452	15.5
R-E Residence Estate	Agricultural uses, pro- vided the lot size is 20 acres or more; single- family divellings; home occupations; keeping domestic livestock; horticulture	Cemeteries; recrea- tional facilities; riding stables; truck parking; planned unit developments	Three acres	Three acres	200	50	30	30	35	1,470	9.3
R-SE Suburban Estate	All R-E principal uses, with additional restric- tions on keeping livestock	Cemeteries; recrea- tional facilities; planned unit developments	Two scres	Two acres	175	50	25	25	36	45	0.3
R-1 Single-Family Residence	Same as R-SE principal uses	Same as R-SE conditional uses	One acre	One acre	150	50	20	20	36	4,578	28.9
R-2 Single-Family Residence	Same as R-SE principal uses	All R-SE conditional uses; art studios; antique and gift shops	30,000 square feet	30,000 square feet	120	50	20	20	35	1,015	6.4
R-3 Single-Family Residence	Same as R-SE principal uses	Same as R-2 conditional uses	20,000 square feet	20,000 square feet	120	50	20	20	35	558	3.5
P-1 Park, Recreation, and Public	Parks and arboretums; playgrounds and sportsfields; other public recreational uses	Cemeteries; fish hatcheries; private recreational uses; refuse disposal sites	None specified	Not applicable	None specified	None specified	None specified	None specified	None specified	469	3.0
B-1 Restricted Business	Single-family dwellings; craft and gift shops; financial institutions; professional and busi- ness offices	Recreational facilities; truck parking; public buildings; refuse dis- posal sites	20,000 square feet	20,000 square feet	120	50	20	20	35	21	0.1
B-2 Local Business	All principal 8-1 uses, except that residences are permitted only as an accessory use; gro- cery and other retail stores; restaurants	Kennels; service stations; drive-in restaurants; labora- tories; motels; public buildings; truck parking	20,000 square feet	Not applicable	120	50	10 ⁸	10 ⁸	35	29	0.2
B-3 General Business	All B-2 principal uses; automobile sales; bot- tling plants; places of entertainment; whole- salers and distributors; mini-warehouses	Kennels, service sta- tions; drive-in restau- rants; laboratories; motels; public build- ings; outdoor theaters	20,000 square feet	Not applicable	120	50	10 ⁸	10 ⁸	35	114	0.7
l-1 Limited Industrial	All B-3 principal uses; large machine repair; manufacturing; proc- esaing; febricating; packaging or assembly of products; laboratories	Quarries; refuse dis- posal sites; salvage yards; fur end pig farms; kennels; service stations; drive-in restaurants; laboratories; public buildings	One acre	Not applicable	150	50ª	10 ^a	10 ⁸	60	190	1.2
I-2 General Industrial	All I-1 principal uses; building material sal- vage yards; freight terminals; foundries; petroleum storage; machine storage and sales	Same as I-1 conditional uses	One acre	Not applicable	150	. 50 ⁸	10 ⁸	10 ⁸	60	12	0.1

⁸Additional setbacks are required if an industrial lot adjoins a nonindustrial district.

Table 36
SUMMARY OF TOWN OF GENESEE ZONING DISTRICTS: 1990^a

				Minimum Lot Size		Min	imum Yard Require	ment	Maximum Area of		
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area	Area per Dwelling Unit	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Principal Building Height (feet)	Town in Zoning District (acres)	Percent of Town in Zoning District
C-1 Conservancy	Grazing; harvesting wild crops; hunting and flahing; forestry; dams and hydroelectric power stations; telephone, telegraph, and power transmission lines; aquaculture and associated buildings	Outdoor recreational facilities; quarrying; refuse disposal sites; open space for planned unit developments	None specified	Not applicable	None specified	None specified	None specified	None specified	None specified	1.246	16.0
A-E Exclusive Agricultural Conservancy	All C-1 principal uses: agricultural uses, including dairying, livestock, and truck farming; nurseries; farm dwellings; sod farming	Fish hatcheries; outdoor recreational facilities; public buildings and uses; quarrying; refuse dis- posal sites	35 acres	35 acres	None specified	50	50	50	60 ^c	1,648	21.2
A-P Agricultural Land Preservation	All A-E principal uses; stables	All A-E conditional uses; animal hospitals; churches; cemeteries; fur and pig farms; truck parking	35 acres	35 acres ^d	600	50	50	50	60°	80	1.0
A-B Agricultural Business	Agricultural and horti- cultural services; agri- cultural commodities warehousing; farm machinery sales; vet- erinary services; poul- try and egg production; accessory single- family dwellings	All A-P conditional uses; airports; laboratories	Five acres	Five scres	300	50	100 for build- ings housing livestock or animal waste; 10 for other buildings	100 for build- ings housing livestock or animal waste; 10 for other buildings	35°	124	1.6
A-O Existing Agricultural Overlay	All A-P principal uses in addition to underlying district uses	All A-P conditional uses	None specified	None specified	None specified	None specified	None specified	None specified	None specified		•
A-T Agricultural Land Preservation Transition	Same as A-P principat uses	All A-E conditional uses; restaurants; airports; planned unit developments	35 acres	35 acres	600	50	50	50	35 ^c	0	0.0
A-C Agricultural Land Preservation Conservancy	Same as C-1 principal uses	All A-T conditional uses; animal hospitals; churches; cemeteries	35 acres	Not applicable	None specified	None specified	None specified	None specified	None specified	o	0.0
A-1 Agricultural	All A-E principal uses, subject to restrictions on the keeping of animals; single-family dwellings; professional offices; planned unit developments	All A-B conditional uses; antique and gift shops; art studios	Three acres	Three acres	200	50	20	20	35	709	9.1
A-1A Agricultural	Same as A-1 principal uses	Same as A-1 conditional uses	One acre	One acra	150	50	20	20	35	0	0.0
A-2 Rural Home	All A-1 principal uses, subject to additional restrictions on the keeping of animals	Churches; landing fields; cemeteries; animal hospitals; fish hatcheries; mobile home parks; planned unit developments; public buildings; refuse disposal sites; restaurants and taverns	Three acres	Three ecres	200	50	30	30	35	2,127	27.3
A-3 Suburban Estate	All A-2 principal uses, subject to additional restrictions on the keeping of animals	All A-2 contional uses, except mobile home parks	Two acres	Two acres	175	50	25	25	35	265	3,4

Table 36 (continued)

			Minimum Lot Size		Minimum Yard Requirement			Maximum	Area of		
Zoning	Principal			Ares per	Width at Setback	Front Yard	Side Yard	Rear Yard	Principal Building Height	Town in Zoning District	Percent of Town in Zoning
District	Permitted Uses	Conditional Uses	Total Area	Dwelling Unit	(feet)	(feet)	(feet)	(feet)	(feet)	(acres) ^a	District [®]
R-1 Residential	Same as A-3 principal uses	Airports; antique and gitt shops; animal hospitals; churches; cemetarles; fish hatcheries; planned unit developments; public buildings; restaurants and taverns; truck parking	One acre	One acre	150	50	20	20	35	814	10.4
R-1A Residential	Same as R-1 principal uses	Same as R-1 conditional uses	One acre	One acre	150	50	20	20	35	0	0.0
R-2 Residential	Same as R-1 principal uses	Same as R-1 conditional uses	30,000 square feet	30,000 square feet	120	50	20	20	35	0	0.0
R-3 Residential	All R-1 principal uses; multi-family dwellings	Same as R-1 conditional uses	20,000 square feet	Variable	120	50	20	20	35	388	5.0
P-1 Public	Public uses such as education, recreation, and medical care	All R-1 conditional uses; mobile home parks; motels and hotels; quarries; refuse dispesal sites	None specified	Variable	None specified	50	SO	50	None specified	154	2.0
B-1 Restricted Business	All R-1 principal uses; limited retail and cus- tomer service establishments; multi- family dwellings; boarding and rooming houses	Airports, snimal hospi- tals; churches; ceme- teries; mobile home parks; planned unit developments; public buildings; refuse dis- posal sites; truck parking	20,000 square feet	Variable	120	50	20	20	35	8	0.1
8-2 Local Business	All B-1 principal uses; limited retail and cus- tomer service establishments	All B-1 conditional uses; service stations; drive-in restaurants; motels and hotels; drive-in theaters; quarries	20,000 square feet	Variable	120	50	10; 20 for buildings used for residential purposes	10; 20 for buildings used for residential purposes	35	41	0.5
B-3 General Business	All B-2 principal uses, except that residential uses must be accessory to permitted use; general business; wholesalers and distributors; used car lots; auto repair shops; dairies	All B-2 conditional uses, except truck parking	20,000 square feet	Not applicable	120	50	10; 20 for buildings used for residential purposes	10; 20 for buildings used for residential purposes	35	19	0.3
Q-1 Quarrying	All A-1 principal uses; quarrying; manufac- ture of building blocks and production of ready-mix concrete when accessory to quarrying operations	Animal hospitals; churches; cemeteries; fish hatcheries; mobile home parks; motals; planned unit develop- ments; outdoor recrea- tional facilities; public buildings; refuse dis- posal sites	Three acres	Variable	200	Quarrying, as required by Section 3.08(7)(S); other principal uses, 50	Quarrying, as required by Section 3.08(7)(S); other principal uses, 20	Quarrying, as required by Section 3.08(7)(S); other principal uses, 20	35	0	0.0
M-1 Limited Industrial	All B-3 principal uses; junk yards, foundries, refineries, tanneries, and similar uses, where no objection- able noise, odor, dust, or smoke is produced	Airports; service sta- tions; cemeteries; drive-in restaurants; fur and pig farms; laboratories; mobile home parks; motels; planned unit develop- ments; public build- ings; refuse disposal sites; quarries	One acre	Not applicable	150	50	10; more if lot adjoins a more restrictive district	10; more if lot adjoins a more restrictive district	80	167	2.1
M-2 General Industrial	All M-1 principal uses; quarrying; other com- mercial and industrial uses	All M-1 contional uses; salvage yards	One acre	Not applicable	150	50 ⁰	10; more if lot adjoins a more restrictive district	10; more if lot adjoins a more restric- tive district	60	0	0.0

^{*} The Town of Genesee has adopted the Waukesha County Zoning Ordinance. The zoning districts and regulations summerized in this table are those of that ordinance.

 $^{^{\}it b}$ Includes only that portion of the Town of Genesee within the planning erea.

c_{increases} up to 100 feet are allowed where the distance between the structure and all lot lines exceeds the height of the structure.

d Additional dwellings accessory to the farming operation may be allowed on separately described percels at least one acre in size and 150 feet wide.

ell the opposite frontage is in a residential or agricultural district, a 100-loot minimum setback is required.

Source: Waukesha County Zoning Ordinance and SEWRPC.

nance also includes an Existing Agricultural Overlay District. The overlay district allows all uses permitted in the Agricultural Land Preservation District as well as those permitted in the underlying district. Lands under the Existing Agricultural Overlay District zoning are shown on Map 46.

Waukesha County Shoreland and Floodland Protection Ordinance: The Waukesha County Shoreland and Floodland Protection Ordinance was adopted in June 1970 and amended in July 1986. Shorelands are those areas located within 1,000 feet of the shoreline of navigable lakes or within 300 feet of the shoreline of navigable rivers and streams. If the 100-year floodplain extends more than 300 feet from the shoreline of the river or stream, the shoreland regulations apply to the landward edge of the floodplain. Areas under the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance are mapped on aerial photographs adopted by the County in July 1986. The ordinance also incorporates by reference any changes to the shoreland and floodland boundaries identified on more detailed topographic maps prepared after July 1986. The ordinance applies in all shoreland areas in all the Towns in the County, including the five Towns in the Waukesha planning area, Brookfield, Delafield, Genesee, Pewaukee, and Waukesha.

Waukesha County Shoreland and Floodland Protection Ordinance regulations apply to areas in the City of Waukesha that were annexed after May 7, 1982, although, after annexation, the City is responsible for administering the county regulations. Section 59.971(7) of the Wisconsin Statutes requires county shoreland regulations to remain in effect in areas annexed after that date unless the city or village has adopted shoreland regulations that are at least as restrictive as the county's regulations. County shoreland regulations are almost always more restrictive than city or village regulations, because state regulations requiring the adoption of shoreland zoning ordinances specify more restrictive standards for county ordinances than for city and village ordinances. Some of the standards that must be included in county shoreland ordinances but are not required in city and village ordinances are large minimum lot sizes, minimum setbacks from navigable waters, and restrictions on clearing vegetation near shorelines.

The county shoreland regulations in effect on the date of annexation continue to apply within the area annexed. In the City of Waukesha, shoreland areas annexed between May 7, 1982, and July 22, 1986, are subject to the county ordinance of June 1970; shoreland areas annexed on or after July 23, 1986, are subject to the county ordinance adopted on that date. County shoreland zoning regulations are essentially "frozen" in place once those lands are annexed to the City.

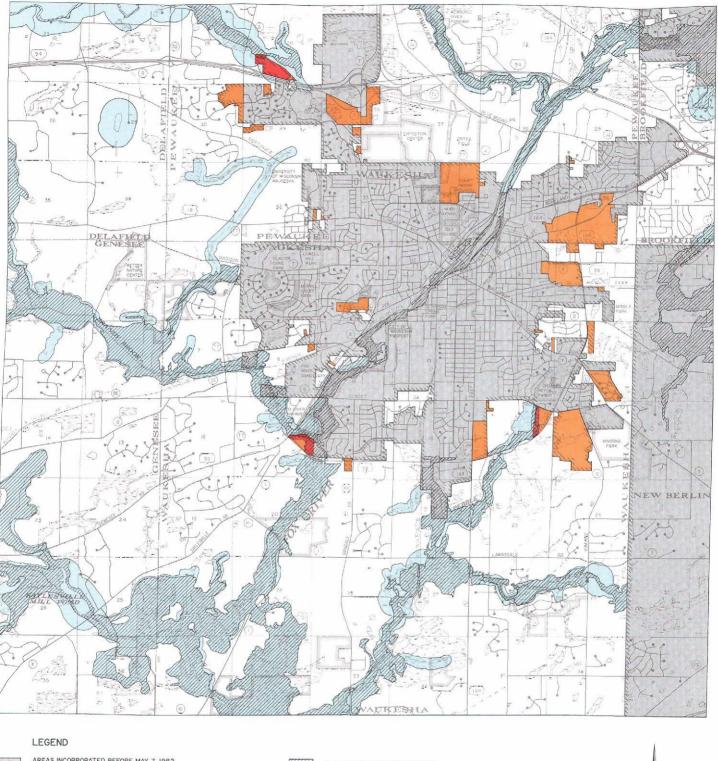
The Shoreland and Floodland Protection Ordinance contains 19 zoning districts and two overlay districts. These 19 districts include the Conservancy/Wetland District, four agricultural districts, four agricultural/residential districts, three residential districts, one public-use district, three business districts, one quarrying district, and two industrial districts. The two overlay districts are the Existing Agricultural Overlay District and the Existing Floodplain Development Overlay District. Areas in the planning area that are under the jurisdiction of the County Shoreland and Floodland Protection Ordinance are shown on Map 48.

The zoning districts contained in the County Shoreland and Floodland Protection Ordinance are somewhat different from those contained in the comprehensive County Zoning Ordinance. The Conservancy/Wetland District contained in the Shoreland and Floodland Protection Ordinance is more comprehensive in terms of the uses and activities allowed than is the Conservancy District contained in the County Zoning Ordinance. Districts found in the Shoreland and Floodland Protection Ordinance that are not included in the comprehensive Zoning Ordinance are the Country Estate (A-4) District, which allows agricultural uses on parcels of five acres or more and single-family residential development on parcels of 1.5 acres or more, and the Existing Floodplain Development (EFD) Overlay District.

In addition to the district regulations, the Shoreland and Floodland Protection Ordinance contains special regulations intended to protect rivers, streams, lakes, and riparian areas. The regulations include restrictions on filling, grading, and dredging in shorelands and limit the removal of vegetation within 35 feet of the ordinary high-water mark of rivers, streams, and lakes. The ordinance requires a minimum set-

Map 48

AREAS IN THE WAUKESHA PLANNING AREA UNDER THE JURISDICTION OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE: 1989



AREAS INCORPORATED BEFORE MAY 7, 1982 (NOT SUBJECT TO COUNTY JURISDICTION)

AREAS INCORPORATED BETWEEN MAY 7, 1982 AND JULY 31, 1989 WHERE NO SHORELANDS OR FLOODLANDS HAVE BEEN IDENTIFIED

SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTION LIMITS IN AREAS INCORPORATED BETWEEN MAY 7, 1982 AND JULY 31, 1989

SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTION LIMITS IN UNINCORPORATED AREAS



100-YEAR FLOODPLAIN BOUNDARY



WETLAND AREAS



back of 75 feet between principal structures and the ordinary high-water mark or the landward edge of the C-1 zoning district boundary, and limits the type of accessory structures that can be located in the 75 foot setback.

Chapter NR 115 of the Wisconsin Administrative Code requires counties to protect wetlands five acres or larger in shoreland areas by placing them into a special shoreland-wetland zoning district. Shoreland wetlands are identified on the Wisconsin Wetlands Inventory Maps. All shoreland wetlands in the unincorporated areas of Waukesha County have been placed in the Conservancy/Wetland (C-1) Zoning District. Uses permitted in this district are limited to open space uses such as agriculture, gathering of wild crops, silviculture, hiking, hunting, and similar uses. Filling, dredging, draining, ditching, and similar activities are very restricted.

The Shoreland and Floodland Protection Ordinance also regulates proposed development in all floodlands in the unincorporated areas of Waukesha County and in floodlands annexed to the City of Waukesha after May 7, 1982. Floodlands, which are defined as those areas subject to inundation by the 100-year recurrence interval flood, have been placed in the Conservancy/ Wetland (C-1) Zoning District, with the exception of areas that had been developed prior to adoption of the ordinance, which are discussed in the following paragraph. The C-1 district strictly limits the types of structures that can be constructed in floodland areas. Generally, permitted structures are limited to fences, roads, bridges, piers, docks, walkways, and nonresidential buildings associated with recreational or aquacultural uses. Permitted structures are further regulated by the ordinance in terms of their elevation and effect on the capacity of the floodway. Floodlands under the jurisdiction of the County Shoreland and Floodland Protection Ordinance are shown on Map 48.

Floodland areas that had been developed with structures before December 17, 1981, have been designated with the Existing Floodplain Development Overlay District. Application of the overlay district allows existing structures in the flood fringe to be rebuilt if they are destroyed. The ordinance requires rebuilt structures to meet certain conditions, including limitations of size and required height above the flood elevation.

Overzoning

A review of the existing zoning in the planning area indicates that there is a potential for approximately 3,100 residential lots smaller than five acres in size to be created outside the boundaries of the Brookfield, Pewaukee, and Waukesha planned urban service areas. This number does not include vacant lots in existing subdivisions. Table 37 shows the potential for new residential lots in the Towns of Delafield, Genesee, and Waukesha. All the undeveloped areas in the Town of Pewaukee outside the Pewaukee urban service area are in an Exclusive Agricultural or Conservancy zoning district. The current zoning appears to be appropriate for those areas. That portion of the Town of Brookfield in the planning area has, for the most part, already been developed for urban use, with the exception of wetland areas, which have been placed in a conservancy zoning district.

Designation of large tracts of land for specific uses far beyond the short-term need for such uses is known as "overzoning." Overzoning often encourages scattered development, resulting in increased municipal service costs, undesirable speculation on land values, and premature development of adjacent lands, including productive farmlands. In addition, development in unincorporated areas without municipal sewer service can lead to failing septic systems, which, in turn, can lead to degradation of water quality and creation of public health hazards.

The large number of small residential lots that could be created under existing zoning outside the urban service areas of Brookfield, Pewaukee and Waukesha indicates that some of the Towns in the planning area have too much land zoned for residential use. Large tracts of undeveloped lands, particularly those outside a planned urban service area, should be placed in an agricultural or conservancy zoning district until urban development becomes imminent. Recommendations for rezonings to implement the land use plan are presented in Chapter X of this report.

THE LAND DIVISION ORDINANCE

Land Division Regulation

A land division ordinance is a public law that regulates the division of land into smaller parcels. Land division ordinances provide for appropriate public oversight of the creation of new parcels and help ensure that new urban

Table 37

DEVELOPMENT POTENTIAL OF VACANT TOWN LANDS ZONED FOR RESIDENTIAL USE IN THE WAUKESHA PLANNING AREA: 1990

	Development Potential			
Residential Development Type	Vacant Lands Zoned Residential (acres) ^a	Number of Housing Units ^b		
Town of Delafield ^C Low Density (20,000- to 65,340-square-foot lots) Suburban Density				
(1.5- to 4.9-acre lots)	1,760 ^d	704 ^e		
Subtotal	1,760	704		
Town of Genesee Low Density (20,000- to 65,340-square-foot lots) Suburban Density (1.5- to 4,9-acre lots)	430 1,860 ^f	394 744		
Subtotal	2,290	1,138		
Town of Waukesha ^g Low Density (20,000- to 65,340-square-foot lots) Suburban Density	1,125	1,032		
(1.5- to 4.9-acre lots)	570 ^h	228		
Subtotal	1,695	1,260		
Total	5,745	3,102		

⁸Does not include vacant land in existing subdivisions.

Source: SEWRPC.

development is appropriately located; that farm and lot size minimums specified in zoning ordinances are observed; that adequate rights-ofway for arterial and collector streets are appropriately located, and dedicated or reserved; that access to arterial streets and highways is appropriately limited in order to preserve the traffic-carrying capacity of such facilities; that adequate land for parks, school sites, drainageways and other open spaces are appropriately located and preserved; that street, block, and lot layouts are appropriate; and that adequate public improvements are provided.

Chapter 236 of the Wisconsin Statutes requires a subdivision plat when five or more lots of 1.5 acres or smaller are created. The Statutes set forth requirements for surveying lots and streets. for plat review and approval by state and local agencies, and for recording approved plats. Section 236.45 of the State Statutes allows any city, village, town, or county that has established a planning agency to adopt a land division ordinance, provided the local ordinance is at least as restrictive as the state platting requirements. Local land division ordinances may include the review of other divisions of land not defined as "subdivisions" by the Wisconsin Statutes, such as when less than five lots are being created. Land division ordinances adopted by cities and villages may be applied to extraterritorial areas adjacent to the municipal boundaries as well as to incorporated areas. It is possible for both a county and a town to have concurrent jurisdiction over land divisions in unincorporated areas, or for a city, town, and county to have concurrent jurisdiction in a city's extraterritorial area.

City of Waukesha Land Division Ordinance
Ordinance Requirements: The City's land division ordinance, known as the City of Waukesha Subdivision and Platting Ordinance, is set forth in Chapter 23 of the Municipal Code. The ordinance, which took effect on January 1, 1969, has been amended several times since that date. The land division ordinance regulates all land divisions within the corporate limits and the extraterritorial jurisdiction of the City.

The City Subdivision and Platting Ordinance regulates the creation of "subdivisions" and "minor subdivisions". The ordinance defines subdivisions as the division of land into five or more parcels of 1.5 acres or smaller or the division of land into parcels of more than

^bAssumes 1.09 acres per housing unit for low density and 2.50 acres per housing unit for suburban density.

^CIncludes only those areas of the Town that are in the planning area and outside the Pewaukee planned urban service area.

d Includes 1,330 acres of land in the A-1 (Agricultural) zoning district, which does not allow land to be platted for residential development. Parcels must be created through the use of a certified survey map, which limits the number of parcels four acres or smaller in size that can be created to no more than two in any five-year period. The district does not, however, restrict the number of building sites that can be created through residential planned unit developments, which allow an average density of 2.75 acres per housing unit.

^eThe Town of Delafield Subdivision Ordinance limits the number of new housing units that can be built in a given year. In 1990, the maximum number of new units that could be built was 104. The maximum number of new units allowed increases by four each year; so that a maximum of 108 units may be permitted in 1991.

fincludes 590 acres of agriculturally zoned land which allows single-family residential development on lots with a minimum parcel size of three acres.

 $g_{\it Includes}$ only those areas of the Town outside the Waukesha planned urban service area.

^hDoes not include 2,450 acres of land in the A-1 (Agricultural) zoning district, which allows limited development of residential planned unit developments with an average density of 2.75 acres per housing unit.

1.5 acres if any new streets or access easements are created. The ordinance defines minor subdivisions as any division of land not covered by the definition of a subdivision. Minor subdivisions may be created through use of a certified survey map.

The City of Waukesha land division ordinance sets forth design standards and other specific data requirements to be provided on all preliminary plats, final plats, and certified survey maps. Table 38 provides a summary of specific street design requirements for proposed subdivisions within the City's corporate limits and its extraterritorial plat review jurisdiction. A summary of other subdivision design requirements include, but are not limited to, the following:

- 1. Street layout design requirements include: cul-de-sac street lengths cannot exceed 500 feet, streets must intersect each other at right angles unless topography or other limiting factors make this impractical, and the centerlines of any streets forming "T" intersections on opposite sides of an arterial street should be at least 250 feet apart as measured along the arterial street.
- 2. Block design requirements include: residential blocks must be no more than 1,200 feet long, a minimum 10-foot wide pedestrian way may be required across any block over 900 feet long, and blocks should be wide enough to accommodate two tiers of lots.
- 3. Lot and easement design requirements include: side lot lines must be at approximately right angles to straight street lines or radial to curved street lines, double-frontage lots are not permitted except where necessary to provide separation between residential development and arterial streets or to overcome topographical problems, lots must have at least 40 feet of frontage along a public street, residential lots must be at least 65 feet wide at the building line, lot depth in relation to lot width cannot exceed a ratio of three to one, and easements at least 10 feet wide must be provided where necessary for utilities.

The land division ordinance also requires a subdivider to install necessary improvements: sanitary sewers, a water distribution system, streetlights, and graded and graveled subdivision streets. The ordinance further requires the subdivider to pay established fees to the City, which the City uses to pave the subdivision streets, to upgrade the overall City sanitary sewer system to accommodate wastewater produced by the subdivision, and to install sidewalks and terraces in the subdivision. The subdivider may install a stormwater drainage system, or may pay the City to design and install facilities to handle stormwater from the subdivision. The ordinance also requires subdividers to contribute funds for the acquisition and development of park and school sites.

Extraterritorial Platting Authority

As provided by the Wisconsin Statutes, the City of Waukesha exercises extraterritorial plat review authority in unincorporated areas within three miles of its corporate boundary, except where the three-mile limit overlaps with the extraterritorial jurisdiction of the Cities of Brookfield and New Berlin, which also exercise extraterritorial platting authority. In cases where extraterritorial jurisdictions overlap, a line equidistant from the corporate boundaries of each City concerned is used to determine the limit of extraterritorial jurisdiction. Once the limit of extraterritorial jurisdiction is determined, it remains unchanged regardless of subsequent changes in corporate boundaries. Cities may not, however, exercise extraterritorial platting authority within the corporate limits of another city or village.

Plats located in the extraterritorial platting jurisdiction of the City of Waukesha must be approved by the affected Town Board, the Waukesha Common Council, and the Waukesha County Park and Planning Commission.

Town Land Division Ordinances

All the Towns in the Waukesha planning area have adopted land division ordinances. The Towns of Genesee and Waukesha review all land divisions, regardless of the number or size of the parcels created. In the remaining three Towns' ordinances, various parcel size minimums are specified, which in effect exempts some land divisions from public review and approval. The Town of Brookfield does not review land divisions resulting in parcel sizes of more than five acres, the Town of Delafield does not review land divisions resulting in parcel sizes of more than four acres, and the Town of Pewaukee does not

Table 38

STREET DESIGN STANDARDS FOR THOSE PORTIONS OF THE WAUKESHA PLANNING AREA UNDER
THE JURISDICTION OF THE CITY OF WAUKESHA SUBDIVISION AND PLATTING ORDINANCE: 1990

	Street C	cross-Section ^a	Street Grade ^b	Street Curvature	
Type of Street	Minimum Right-of-Way Width to Be Dedicated	Minimum Dimensions	Maximum Centerline Grade of Street (percent)	Minimum Curvature Radius of Continuous Street ^C	
Primary Thoroughfare	80 feet ^d	38-foot pavement (face of curb to face of curb) ⁶	4	400 feet	
Secondary Thoroughfare	70 feet ^f	38-foot pavement (face of curb to face of curb) ⁶	7	300 feet	
Collector Streets	70 feet	38-foot pavement (face of curb to face of curb)	7	200 feet	
Minor Streets	60 feet	38-foot pavement (face of curb to face of curb)	8	100 feet	
Frontage Streets	40 feet	30-foot pavement (face of curb to face of curb)	g	100 feet	
Alleys	20 feet	20-foot pavement (face of curb to face of curb)	8	100 feet	
Cul-de-Sac Turnaround	60-foot radius	45-foot pavement radius	8	100 feet	

^aThe City of Waukesha installs concrete curb and gutter and paves streets that are dedicated to the public. The subdivider is responsible for grading and graveling the street to the City's specifications and for paying the cost of paving the street and installing the curb and gutter.

Source: City of Waukesha Subdivision and Platting Ordinance and SEWRPC.

review land divisions resulting in four or fewer parcels unless any of the parcels created are smaller than 20 acres.

The land division ordinances of the five Towns set forth design standards and specific data to be provided on all preliminary plats, final plats, and certified survey maps. In general, the design standards in the Town land division ordinances are similar to those in the City of Waukesha land division ordinance. Street and cul-de-sac design standards for subdivisions in unincorporated areas of the planning area are shown on Tables 39 and 40.

^bThe minimum grade for all streets and alleys is 0.5 percent. Pedestrian ways cannot exceed a grade of 12 percent unless steps or stairs of acceptable design are provided. All changes in street grade in excess of 1 percent must be connected by vertical curves of a minimum length equivalent to 15 times the algebraic difference in the rate of grade. These requirements may be modified by the City Plan Commission if unusual or exceptional conditions exist.

^CA tangent of at least 100 feet in length must be provided between reverse curves on primary thoroughfare, secondary thoroughfare, and collector streets.

^dThe minimum width is 80 feet, unless a wider distance is shown on the Official Map. If the minimum width specified by the Official Map is more than 100 feet, the City must compensate the developer for any dedication in excess of 100 feet.

eAdditional pavement width may be required if one is shown on the Official Map.

fThe minimum width is 70 feet, unless a wider distance is shown on the Official Map.

⁹The maximum grade cannot exceed the grade of the related arterial.

Table 39

STREET DESIGN STANDARDS FOR THOSE PORTIONS OF THE WAUKESHA PLANNING AREA UNDER THE JURISDICTION OF TOWN AND COUNTY LAND DIVISION ORDINANCES: 1990^a

	Street Cro	oss-Section	Street	Grade		
Type of Street	Minimum Right-of-Way to Be Dedicated (feet)	Minimum Pavement Width (feet)	Minimum (percent)	Maximum (percent)	Sight Distance (feet)	
Town of Brookfield Arterial	c c	28 28 28	0.5 0.5 0.5	6.0 6.0 10.0	300 200 100	
Town of Delafield Arterial	80 80 66	44d 44d 24	0.5 0.5 0.5	6.0 6.0 10.0	300 250 100	
Town of Genesee Arterial	80 ^e 80 66	44 ^d 44 ^d 30 ^f	0.5 0.5 0.5	6.0 6.0 10.0	300 250 100	
Town of Pewaukee ⁹ Arterial	100 80 66	44d 40h 36 ⁱ	0.5 0.5 0.5	6.0 8.0 10.0	500 ^j 300 ^j	
Town of Waukesha Arterial	100 66 66	c c c	1.0 1.0 1.0	6.0 6.0 10.0	300 200 100	
Waukesha County ^k Arterial	b 66 ¹	C C C	c c	c 8.0 12.0	500 300 100	

^aIncludes only those street design requirements contained in the Land Division Ordinance of the applicable local government.

9The Town of Pewaukee Land Division Ordinance lists specific standards for rural street cross-sections, which are listed in the table, and for urban street cross-sections. Minimum rights-of-way for urban street cross-sections range from 80 feet to 120 feet for arterial streets, depending upon average daily traffic counts; 80 feet for collector streets; and 60 feet for minor streets.

Source: Town of Brookfield, Town of Delafield, Town of Genesee, Town of Pewaukee, Town of Waukesha, Waukesha County, and SEWRPC.

^bAs required by the Waukesha County Street and Highway Width Map.

^cNone specified.

dincludes a 10-foot shoulder on both sides of the street.

^eEighty feet, or the width shown on the Waukesha County Street and Highway Width Map, whichever is greater.

fincludes a three-foot shoulder on both sides of the street.

^hIncludes an eight-foot shoulder on both sides of the street.

includes a six-foot shoulder on both sides of the street.

Distances listed are minimum curvature radii rather than sight distances.

^kApplies only within shoreland areas.

May be decreased to 60 feet if the average daily traffic count is less than 100.

Table 40

CUL-DE-SAC DESIGN STANDARDS FOR THOSE PORTIONS OF THE WAUKESHA PLANNING

AREA UNDER THE JURISDICTION OF TOWN AND COUNTY LAND DIVISION ORDINANCES: 1990

Local Government	Minimum Right-of-Way Radius (feet)	Minimum Pavement Radius ^a (feet)	Maximum Length ^b (feet)
Town of Brookfield	60	45	500
Town of Delafield	75	16 ^C	1,000
Town of Genesee	d	d	600
Town of Pewaukee	80 ^e	18 ^f	800
Town of Waukesha	60	45	500
Waukesha County ^g	60	45	600

^aWithout center island unless otherwise noted.

Source: Town of Brookfield, Town of Delafield, Town of Genesee, Town of Pewaukee, Town of Waukesha, Waukesha County, and SEWRPC.

These ordinances also require the subdivider to install subdivision improvements before final plat approval, although the types of improvements required varies among the Towns. All the Towns, however, require streets in the subdivision to be graded and surfaced and surface water drainage facilities to be installed. All the Towns allow the subdivider, at the discretion of the Town Board, to post a bond or letter of credit to cover the cost of completing required improvements in cases where improvements have not been completed by the time a plat is filed for final approval. All the Towns also require land to be dedicated for public parks and open space sites or require the subdivider to pay a fee-in-lieu of public site dedication.

Proposed land divisions that lie outside the City of Waukesha corporate limits but in the City extraterritorial plat review jurisdiction are regulated by the design requirements specified in both the City's and the applicable Town's land division ordinance. In cases where these design standards conflict, the more restrictive standard would apply.

Waukesha County Shoreland and Floodland Land Division Control Ordinance

The Waukesha County Shoreland and Floodland Land Division Control Ordinance applies to all lands and waters in the unincorporated shoreland areas of Waukesha County. The ordinance regulates all land divisions that result in the creation of a parcel 20 acres or smaller in size. The requirements of the County's ordinance apply in addition to the requirements of the land division ordinance of the affected Town.

The County is working towards adoption of a countywide land division ordinance, which would apply to both shoreland and nonshoreland areas in all municipalities in the County.

 $^{^{}b}$ Longer cul-de-sacs may be approved by the Plan Commission or Town Board under unusual circumstances.

^cThe Town of Delafield requires a center island with a 35-foot radius and a minimum 16-foot pavement width.

d_{None} specified.

^eThe Town of Pewaukee requires an 80-foot minimum right-of-way radius for rural cul-de-sacs and a 75-foot minimum right-of-way radius for urban cul-de-sacs.

 $^{^{}f}$ The Town of Pewaukee requires a center island with a minimum 18-foot pavement width.

gApplies only within shoreland areas.

Through enforcement of this ordinance, the County intends to ensure that land needed for parks, recreation areas, and highways is dedicated or reserved for public use.

OFFICIAL MAPPING

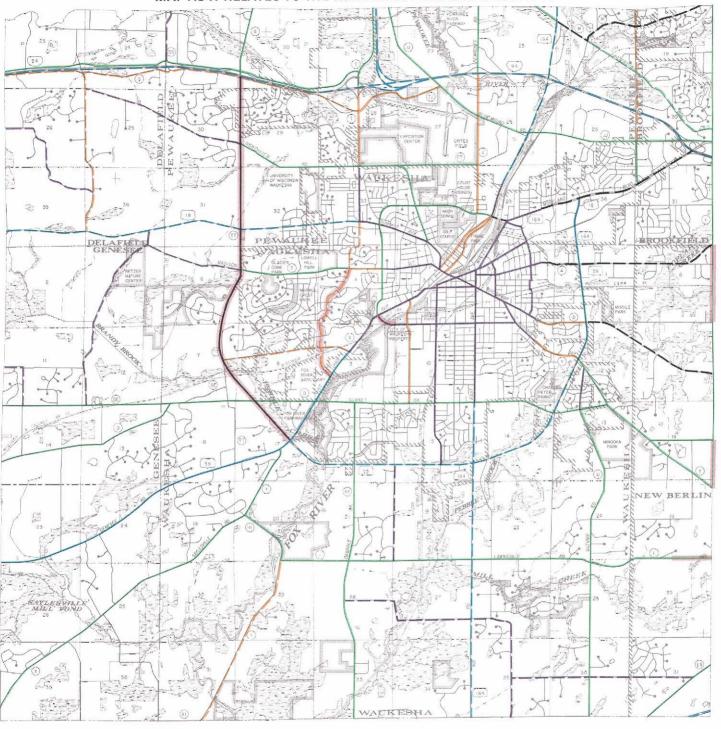
Official maps, which are authorized by Section 62.23(6) of the Wisconsin Statutes, are an important but historically underutilized plan implementation tool. The official map is intended to identify precisely the location and width of existing and proposed streets, highways, parkways, drainageways, and the location and extent of parks and playgrounds. The adoption of an official map prevents the construction of new buildings in the areas identified for existing and future public use.

City records indicate that the first official map of the City of Waukesha and environs established in accordance with the Wisconsin Statutes was adopted on July 19, 1949. This map has been updated periodically since that time. The most recent official map was adopted in 1991. The official map is on file at Waukesha City Hall, and is available for review at the City Engineering Department office.

The Town of Delafield is the only Town in the planning area that has adopted an official map. Planned streets and street rights-of-way in Waukesha County are depicted on the Established Street and Highway Width Map, which was adopted by the County Board in 1954 and revised in 1976. With the exception of the Town of Brookfield, all the Towns in the planning area have adopted the County map. The map has not been adopted by any of the cities in the planning area, however. The Established Street and Highway Width Map, as it applies to the planning area, is shown on Map 49.

Map 49

WAUKESHA COUNTY ESTABLISHED STREET AND HIGHWAY WIDTH MAP AS IT RELATES TO THE WAUKESHA PLANNING AREA: 1990



LEGEND

ARTERIAL STREET OR HIGHWAY



COLLECTOR STREET OR HIGHWAY

- IOO-FOOT RIGHT-OF-WAY
- 80-FOOT RIGHT-OF-WAY
- 60/66-FOOT RIGHT-OF-WAY
NEW OR RELOCATED STREET OR HIGHWAY

⁹ A 66-FOOT RIGHT-OF-WAY IS REQUIRED IN UNINCORPORATED AREAS; IN URBAN AREAS, A 60 FOOT RIGHT-OF-WAY MAY BE APPROPRIATE



Source: Waukesha County and SEWRPC.

Chapter VII

DEVELOPMENT OBJECTIVES, PRINCIPLES, STANDARDS, AND RELATED URBAN DESIGN CRITERIA

INTRODUCTION

Planning is a rational process for formulating and meeting objectives. Therefore, the formulation of objectives is an essential task that must be undertaken before preparation of a land use plan can proceed. Accordingly, a set of recommended land use development objectives was formulated for the Waukesha planning area. This chapter sets forth those objectives together with supporting principles and standards. The land use development objectives relate primarily to the allocation and distribution of the various land uses, and the provision to those land uses of essential community facilities and services required to meet the needs of the existing and probable future resident population of the Waukesha area over the next two decades. The standards perform a particularly important function in land use plan design since they form the basis on which estimates of future community land use needs are based. Community land use requirements based on these objectives, principles, and standards are presented in Chapter VIII of this report.

BASIC CONCEPTS AND DEFINITIONS

The terms "objective," "principle," "standard," "design criteria," "plan," "policy," and "program" are subject to a range of interpretations. In order to clarify their meanings, the Regional Planning Commission has defined these terms as they are used within the context of this plan as follows:

 Objective: A goal or end toward the attainment of which plans and policies are directed.

- 2. Principle: A fundamental, 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. Design Criteria: A body of information which can be applied to the development of a solution or solutions to a specific design problem or set of problems.
- 5. Plan: A design which seeks to achieve agreed-upon objectives.
- 6. Policy: A rule or course of action used to ensure plan implementation.
- 7. Program: A coordinated series of policies and actions to carry out a plan.

Although this chapter deals with only the first five of these terms, an understanding of their interrelationship and the concepts they represent is essential to understanding the land use development objectives, principles, standards, and related urban design criteria presented herein. The development objectives, principles, and standards address: 1) land use allocation, 2) spatial distribution of land uses, 3) protection of natural resources, 4) preservation of environmental corridors, 5) provision of recreational opportunities, 6) provision of safe and efficient transportation facilities, 7) provision of fire protection services, 8) provision of adequate housing and a variety of housing types, and 9) preservation of historical resources. Each objective, together with its supporting principles and standards, is listed in the following section.

OBJECTIVES, PRINCIPLES, AND STANDARDS

OBJECTIVE NO. 1—LAND USE ALLOCATION

A balanced allocation of space to the various land use categories in order to meet the social, physical, and economic needs of the resident population of the Waukesha 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 amount of land area set aside for accommodating forecast growth in the Waukesha planning area should be determined by application of the standards set forth in Table 41.

OBJECTIVE NO. 2—LAND USE SPATIAL DISTRIBUTION

A spatial distribution of the various land uses which is properly related to the supporting transportation, utility, and public facility systems in order to assure the economical provision of transportation, utility, and public facility services and a compatible arrangement of land uses.

PRINCIPLE

The transportation and public utility facilities and the land use pattern which these facilities serve and support are mutually interdependent in that the land use pattern determines the demand for, and loadings upon, transportation and utility facilities; these facilities, in turn, form a basic framework for land use development.

STANDARDS

- 1. Urban development should be located to make maximum use of existing transportation and utility systems.
- 2. All lands developed or proposed to be developed for urban residential use should be located in areas that can be served by an existing public sanitary sewerage system, preferably within the gravity drainage area of the system.
- 3. All land developed or proposed to be developed for urban residential use should be located in areas that can be served by an existing public water supply system.
- 4. Adequate stormwater drainage facilities should be provided for all urban development.

PRINCIPLE

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

STANDARDS

- 1. Sites for commercial, educational, recreational, employment, and transit facilities to serve neighborhoods and the community at large should be provided in accordance with the standards set forth in Table 42.
- 2. Future public buildings in the City of Waukesha intended to serve all residents should be located in or near the central business district, where they will be near the center of transportation and business activity and readily accessible to most residents through both the arterial street and public transit systems. When possible, public buildings should be located in a civic center setting to offer convenience to the public transacting business with a number of government agencies; to facilitate coordination between government agencies; to facilitate sharing of facilities and services such as parking, physical plant, and maintenance; and to provide a central symbol of civic interest and an aesthetic asset to the municipality.
- 3. Urban residential uses, that is, residential areas with densities greater than one housing unit per five acres, should be located in areas that are served with centralized public sanitary sewerage and water supply facilities and contain, within a reasonable walking distance, necessary supporting local services, such as parks, shopping areas, and elementary schools. Urban residential uses should also be located in areas that have reasonable access through the appropriate component of the transportation system to employment centers, community and major shopping centers, cultural and governmental centers, and secondary school and higher educational facilities. Housing types should be provided pursuant to Objective 8 and at densities consistent with those shown in Table 41.
- 4. Land outside the Waukesha central business district developed for new retail and service commercial uses should be developed as planned shopping centers. Development of new commercial strip areas, that is, contiguous individual parcels of shallow depth with direct street access, should be avoided. Commercial development on each corner of an intersection should also be avoided. Avoidance of strip and four-corner commercial development will help prevent traffic hazards, such as conflicts with turning movements and conflicts between pedestrian and vehicular traffic. New shopping centers, and expansion of existing centers, should meet the following minimum standards:

Table 41

URBAN LAND USE STANDARDS FOR THE WAUKESHA URBAN SERVICE AREA

Land Use Category	Development Standard (gross area) ^a		
Residential			
Low-Density (less than 2.2 housing units per			
net residential acre ^b)	88 acres per 100 housing units		
Medium-Density (2.2 to 6.1 housing units per			
net residential acre ^b)	32 acres per 100 housing units		
Medium-High-Density (6.2 to 12.0 housing units per net residential acre ^b)	17 100 bassis a suria		
High-Density (12.1 to 48.0 housing units per	17 acres per 100 housing units		
net residential acre ^b)	9 acres per 100 housing units		
·	o deres per 100 flousing units		
Commercial	6 acres per 100 commercial employees		
Industrial	9 ^c acres per 100 industrial employees		
Governmental/Institutional			
Schools			
Public Elementary	2.6 acres per 100 students ^d		
Public Middle School	3.2 acres per 100 students ^e		
Public High School	3.0 acres per 100 students [†]		
Other ⁹	4.5 acres per 1,000 persons		
Public Outdoor Recreational Sites			
Major	In accordance with the adopted Waukesha		
	County Park and Open Space Plan		
Communityh			
In Park Sites	2.2 acres per 1,000 persons		
In Middle Schools or High School Sites	0.9 acres per 1,000 persons		
Park and School Combined	3.1 acres per 1,000 persons		
Neighborhood ^h			
In Park Sites	1.7 acres per 1,000 persons		
In Elementary School Sites	1.6 acres per 1,000 persons		
Park and School Combined	3.3 acres per 1,000 persons		

^aGross area includes associated street rights-of-way and off-street parking for each land use category. These standards are based on existing land use studies of the Southeastern Wisconsin region since 1963 and are reasonably responsive to expected future as well as to present conditions.

Source: SEWRPC.

^bNet residential acreage includes only those areas occupied by housing units and associated buildings plus required yards and open spaces. It does not include associated street or utility areas.

^cAssuming a net land-to-building ratio of from 5:1 to 7:1. If the net land-to-building ratio is between 3:1 and 5:1, then six acres per 100 employees should be used.

dRatio for elementary schools with 600 students.

eRatio for middle schools with 900 students.

^fRatio for high schools with 1,500 students.

⁹This category includes hospitals, municipal office buildings, libraries, post offices, police and fire stations, and other related governmental and institutional uses.

hNatural areas may be incorporated into the design of a park site; however, areas in floodlands, drainageways, wetlands, woodlands, and areas of steep slopes should not be included when determining whether acreage standards have been met.

For a medium-density residential neighborhood of 6,500 residents, recreational facilities in a combined park and school site should occupy approximately 21.5 acres, exclusive of the area occupied by the school building and associated off-street parking and loading facilities.

Table 42

FACILITY SITE AREA AND SERVICE RADIUS STANDARDS FOR THE WAUKESHA URBAN SERVICE AREA

		Required Site Area (gross acres)	Service Radius in Medium-Density Neighborhood ^a (miles)	Maximum One-Way Travel Time (minutes)		
Facility Type	Number of Persons Served			Automobile at 25 mph	Transit Facility (total elapsed time)	
Commercial						
Neighborhood Retail and Service Center	4,000-10,000	5-15	1.00	5.		
Community Retail and Service Center	10,000-75,000	15-60	- 1.50	10	20	
Major Retail and Service Center	75,001-150,000	60 or more	10.00	30	45	
Development	15,000 ^b	5-25				
Community Office Center	1,000 or more employees	20 or more		15	30	
Major Office Development	3,500 or more employees	60 or more		30	45	
Industrial						
Community	300-3,500 employees	20 to 320		15	30	
Major	3,500 or more employees	320 or more		30	45	
Local Transit		- *	0.25 ^c			
Educational					*	
Public Elementary School (grades K-6)	600 students	16 ^{d,e}	0.50 ^c			
Public Middle School (grades 7-8)	900 students	16 ^{d,e} 29 ^{d,f}	0.75	10	20	
Public Senior High School (grades 9-12)	1,500 students	45 ^{d,g}	1.00	15	30	
Outdoor Recreational						
Neighborhood	6.500	5-24	0.75 ^c	·		
Community		25-249	2.00	10	20	
Major		250 or more	10.00		••	

⁸A medium-density neighborhood is defined as an area having between 2.2 to 6.1 housing units per gross acre, with a population of approximately 6,500 persons per one square mile.

Source: SEWRPC.

- a. Points of vehicular ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion on adjacent streets. Adjacent streets should be capable of accommodating the increased traffic associated with the shopping center.
- b. Adequate off-street parking and off-street loading facilities should be provided.
- c. Direct access to mass transit service appropriate to the size of the center should be provided.
- d. Ready access to adequate public water supply, public sanitary sewerage service, stormwater drainage facilities, electric power, natural gas supplies, and communications systems should be available.
- e. Adequate landscape screening should be provided between commercial uses and adjacent noncommercial uses.

 $^{^{}b}$ Minimum average weekday traffic volume required on abutting freeway or arterial street or highway.

^CMaximum one-way walking distance.

dIncludes both land for the school facility and the associated school-related outdoor recreation facilities.

^eElementary school site area is based upon the standard of 10 acres plus one acre for each 100 students.

 $^{^{}f}$ Middle school site area is based upon the standard of 20 acres plus one acre for each 100 students.

gHigh school site area is based upon the standard of 30 acres plus one acre for each 100 students.

- f. Adequate building setbacks should be provided from abutting streets and highways.
- g. The site should be located on soils identified in the regional soils survey^a as having slight or moderate limitations for commercial development.
- h. Shopping centers should be located within four minutes of a fire station providing an engine-hose or engine-ladder company and emergency rescue services.
- 5. In addition to the requirements listed above for all shopping centers, major shopping centers should meet the following requirements:
 - a. Accessibility to a population of between 75,000 and 150,000 persons located within a 10 mile radius.
 - b. A minimum site area of 60 acres, with a gross leasable floor area of at least 400,000 square feet.
 - c. The center should include at least two general sales and service department stores that offer a full range of commodities and price levels.
 - d. The center should be located at the intersection of two arterial streets, with ready access to the freeway system.
- 6. In addition to the requirements listed above for all shopping centers, community shopping centers should meet the following requirements:
 - a. Accessibility to a population of between 10,000 and 75,000 persons located within a 1.5 mile radius.
 - b. A gross site area of 15 to 60 acres, with a gross leasable floor area of 150,000 to 400,000 square feet.
 - c. At least one supermarket and either a junior department store, discount store, or similar major tenant should be located within the center.
 - d. The center should be located at the intersection of two arterial streets.
- 7. In addition to the requirements listed above for all shopping centers, neighborhood shopping centers should meet the following requirements:
 - a. Accessibility to a population of between 4,000 and 10,000 persons located within a one mile radius.
 - b. A gross site area of five to 15 acres, with a gross leasable floor area of 50,000 to 150,000 square feet.
 - c. The center should include at least one supermarket. Other stores and service establishments located in neighborhood centers should be limited to those serving the day-to-day needs of area residents. Neighborhood shopping centers should not deal in such shopper goods as clothing, furniture, and appliances.
 - d. The center should be located at the intersection of two arterial streets, or at the intersection of an arterial and a collector street.
- 8. Highway-related commercial development, primarily associated with serving the needs of the highway or freeway traveler, should be afforded direct access to the supporting arterial street and highway system, and should meet the following minimum standards:
 - a. A minimum site area of five acres.
 - b. Direct access to the arterial street and highway system, and access to a freeway via an interchange located no more than one-half mile from the site entrance.
 - c. A high degree of visual exposure from the freeway.
 - d. Adequate off-street parking and off-street loading facilities should be provided.
 - e. Ready access to adequate public water supply, public sanitary sewerage service, stormwater drainage facilities, electrical power, natural gas supplies, and communications systems should be available.

- f. The site should be located on soils identified in the regional soils survey^a as having slight or moderate limitations for commercial development.
- g. Points of vehicular ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion on adjacent arterial streets. Adjacent streets should be capable of accommodating the increased traffic associated with the commercial development.
- h. Adequate landscape screening should be provided between commercial uses and adjacent noncommercial uses.
- i. Adequate building setbacks should be provided from abutting streets and highways.
- j. Highway commercial development should be located within four minutes of a fire station providing an engine-hose or engine-ladder company and emergency rescue services.
- 9. New major office development, defined as office development having a minimum site area of 60 acres or a minimum of 3,500 employees, and new community office development, defined as office development having a minimum site area between 20 and 60 acres or between 1,000 and 3,500 employees, should be located in planned office centers that meet the following standards:
 - a. Direct access to the arterial street and highway system and access within two miles to the freeway system.
 - b. Direct access to mass transit service appropriate to the size of the center should be provided.
 - c. Access to a General Utility-Stage II airportb within a maximum travel time of 30 minutes.
 - d. Ready access to adequate public water supply, public sanitary sewerage service, stormwater drainage facilities, electrical power, natural gas supplies, and communications systems should be available.
 - e. The site should be located on soils identified in the regional soils survey^a as having slight or moderate limitations for commercial development.
 - f. To the extent possible, office center sites should be located to maximize visibility and offer the potential for public identity.
 - g. The site configuration and shape should readily accommodate the use of the site as a planned office center.
 - h. A planned office center should not be located more than four minutes from a fire station providing an engine-hose or engine-ladder company and emergency rescue services.
 - i. Adequate open space should be provided in the office center to accommodate future expansion needs.
 - j. The microclimate and orientation of the site should be suitable for its use as a planned office center. Development of the office center should not adversely affect the microclimate of surrounding areas.
 - k. Adequate off-street parking and off-street loading facilities should be provided.
 - I. The planned office center should be served by an internal street system which provides convenient access from individual parcels in the center to the supporting arterial street and highway system.
 - m. Points of vehicular ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion on adjacent arterial streets. Adjacent streets should be capable of accommodating the increased traffic associated with the office center.
 - n. Adequate landscape screening should be provided between office uses and adjacent nonoffice uses.
 - o. Adequate building setbacks should be provided from abutting streets and highways.
- 10. New industrial development should be located in planned industrial centers which meet the following standards:
 - a. Direct access to railway facilities if required by the industries located within the center.
 - b. Access to a General Utility-Stage II airport^b within a maximum travel time of 30 minutes and access to seaport facilities within a maximum travel time of 60 minutes.

- c. Ready access to adequate public water supply, public sanitary sewerage service, stormwater drainage facilities, electrical power, natural gas supplies, and communications systems should be available.
- d. The site should be located on soils identified in the regional soils survey^a as having slight or moderate limitations for industrial development.
- e. Lands with slopes exceeding 6 percent are generally not suitable for industrial development. The maximum grade of any street in an industrial area should not exceed 3 percent.
- f. Industrial sites should be located to maximize visibility and offer the potential for public identity.
- g. The site configuration and shape should accommodate use of the site as a planned industrial center. The planned industrial center should be large enough to allow for internal expansion to accommodate future industrial land needs.
- h. A planned industrial center should not be located more than four minutes from a fire station providing an engine-hose or engine-ladder company and emergency rescue services.
- i. The microclimate and orientation of the site should be suitable for its use as a planned industrial center. Development of the industrial center should not adversely affect the microclimate of surrounding areas.
- j. Adequate off-street parking and off-street loading facilities should be provided.
- k. The planned industrial center should be served by an internal street system which provides convenient access from individual parcels in the center to the supporting arterial street and highway system.
- Points of vehicular ingress and egress should be properly located and controlled to prevent safety problems and traffic congestion on adjacent arterial streets. Adjacent streets should be capable of accommodating the increased traffic associated with the industrial center.
- m. Adequate landscape screening should be provided between industrial uses and adjacent nonindustrial uses.
- n. Adequate building setbacks should be provided from abutting streets and highways.
- o. Direct access to mass transit service appropriate to the size of the center should be provided.
- 11. In addition to the requirements listed above for all industrial centers, major industrial centers, those with a minimum site area of 320 acres or a minimum employment of 3,500 persons, should have access to the freeway system within two miles.
- 12. Industrial uses outside major and community industrial centers should be located in planned industrial centers so as to have direct access to arterial street and highway facilities. Industrial uses should not be intermixed with retail commercial, residential, governmental, or institutional uses. In addition, industrial uses should be located where there is access to an adequate public water supply, public sanitary sewerage services, stormwater drainage facilities, electrical power, natural gas supplies, and communications systems.

OBJECTIVE NO. 3—NATURAL RESOURCES PROTECTION

Encourage the protection, preservation, and wise use of the natural resources in the planning area. Natural resources include agricultural lands, soils, lakes, streams, wetlands, woodlands, prairies, and wildlife.

PRINCIPLE

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

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. Unsewered rural development should not be located in areas covered by soils identified on Maps 12 and 13 in Chapter III as having unsuitable soils for development with onsite sewage disposal systems.
- 2. Sewered urban development should not be located in areas covered by soils identified on Map 14 in Chapter III as having severe limitations for such development. When development is proposed on soils exhibiting severe limitations, careful attention must be given in the design to properly overcome these limitations. Sewered urban development should never occur in protected wetland areas.

B. Lakes and Streams

Principle

Inland lakes and perennial streams contribute to the community's environmental health in a number of ways. They add to the atmospheric water supply through evaporation; provide a suitable environment for desirable and sometimes unique plant and animal life; provide the population with opportunities for certain scientific, cultural, and educational pursuits; constitute prime recreational areas; provide a desirable aesthetic setting for certain types of land use development; store and convey flood waters; and provide a source of water.

Standards

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

- 1. Floodlands should not be allocated to any urban development which would cause or be subject to flood damage.
- 2. The floodwater storage and flow capacity of perennial stream channels and associated floodlands should not be reduced below existing conditions.
- 3. Adequate stormwater drainage facilities should be provided for all urban development.

C. Wetlands

Principle

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

Standard

Wetlands designated for protection by the adopted City of Waukesha Wetland Protection and Management Planc, wetlands adjacent to streams or lakes, shoreland wetlands, wetlands located in primary environmental corridors, and wetlands having special wildlife or other natural values should not be drained or filled or allocated to any urban development except limited recreational uses. All wetlands five acres or larger located in shoreland areas must be preserved in accordance with Chapters NR 115 and NR 117 of the Wisconsin Administrative Code.

D. Woodlands

Principle

Woodlands assist in maintaining unique natural relationships between plants and animals; reduce stormwater runoff; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply through transpiration; aid in reducing soil erosion and stream sedimentation; provide the resource base for 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. Woodland areas having a minimum area of five acres should not be allocated to urban development other than limited recreational uses.
- 2. A minimum of five acres of woodland for each 1,000 residents should be maintained for recreational purposes.

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; and serves as an indication of environmental health.

Standard

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

OBJECTIVE NO. 4—ENVIRONMENTAL CORRIDOR AND AGRICULTURAL LAND PRESERVATION

To preserve sufficient high-quality open space lands for protection of the underlying natural resource base and enhancement of the social and economic well-being and environmental quality of the area.

A. Environmental Corridors

Principle

Ecological balance and natural beauty are important determinants of a community's ability to provide a pleasant and habitable environment for all forms of life. Preservation of environmental corridors contribute to the maintenance of ecological balance, natural beauty, and the economic well-being of the Waukesha planning area. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife populations enhanced, and continued opportunities provided for scientific, educational, and recreational pursuits.

Standards

- 1. All remaining undeveloped lands in designated primary environmental corridors in the planning area should be preserved in essentially natural, open uses.
- 2. All remaining undeveloped lands in designated secondary environmental corridors and isolated natural areas in the planning area should be considered for preservation as urban development proceeds or used as drainageways, floodwater detention areas, and parks.

B. Prime Agricultural Lands

Principle

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

Standard

Prime agricultural lands located outside the planned urban service area that are included in parcels at least 35 acres in size and in aggregates of 640 acres or more should be preserved for agricultural use. Agricultural uses should

Table 43

STANDARDS FOR PUBLICLY OWNED OUTDOOR RECREATION SITES IN THE WAUKESHA URBAN SERVICE AREA

		· .	Parks		Schools ^a			
Site Type	Size (gross acres)	Minimum Per Capita Requirements (acres per 1,000 persons)	Typical Facilities	Maximum Service Radius (miles)	Minimum Per Capita Requirements (acres per 1,000 persons)	Typical Facilities	Maximum Service Radius (miles)	
Community ^b	25-249	2.2	Swimming pool or beach, soccer fields, boat launch, nature study area, playfield, softball and/or baseball diamond, tennis court, picnic areas, and passive activity areas ^d	2.00 ^c	0.9	Playfield, baseball diamond, softball diamond, tennis court	0.5-1.0	
Neighborhood ^b	5-24	1.7	Picnic areas, playfield, play- ground, softball and/or baseball diamond, tennis court, basketball goal, ice-skating rink, passive activ- ity areas ^d	0.75 ^e	1.6	Playfield, play- ground, baseball diamond, softball diamond, tennis court, basketball goal	0.5-1.0	

^aIn urban areas, facilities for intensive nonresource-oriented activities are commonly located in school sites.

Source. SEWRPC.

be preserved through the application of zoning and land division regulations that allow only agricultural or agriculturerelated uses to occur, and require a minimum parcel size of at least 35 acres.

OBJECTIVE NO. 5—RECREATION

To provide an integrated system of public outdoor recreation sites and related open space areas, including areas for both resource oriented and nonresource oriented intensive outdoor recreational activities, that will provide the resident population of the Waukesha planning area with adequate opportunity to participate in a wide range of outdoor recreation activities.

PRINCIPLES

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

bSites for community and neighborhood parks, unlike major parks, rely more on the development characteristics of the area to be served than on natural resource amenities for location.

^cThe need for a community park can be met by the presence of a major park. Each resident of the Waukesha urban service area should be within two miles of either a community or a major park.

^dA passive activity area is defined as an area in an outdoor recreation site that provides an opportunity for less athletic recreational pursuits, such as pleasure walking, relaxation, and informal picnicking. Such areas are generally located in all parks and consist of a landscaped area with shade trees and benches.

^eThe maximum service radius for neighborhood parks is governed primarily by the population densities in the vicinity of the park. In high-density urban areas, each resident should reside within 0.5 mile of a neighborhood park; in medium-density urban areas, each resident should reside within 0.75 mile of a neighborhood park; and in low-density urban areas, each resident should reside within one mile of a neighborhood park. It should be noted that the requirement for a neighborhood park can be met by a community or major park within the recommended service radius for a neighborhood park.

2. Public outdoor recreation sites promote the maintenance of proper physical and mental health by providing opportunities to participate in physical activities that help to reduce everyday tensions and anxieties. Well designed and properly located public 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 neighborhoods.

STANDARD

Local governments should provide outdoor recreation sites sufficient in size and number to meet the recreation demands of the resident population. Such sites should contain the natural resources or improvements appropriate to the recreational activities to be accommodated therein and be spatially distributed in a manner that provides ready access to the resident population.

To achieve this standard, the site requirements contained in Table 43 should be met in the City of Waukesha and those portions of the surrounding towns that are located within an urban service area. Outside the urban service areas, one town-owned park should be provided in each town to serve the need for organized recreational activities, such as softball and picnicking, for residents of the rural areas of the Towns. As the community recreation facility, the town park should be readily accessible to residents and should be located in conjunction with another community facility that serves as a focal point for the Town's residents, such as a town hall, school, or fire station.

Major parks should be provided in the planning area in accordance with the adopted Waukesha County Park and Open Space Plan^d.

OBJECTIVE NO. 6—TRANSPORTATION SYSTEM

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

PRINCIPLE

An integrated area transportation system serves to freely interconnect the various land use activities in the neighborhoods, City, urban service area, and Region, thereby providing the accessibility needed to support these activities.

STANDARDS

1. The transportation system should provide access not only to all land presently devoted to urban development but to land proposed to be used for such development, as well as an orderly functional hierarchy of arterials, collectors, land access streets, and pedestrian paths to serve the planning area. All streets and highways in the planning area should be placed into one of the functional classifications listed below.

<u>Land Access Streets</u>: The primary function of land access streets is to conduct traffic to and from individual building sites.

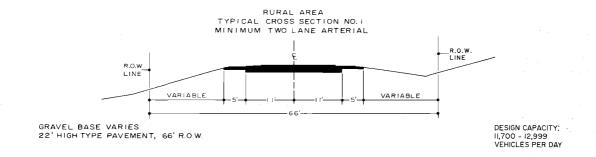
<u>Collector Streets</u>: The primary function of collector streets is to collect traffic from urban uses abutting land access streets and convey it to arterial streets and/or activity centers.

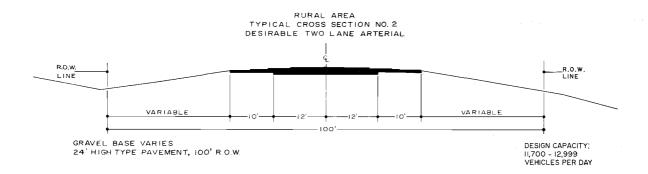
<u>Arterial Streets</u>: The primary function of arterial streets is to provide for the expeditious movement of through traffic into, out of, and within the community. Where possible, arterial streets should not be located within existing or proposed residential areas.

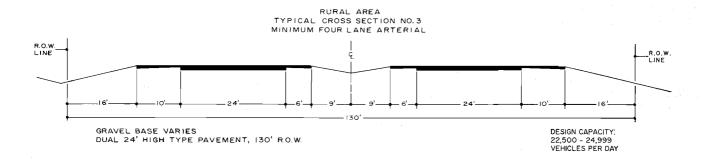
- 2. Streets and highways in the planning area should be improved to cross-sections similar to those shown in Figure 11 for each functional classification.
- 3. Off-street parking and off-street loading facilities should be located near the land uses to which they are accessory.
- 4. Bicycle paths should be provided as a part of an overall bicycle path system plan and should be designed in conformance with the most recent edition of "Guide for Development of New Bicycle Facilities" published by the American Association of State Highway and Transportation Officials.

Figure 11

TYPICAL CROSS-SECTIONS FOR STREETS AND HIGHWAYS IN THE WAUKESHA PLANNING AREA®







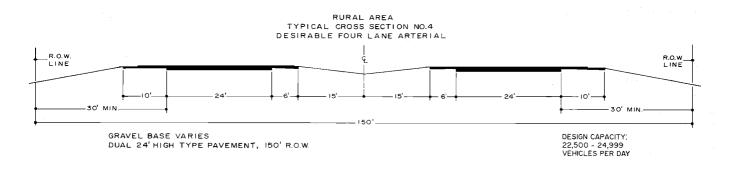
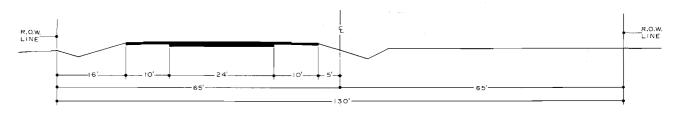


Figure 11 (continued)

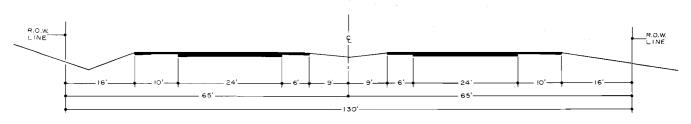
URBANIZING AREA TYPICAL CROSS SECTION NO. 5 DESIRABLE TWO LANE ARTERIAL (INITIAL STAGE OF FUTURE FOUR LANE ARTERIAL)



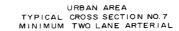
GRAVEL BASE VARIES 24' HIGH TYPE PAVEMENT, 130' R.O.W.

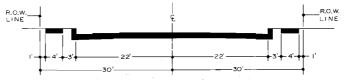
DESIGN CAPACITY: 11,700 - 12,999 VEHICLES PER DAY

URBANIZING AREA
TYPICAL CROSS SECTION NO.6
DESIRABLE FOUR LANE ARTERIAL



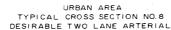
GRAVEL BASE VARIES DUAL 24' HIGH TYPE PAVEMENT, 130' R.O.W. DESIGN CAPACITY: 22,500 - 24,999 VEHICLES PER DAY

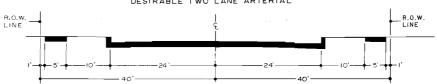




6" GRAVEL BASE 44' HIGH TYPE PAVEMENT, 60' R.O.W. SIDEWALK, STREET LIGHTING

DESIGN CAPACITY: 11,700 - 12,999 VEHICLES PER DAY

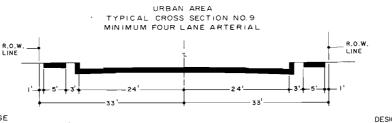




6" GRAVEL BASE
48'HIGH TYPE PAVEMENT, 80' R.O.W.
(ADDITIONAL R.O.W. MAY BE RESERVED IN
UNDEVELOPED AREAS)
SIDEWALK, STREET LIGHTING

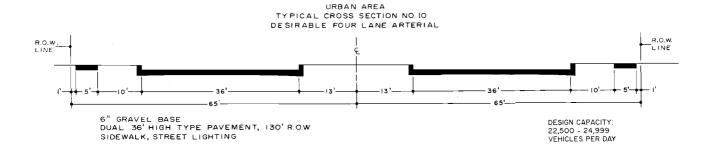
DESIGN CAPACITY: II,700 - I2,999 VEHICLES PER DAY

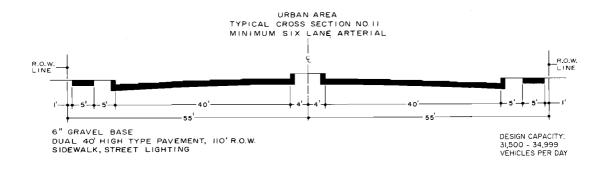
Figure 11 (continued)



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

DESIGN CAPACITY: 15,300 - 16,999 VEHICLES PER DAY





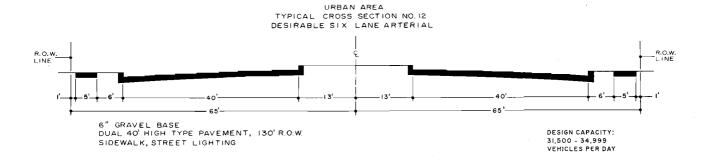


Figure 11 (continued)

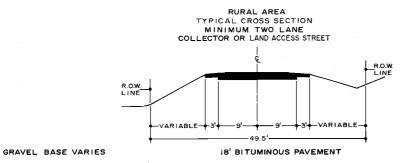
TYPICAL CROSS SECTION
COLLECTOR STREET AND
INDUSTRIAL AREA LAND ACCESS STREET

R.O.W.
LINE

G" GRAVEL BASE
48' HIGH TYPE PAVEMENT
70' R.O.W.



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



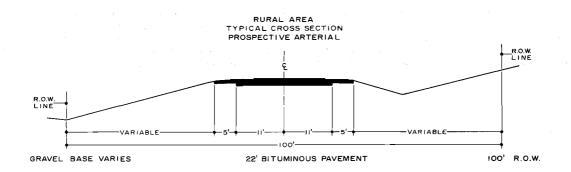
RURAL AREA
TYPICAL CROSS SECTION
DESIRABLE TWO LANE
COLLECTOR OR LAND ACCESS STREET

R.O.W.
LINE
VARIABLE

SCRAVEL BASE VARIES

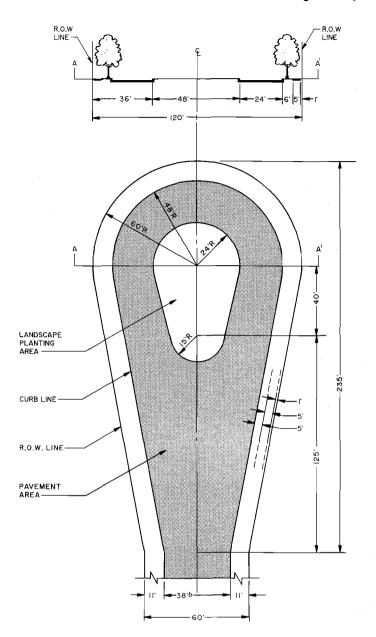
22' BITUMINOUS PAVEMENT

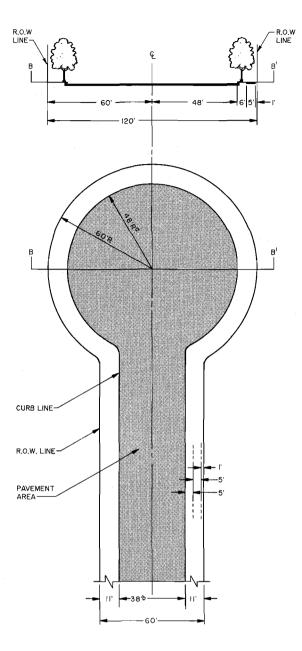
66' R.O.W.



49.5 R.O.W.

Figure 11 (continued)





^aThe cross-sections shown in this figure are, in all cases, typical, and are subject to variations with regard to a number of considerations, including topography, vehicular and pedestrian traffic volume, traffic and parking lane widths, right-of-way widths, and adjacent land uses. Necessary variations should be determined during engineering studies for specific street and highway projects. These cross-sections are shown in order to provide the appropriate jurisdictional agencies and local officials with an indication both of the amount of right-of-way that should be considered for reservation to accommodate the required number of traffic lanes, and pavement widths that are suggested as a starting point for engineering studies.

Source: SEWRPC.

⁹ A 48-FOOT RADIUS IS RECOMMENDED IN RESIDENTIAL AREAS IN INDUSTRIAL AREAS, A 50-FOOT RADIUS IS RECOMMENDED

A 38-FOOT PAVEMENT WIDTH IS RECOMMENDED IN RESIDENTIAL AREAS IN INDUSTRIAL AREAS, A 48-FOOT RADIUS IS RECOMMENDED

Table 44

FIRE COMPANY DISTRIBUTION STANDARDS

D	Optimum Service Radius in Miles ^a				
Required Fire Flow (gallons per minute)	From Engine Company	From Ladder Company			
Less than 5,000	1.50 ^b	2.0 ^c			
5,000 to 9,000	1.00	1.5			
9,000 or more	0.75	1.0			

⁸Direct street travel distance for first-due fire company.

Source: Insurance Services Office and SEWRPC.

OBJECTIVE NO. 7—FIRE PROTECTION

To provide the facilities necessary to maintain high quality fire protection throughout the urban service area.

PRINCIPLE

The adequacy of fire protection in the urban service area is dependent upon the relationship between the size and distribution of population and the location of facilities available to serve that population.

STANDARD

Fire stations and equipment should be distributed based, in part, on the standards shown in Table 44.

OBJECTIVE NO. 8—HOUSING

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

PRINCIPLE

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

STANDARDS

- 1. Housing units in the Waukesha urban service area should be geographically well distributed and include a full range of housing types, sizes, and costs, including manufactured housing, detached and attached single-family homes, two-family homes, multi-family rowhouses and townhouses, and multi-family apartments and condominiums.
- 2. The supply of vacant and available housing should be sufficient to maintain and facilitate ready housing consumer turnover. Vacancy rates should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent for homeowner units in a full range of housing types, sizes, and costs.
- 3. Residential densities in the Waukesha urban service area should generally be allocated as follows:
 - a. Approximately 5 percent of housing units in the planned urban service area should consist of detached single-family housing units located on lots larger than 20,000 square feet.

^bMay be increased to two miles for residential areas consisting of single- and two-family dwellings, and to four miles where such dwellings have an average separation of 100 feet or more.

^CA ladder company may not be needed in areas where there are less than five buildings of three or more stories in height.

- b. Approximately 50 percent of housing units in the planned urban service area should consist of detached single-family housing units on 8,000 to 20,000 square foot lots.
- c. Approximately 20 percent of housing units in the planned urban service area should consist of two-family and multi-family housing units at densities less than 12.0 units per net residential acre.
- d. Approximately 25 percent of residential units in the planned urban service area should consist of multi-family housing units at densities equal to or greater than 12.0 units per net residential acre.

OBJECTIVE NO. 9—HISTORIC PRESERVATION

To preserve the historical heritage of the Waukesha planning area.

PRINCIPLE

The preservation of structures, sites, and districts that possess historical or architectural significance will promote the educational, cultural, and general welfare of residents of the Waukesha area and provide for a more interesting, attractive, and vital community. Accordingly, it is in the public interest to promote the protection, enhancement, perpetuation, and use of sites and improvements of special historical interest or value.

STANDARDS

- 1. Intensive historic surveys should be conducted in the Towns within the planning area. Historic sites, buildings and structures identified through such surveys should be protected through the establishment of a Town Landmarks Commission or other effective means.
- 2. The City of Waukesha should use the standards promulgated by the U. S. Secretary of Interior and the requirements of Chapter 28 of the City of Waukesha Municipal Code for historic preservation projects. These standards govern all forms of historic preservation treatments including designation, recognition, construction, reconstruction, alteration, acquisition, preservation, and demolition. The following standards apply to all treatments undertaken on designated historic properties in the City of Waukesha:
 - a. Every reasonable effort should be made to use a structure or site for its originally intended purpose, or to provide a compatible use that requires minimal alteration of the structure or site and its environment.
 - b. The distinguishing original qualities or character of a historic district, structure or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided whenever possible.
 - c. A Certificate of Appropriateness must be granted by the City of Waukesha Landmarks Commission before any proposed reconstruction, alteration, or demolition of any part of the exterior of a landmark, landmark site, or structure within a historic district can proceed.
 - d. All landmarks, landmark sites, and structures in historic districts should be recognized as products of their own time. Alterations that have no historical basis or that may adversely affect the external appearance of nearby structures should be discouraged.
 - e. Changes that may have taken place in the course of time are evidence of the history and development of a landmark, landmark site, or historic district. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
 - f. Distinctive stylistic features or examples of skilled craftsmanship that characterize a landmark, landmark site, or historic district should be treated with sensitivity.
 - g. Landmarks, landmark sites, and structures in historic districts should be kept in good repair. In the event that replacements are necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. If the structure is located in a historic district, the proposed construction or alteration should conform to the historic preservation plan for the district.

h. Every reasonable effort should be made to protect and preserve the historic, architectural, or cultural significance of a landmark, landmark site, or historic district that may be affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

^aSoil Survey of Milwaukee and Waukesha Counties, Wisconsin, U. S. Department of Agriculture, Soil Conservation Service, in cooperation with the University of Wisconsin, Wisconsin Geological and Natural History Survey Soils Department, and the Wisconsin Agriculture Experiment Station, July 1971.

^bA General Utility-Stage II airport is one that is intended to serve all single-engine aircraft; virtually all twin-engine piston and turboprop aircraft, including propeller-driven aircraft used by commuter airlines; and most business and corporate jets. Such an airport generally would have the capability to accommodate precision instrument approach operations; and would have a primary runway with a minimum length of 4,800 feet.

^CSEWRPC Community Assistance Planning Report No. 77, <u>A Wetland Protection and Management Plan for the City of Waukesha and Environs</u>, February 1983.

dSEWRPC Community Assistance Planning Report No. 137, A Park and Open Space Plan for Waukesha County, December 1989.

URBAN DESIGN CRITERIA

In order to develop physical solutions to urban design problems in the City and environs, urban design criteria must be established. Specific urban design decisions should be based, in part, upon urban design criteria, as well as the applicable objectives, principles, and standards listed earlier in this chapter. Urban design criteria are intentionally specific in order to assist in the development of detailed urban design solutions to specific problems. Urban design criteria have been developed for residential, industrial, and commercial development. These criteria should be used by officials of the City, Town, and County to assist in the evaluation of development proposals and their attendant site and building plans.

It is intended that these urban design criteria would apply only to areas within the planned urban service area.

RESIDENTIAL DEVELOPMENT URBAN DESIGN CRITERIA

Urban design criteria relating to residential development are described with respect to neighborhood recreational facilities; street, block, and lot arrangements; orientation for solar access; landscaping; stormwater drainage and erosion/sedimentation control; utility facilities; and antennas.

Neighborhood Recreational Facilities

A neighborhood park should be located and developed in conjunction with a neighborhood elementary school. The elementary school and

neighborhood park should provide a focal point for neighborhood activities and be located on a common site available to serve the recreational needs of both school students and neighborhood residents. The recreational facilities provided at a neighborhood park should be based on the standards listed in Table 45.

Streets

Limitation of Access to Arterial Streets: Whenever proposed residential land uses abut an arterial street or highway, the character of the residential area and the capacity and safety of the arterial facility should be protected by limiting access from the abutting residential uses with a 20-foot-wide planting screen in a nonaccess reservation strip along the rear property line, as illustrated in Figure 12.

Street Cross-Sections: Minimum and desirable street cross-section design criteria for arterial, collector, land access, and cul-de-sac streets are shown graphically in Figure 11.

Street Grades: Unless necessitated by exceptional topography, the maximum grade of any street should not exceed the following: primary arterial streets, 4 percent; secondary arterial streets, 7 percent; collector streets, 7 percent; and land access streets, alleys, and frontage streets, 8 percent. The grade of any street should not exceed 8 percent or be less than 0.5 percent. Street grades should be established so as to avoid excessive grading and minimize the removal of ground cover and trees.

Street Intersections: Streets should intersect each other at as near to right angles as topography and other limiting factors of design allow.

Table 45

NEIGHBORHOOD OUTDOOR RECREATIONAL FACILITY STANDARDS

Facility ^a	Facility per 1,000 Urban Residents	Number of Facilities Required ^b	Minimum Acreage Required	
Active Recreation	· · · · · · · · · · · · · · · · · · ·			
Baseball Diamond	0.09	1 ^C	4.5	
Basketball Goal	0.91	6	0.4	
Ice-Skating Rink	0.15	1 1	0.4	
Playfield	0.39	3	5.0	
Playground	0.35	2	1,2	
Softball Diamond	0.53	2 ^c	5.4	
Tennis Court	0.50	3	1.0	
Subtotal	<u>-</u> -		17.9	
Passive Recreation Area	Add 10 percent of active recreation area total		1.8 ^d	
Picnicking Area	Add 10 percent of active recreation area total		1.8	
Total			21.5 ^e	

^aLarger facilities such as soccer fields, baseball fields, swimming pools, and areas for nature study should be provided at community parks.

Source: SEWRPC.

In addition, the number of streets converging at one intersection should be held to a minimum, preferably to no more than two streets at one intersection. The number of intersections along arterial streets and highways should be held to a minimum, and the distance between such intersections should generally be no less than 600 feet. Land access street openings onto arterial streets should be minimized to improve traffic flow and reduce traffic hazard.

Street Alignment: Land access and collector streets should not necessarily continue across

arterial streets. Where appropriate, proposed streets should be continuous and in alignment with existing, planned, or platted streets with which they are to connect. Street jogs with centerline offsets of less than 250 feet along arterial streets or less than 125 feet along nonarterial streets should not be permitted.

Half Streets: The platting of half streets should be avoided. Half streets put an unrealistic reliance on the chance that adjacent property owners will develop their property at the same time. If half streets are allowed and then

bBased on a neighborhood population of 6,500 persons. In medium-density residential areas, neighborhoods of 6,500 residents are generally about one square mile in area; in low-density residential areas, neighborhoods of 6,500 residents are generally about four square miles in area.

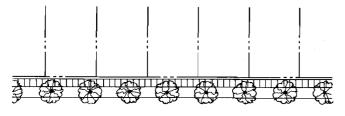
^CA baseball diamond is not required in a neighborhood park, but could be provided in place of a softball diamond. The size of the park could be reduced by approximately two acres if a third softball diamond were provided instead of the baseball diamond.

^dNatural areas may be incorporated into the design of a park site; however, areas of steep slopes, poor soils, floodlands, drainageways, wetlands and woodlands should not be considered when calculating the minimum site area required.

^eThe values listed in this table are for a combined neighborhood park and school site of 21.5 acres; exclusive of the area required for the school building and associated parking and loading facilities.

Figure 12

REVERSED-FRONTAGE LOTS FOR LIMITATION OF VEHICULAR ACCESS TO ARTERIAL STREETS



SIDEWALK
PROPERTY LINE

LAND ACCESS STREET

20' MINIMUM WIDTH PLANTING SCREEN EASEMENT WITH NO ACCESS PERMITTED

Source: SEWRPC.

improved, their narrow width may result in street maintenance as well as traffic circulation problems.

Cul-de-Sac Streets: Cul-de-sacs which are designed to have one end permanently closed should generally not exceed 500 feet in length. Cul-de-sac streets should employ either a tear-drop design with a planting island, or a circular turn-around design with no planting island, as shown in Figure 11.

Handicap and Bicycle Access: Wheelchair and bicycle curb ramps should be installed at street intersection crosswalks pursuant to Section 66.616 of the Wisconsin Statutes.

Blocks

General: The widths, lengths, and shapes of blocks should be suited to the planned use of the land; zoning requirements; the need for convenient access, control, and safety of street traffic; and the limitations of and opportunities provided by topography.

<u>Length</u>: Blocks in residential areas should be no less than 600 feet nor more than 1,200 feet in length unless otherwise dictated by exceptional

topography or other limiting factors of good design.

Pedestrian Ways: Pedestrian ways at least 10 feet wide should be located near the center and entirely across any block of more than 900 feet in length to provide adequate pedestrian circulation and access to schools, parks, shopping centers, churches, or transportation facilities.

<u>Width</u>: Blocks should be wide enough to provide for two tiers of lots of appropriate depth except where one tier of reverse frontage lots is necessary to separate residential development from arterial streets.

Lots

General: The size, shape, and orientation of lots should be appropriate for the location of the subdivision and for the type of development and use contemplated. The lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the building contemplated.

Side Lot Lines: Side lot lines should be at right angles to straight street right-of-way lines or radial to curved street right-of-way lines on which the lots face. Lot lines should follow municipal boundary lines rather than cross them.

<u>Double-Frontage Lots</u>: Double-frontage or "through" lots should be prohibited except where they are necessary to overcome specific disadvantages of topography or orientation.

Reverse-Frontage Lots to Limit Arterial Highway Access: Lots adjacent to an existing or proposed arterial street or highway should not have direct access to the arterial. Reverse-frontage lots should be located adjacent to the arterial, and a planting strip at least 20 feet in width should be provided adjacent to the street right-of-way to separate residential uses from arterial traffic. The normal lot depth should be increased by the width of the planting strip, as illustrated by Figure 12.

Access: Every lot should front or abut a public street for a distance of at least 40 feet.

<u>Lot Size</u>: Area and dimensions of all lots should conform, at a minimum, to the requirements of the applicable zoning ordinance.

Lot Depth: Excessive depth of lots in relation to width should be avoided, and a proportion of

three to one should be considered a maximum depth-to-width ratio. Lot depth should be increased by at least 20 feet when abutting an arterial highway where no direct access is permitted to the arterial highway to allow for a planting strip between the arterial highway and the residential use.

<u>Corner Lots</u>: Corner lots should have an additional width of 10 feet to permit adequate building setbacks from side streets.

Vision Clearance Triangle: No obstructions, such as structures, parking, or vegetation, should be allowed between the heights of two and one-half feet and 10 feet above the mean curb grade within the triangular space formed by intersecting land access street right-of-way lines and a line formed by joining points on such lines located 15 feet from their intersection. The corner cutoff distance establishing the vision clearance triangle should be increased to 30 feet along collector streets and to 50 feet along arterial streets. Selected vision clearance triangles are illustrated in Figure 13.

Driveway Location: Driveways on corner lots should be set back sufficiently from intersecting streets so that they do not interfere with traffic movement. Where possible, no new direct public or private access should be permitted to an arterial street or highway within 230 feet of the intersection of the right-of-way lines of another arterial street, or within 100 feet of the intersection of the right-of-way lines of an arterial street intersecting a collector or land access street. At a minimum, no new direct private access should be permitted within 115 feet of the intersection of the right-of-way lines of two intersecting arterial streets or within 50 feet of the intersection of the right-of-way lines of other intersecting streets.

Orientation for Solar Access

In order to facilitate solar access, streets, blocks, and structures should generally be laid out in an east-west direction where topography and other natural features permit. Structures built along north-south streets should be encouraged to have the long roof axis facing south.

Landscaping

Street Trees: Street trees meeting the American Standard for Nursery Stock, ANSI 260.1, should be planted at appropriate intervals along public

rights-of-way. Appropriate intervals should be determined based on land use, width of the planting area, and location of above and below ground utilities. The proposed location and size of street trees should be included in the initial conceptual design and subsequent site plan for proposed development projects. As a general guide, at least one street tree of at least 10 feet in height should be planted for each 50 feet of frontage on public rights-of-way.

Protection of Existing Vegetation: Every effort should be made to protect and retain all existing trees, shrubbery, vines, and grasses not actually lying in public roadways, drainageways, paths, and trails. Trees should be protected and preserved during construction in accordance with sound arboricultural practices, including the use of wells, islands, or retaining walls whenever abutting grades are altered. Special consideration should be given to preventing soil compaction if fill material is placed in the root zone, even if such placement is temporary.

Cutting and Clearing: Tree cutting and shrubbery clearing should be conducted so as to prevent erosion and sedimentation and preserve and improve scenic qualities and, if possible, should not exceed 30 percent of the lot or tract.

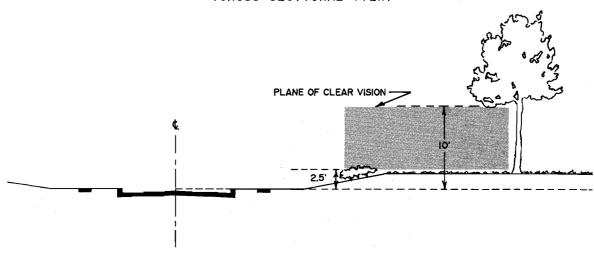
Paths: Easements for paths and trails in wooded and wetland areas should not exceed 15 feet in width and should be designed and constructed to minimize removal and disruption of trees and shrubs and the impairment of natural beauty.

Wind and Landscape Planting: Landscaping material should be planted to minimize winter wind and promote summer wind effects on structures. Winter wind protection is afforded by planting trees and tall shrubs on the west side of structures. An optimum distance between a winter windbreak and a structure is approximately twice the height of the windbreak. A windbreak made up of two rows of coniferous trees is optimal. Figure 14 illustrates the concept.

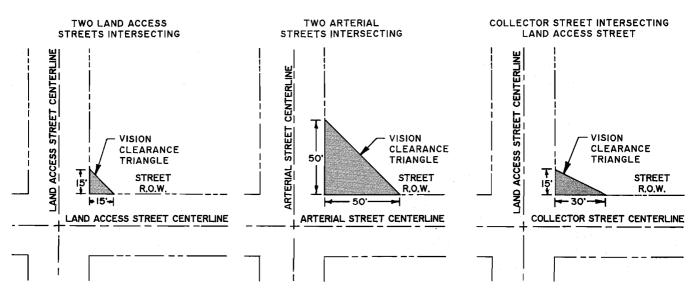
Solar Access and Landscape Planting: With respect to solar access, landscaping planted to the south of structures should be short, broad, deciduous species with open twig patterns, affording the passage of light through the branch structure in the winter. Figure 15 illustrates the concept.

Figure 13
VISION CLEARANCE TRIANGLE

VISION CLEARANCE TRIANGLE (CROSS-SECTIONAL VIEW)



VISION CLEARANCE TRIANGLE (PLAN VIEW)



Source: SEWRPC.

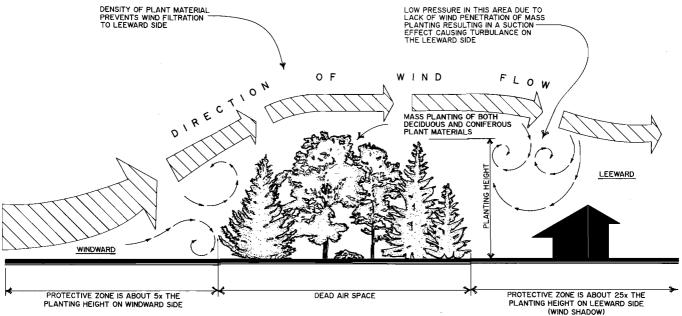
Stormwater Drainage and Erosion/Sedimentation Control

Stormwater drainage facilities should be adequate to serve a proposed development project, and may include curbs and gutters, catch basins and inlets, storm sewers, road ditches, culverts,

open channels, water retention structures, and settling basins. The facilities should be of adequate size and grade to hydraulically accommodate design flows and should be designed to prevent and control soil erosion and sedimentation and present no hazards to life or property.

Figure 14

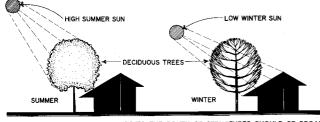
LANDSCAPE PLANTING FOR WIND PROTECTION



A MASS PLANTING OF LANDSCAPE MATERIALS, INCLUDING BOTH DECIDUOUS AND CONIFEROUS VARIETIES, CAN DECREASE THE WIND VELOCITY ABOUT FIVE TIMES THE PLANTING HEIGHT ON ITS WINDWARD SIDE AND ABOUT TWENTY-FIVE TIMES ITS HEIGHT ON THE LEEWARD (WIND SHADOW) SIDE OF THE MASS PLANTING.

Source: SEWRPC.

Figure 15
DECIDUOUS LANDSCAPE PLANTING
AND SEASONAL SOLAR ACCESS



GENERALLY, LANDSCAPE PLANTINGS TO THE SOUTH OF STRUCTURES SHOULD BE BROAD, DECIDUOUS SPECIES WITH OPEN TWIG PATTERNS, AFFORDING THE PASSAGE OF LIGHT THROUGH THE BRANCH STRUCTURE IN THE WINTER. THE CHOICE OF DECIDUOUS PLANTINGS SHOULD BE MADE SINCE THEY DROP THEIR LEAVES IN THE FALL AND ALLOW LOW WINTER SUN TO PENETRATE THEIR BRANCHING STRUCTURE. IN THE SUMMER, THE DECIDUOUS PLANTINGS CAN ALSO PROVIDE SUN SHADING OF THE STRUCTURE, THUS LOWERING UNWANTED SUMMER HEAT GAIN.

Source: SEWRPC.

Earthmoving activities such as grading, topsoil removal, mineral extraction, road cutting, waterway construction or enlargement, excavation, channel clearing, ditching, drain tile laying, dredging, and lagooning should be so conducted as to prevent erosion and sedimentation and to minimize disturbance to the natural fauna, flora,

watercourse, water regimen, and topography. Construction activities should be planned so that the soil is disturbed the shortest possible length of time. Cut and filled lands outside street rights-of-way should be graded to a maximum slope of 25 percent or to the angle of repose of the soil, whichever is less.

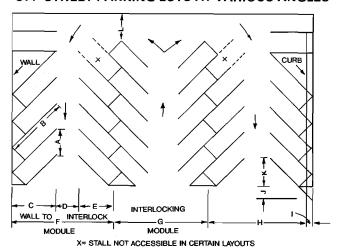
If necessary to control erosion and sedimentation, a land developer should be required to provide or install protection and rehabilitation measures such as fencing, slopes, seeding, trees, shrubs, riprap, wells, revetments, berms, jetties, clearing, dredging, snagging, drop structures, brush mats, willow poles, and grade stabilization structures.

Utility Facilities

Easements: Public utility easements of widths deemed necessary for the intended purpose, but no less than 10 feet wide, should be provided for electrical power and communication wires and conduits; storm and sanitary sewers; and gas, water, and other utility lines. Where possible, utility easements should be centered along rear or side lot lines. Where a land division or

Figure 16

RECOMMENDED DESIGN DIMENSIONS FOR OFF-STREET PARKING LOTS AT VARIOUS ANGLES



PARKING LAYOUT DIMENSIONS (IN FEET) FOR 9-FT STALLS AT VARIOUS ANGLES

DIMENSION	ON DIAGRAM	45°	60°	75°	90°
STALL WIDTH, PARALLEL TO AISLE	A	12.7	10.4	9.3	9.0
STALL LENGTH OF LINE	В	25.0	22.0	20.0	18.5
STALL DEPTH TO WALL	С	17.5	19.0	19.5	18.5
AISLE WIDTH BETWEEN STALL LINES	D 0	12.0	16.0	23.0	26.0
STALL DEPTH, INTERLOCK	E	15.3	17.5	18.8	18.5
MODULE, WALL TO INTERLOCK	F	44.8	52.5	61.3	63.0
MODULE, INTERLOCKING	G	42.6	51.0	61.0	63.0
MODULE, INTERLOCK TO CURB FACE	н	42.8	50.2	58.8	60.5
BUMPER OVERHANG (TYPICAL)	1	2.0	2.3	2.5	2.5
OFFSET	J	6.3	2.7	0.5	0.0
SETBACK	K	11.0	8.3	5.0	0.0
CROSS AISLE, ONE-WAY	L	14.0	14.0	14.0	. 14.0
CROSS AISLE, TWO-WAY	-	24.0	24.0	24.0	24.0

Source: American Association of State Highway and Transportation Officials and SEWRPC.

development is traversed by a watercourse, drainageway, or street, an easement should be provided for drainage purposes.

<u>Underground Utilities</u>: All new utility distribution facilities should be placed underground. Existing above-ground utility distribution facilities should be relocated underground where possible.

Antennas

Ground-mounted and building-mounted antennas should be constructed of noncombustible and corrosion-resistant materials and in a manner that is appropriate to the architecture of the building. Antennas should be unobtrusive and/or screened from surrounding properties. Antennas should also be filtered and shielded so as to prevent the emission or reflection of electromagnetic radiation that would cause interference

with radio or television broadcasting or reception on nearby properties. Antennas must also meet applicable zoning ordinance requirements.

ADDITIONAL STANDARDS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

In addition to the standards set forth above for all residential development, multi-family developments should conform to the standards set forth below for off-street parking lots, building foundation landscaping, and dumpster and mechanical equipment screening.

Off-Street Automobile

Parking Lot Design Criteria

Parking Lot Surfacing and Dimensions: All offstreet parking areas should be graded and hard surfaced so as to be dust free and properly drained. Parking lots should have a minimum grade of 1 percent, and a maximum grade of 5 percent. Any parking area for five or more vehicles should have the aisles and parking spaces clearly marked in order to distinguish between parking stalls and vehicular circulation areas. Recommended dimensions for parking lots are shown in Figure 16.

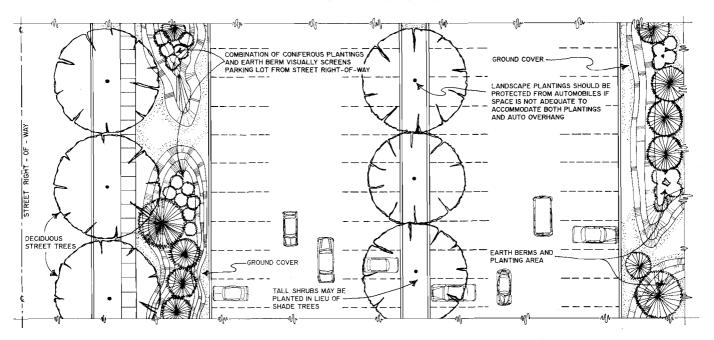
Parking Space Size: Parking spaces should be a minimum of 160 square feet, with a minimum width of nine feet and a minimum of length of 17 feet. Parking spaces intended for use by the physically handicapped should be a minimum of 12 feet wide and a minimum of 17 feet long.

Parking Lot Traffic Aisle Width: Parking lot traffic aisles should be a minimum of 24 feet wide for two-way traffic and a minimum of 12 feet wide for one-way traffic.

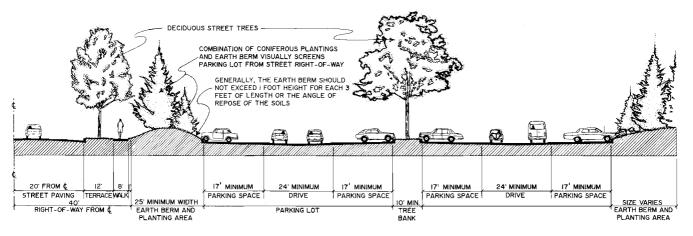
Parking Lot Landscaping: All off-street parking areas which serve five or more vehicles should be provided with accessory landscape areas totaling at least 5 percent of the total surfaced parking area. The minimum size of each landscape area should be 160 square feet. The location of landscape areas, plant materials, and protection afforded the plantings, including curbing and provision for maintenance, should be considered. Landscaping elements should be placed where they will not interfere with the act of parking, parking lot maintenance, vehicular egress and ingress, or snow removal. A parking lot landscaping plan is illustrated in Figure 17.

Figure 17

RECOMMENDED LANDSCAPING PLAN FOR OFF-STREET PARKING LOTS



PLAN VIEW



SECTION VIEW

Source: SEWRPC.

Parking Lot Screening: Parking areas for five or more vehicles should be screened from single-and two-family residential uses by a solid wall, fence, berm, dense evergreen planting, or other effective means, built and maintained at a minimum height of six feet. Where appropriate, gaps should be provided for pedestrian access.

Walls and fences should be built with a material compatible with the principal building. If berms are used as a screen, the berm should have a minimum height of one and one-half feet and a minimum crown of four feet with side slopes no greater than four to one. The berms should be curved and undulated for their entire length.

Parking Curbs and Barriers Near Side and Rear Lot Lines: Curbs or barriers should be installed along side and rear property lines to prevent parked vehicles from extending over lot lines and to provide space for visual screening. When only plantings are used for screening, the width of the perimeter landscaping area should be a minimum of 10 feet. The width of the perimeter

landscaping area may be reduced to five feet if walls, fences, or berms are used in addition to plantings.

Parking Lot Lighting: Outside lighting should be arranged, shielded, or directed downward to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind on adjoining streets or residential properties. Creosoted poles should not be used. Decorative wooden poles may be used. Lights, including the pole and base, should be no higher than 20 feet. All wiring should be placed underground.

Building Foundation Landscaping for Multi-Family Residential Development

Landscaping provided adjacent to building foundations contributes to the overall aesthetics and architectural attractiveness of multi-family residential buildings. Planting areas comprised of a combination of decorative mulch, flowers, ground cover, shrubs, or ornamental trees should be provided adjacent to building elevations visible from streets and parking areas.

Screening of Dumpsters and Mechanical Equipment

Dumpsters and rooftop and grade-level mechanical equipment should be installed to be unobtrusive and should be screened from public view. Dumpsters should be screened on at least three sides by a solid wall or fence. The height of the wall or fence should at least equal the height of the dumpster.

INDUSTRIAL DEVELOPMENT URBAN DESIGN CRITERIA

Urban design criteria relating to industrial development are recommended with respect to street, block, and lot arrangements, off-street parking, landscaping, stormwater drainage and erosion sedimentation control, utility facilities, and antennas.

Industry-Related Streets

<u>Limitation of Access to Arterial Streets</u>: The design criteria set forth earlier in this chapter for residential development should be used.

Street Cross-Sections: Street cross-section design criteria for industrial development are shown graphically in Figure 11. It is recommended that the desirable cross-section for a collector street, which shows a minimum right-of-way width of

70 feet, be used as the land access street crosssection for industrial development. Although culde-sac streets are discouraged in industrial areas, if they cannot be avoided due to topography or other site constraints, they should have a minimum pavement radius of 50 feet.

Street Grades: Unless necessitated by exceptional topography, the grade of any street in an industrial park should not be more than 3 percent or less than five-tenths of 1 percent. Street grades should be established to avoid excessive grading, the unnecessary removal of ground cover and trees, and the unnecessary leveling of topography.

Stormwater Drainage and Street Location: Wherever practical, streets should follow lines of natural stormwater drainage.

Street Intersections, Alignment, and Half Streets: Street intersections, alignment, and half streets should follow the same design criteria set forth earlier in this chapter for residential development.

Industry-Related Blocks

General: The widths, lengths, and shapes of blocks should be suited to the planned industrial use of the land; zoning requirements; the need for convenient access, control, and safety of street traffic; and the limitation and opportunities of topography. Blocks should be wide enough to provide for two tiers of industrial lots of appropriate depth.

Industrial Lots

General: The size, shape, and orientation of lots should be appropriate for the type of development and use contemplated. Lots should be designed to provide an aesthetically pleasing building site and a proper architectural setting for the industrial buildings contemplated. Side lot lines and double-frontage lots should follow the same design criteria set forth earlier in this chapter for residential development.

Lot Size: Area and dimensions of all industrial lots should conform, at a minimum, to the requirements of the applicable zoning ordinance.

Lot Shape: The shape or configuration of an industrial lot should not be so irregular so as to hamper efficient development of the site. The shape of the lot should facilitate the development required by the industry locating on it, and

should assist in promoting the assembly of individual lots into larger parcels of industrial property under one ownership.

Lot Depth and Width: The depth and width of lots designated for industrial use should be adequate to provide for off-street parking and off-street loading required by the use contemplated. Industrial lots backing onto lands of a land use of lesser intensity should have adequate depth to accommodate landscape plantings or other design elements to serve as a buffer area between the two land uses. Lot depths that facilitate the assembly of individual lots to create large parcels of industrial property under one ownership should be encouraged.

Corner Lots: Corner lots should have an additional width to permit adequate building and facility setbacks from side streets.

Setbacks: No building or portion of any industrial building should be built closer than 25 feet to the front lot line of an industrial lot. Where an industrial use directly abuts a residential use, an area of open space at least 50 feet in width should be provided on the industrial lot between the two uses.

Side Yards: Each building in an industrial park should have a side yard of at least 10 feet. The parking or storage of trucks, products, or equipment should be discouraged in the side yard.

Off-Street Automobile Parking Lot Design Criteria

Location of Off-Street Parking Lots: Employee off-street parking should not be permitted in the required front yard of an industrial lot. Visitor and customer parking, however, is appropriate within the front yard.

Number of Parking Spaces: The capability to provide at least one parking space for each 500 square feet of principal building area should be demonstrated on each industrial property. Parking spaces should be provided on each property as needed to accommodate all employees as building facilities expand. In addition, two percent of all parking spaces provided shall be properly designed for the physically handicapped.

Parking Lot Lighting: Outside lighting should be arranged, shielded, or directed downward to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind on adjoining streets or residential properties. Lights should be no higher than the roof of the adjacent industrial building or 24 feet, whichever is less. All wiring should be placed underground.

Parking Lot Surfacing and Dimensions, Parking Space Size, Parking Lot Traffic Aisle Width, Parking Lot Landscaping, Parking Lot Screening, Parking Curbs and Barriers Near Side and Rear Lot Lines: The design criteria set forth earlier in this chapter for multi-family residential development should be used.

Landscaping, Stormwater Drainage and Erosion/Sedimentation Control, Utility Facilities, and Antennas The design criteria set forth earlier in this chapter for residential development should be used.

COMMERCIAL DEVELOPMENT URBAN DESIGN CRITERIA (excluding the Waukesha Central Business District)

Urban design criteria relating to commercial development are recommended with respect to street arrangement, vehicular circulation, limitation of vehicular access to arterial streets and highways, spatial considerations, internal site circulation, pedestrian circulation, parking areas, service and loading areas, and landscaping and site development.

Streets

Street Cross-Sections, Grades, Intersections, Alignment, Half-Streets, and Handicap and Bicycle Access: The design criteria set forth earlier in this chapter for residential development should be used.

Vehicular Circulation

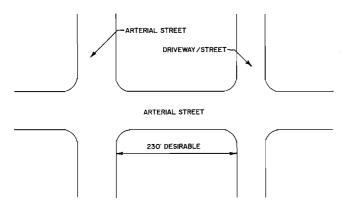
The vehicular circulation system should be developed for easy access to the commercial parking facilities from the community. Vehicular and pedestrian conflicts should be avoided where possible and, where conflicts cannot be totally avoided, conflicts should be minimized.

Limitation of Vehicular Access to Arterial Streets and Highways

Arterial Highway Access and Street Intersections: No new direct public or private access should be permitted to an arterial street or highway within 230 feet of the intersection of the

Figure 18

ARTERIAL HIGHWAY ACCESS AND
DRIVEWAY AND STREET INTERSECTIONS



Source: SEWRPC.

right-of-way lines of another arterial street, as shown on Figure 18.

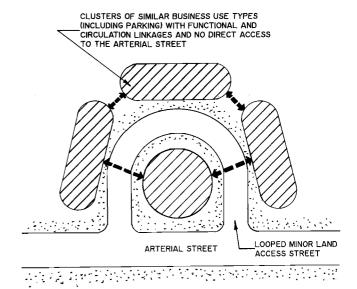
Arterial Highway Access Barriers: Access barriers such as curbing, fencing, landscaping, or other topographic barriers should be erected to prevent undesirable vehicular ingress or egress to arterial streets or highways and to properly and safely channel traffic movements. When landscaping is used as an access barrier, the width of the landscaped area should be a minimum of 10 feet. When structural barriers are used, the minimum width may be reduced to five feet with landscaping provided between the structural barrier and the adjacent right-of-way.

Looped Land Access Streets: Looped land access streets should be used when feasible in order to reduce the potential number of drive intersections along an arterial, as illustrated in Figure 19.

Alignment and Shared Use of Driveways: Driveways should intersect each other at as nearly right angles as topography and other limiting factors of good design permit. Driveway entrances along both sides of an arterial should be aligned as illustrated in Figure 20 to assist in reducing the number of driveways needed and limit some of the confusion caused by unaligned driveways. Also, the use of shared driveways and parking lots in commercial areas should be promoted, as shown in Figure 20. In such cases, the driveway centerline may be the property line between two parcels or a mutually agreed upon access easement.

Figure 19

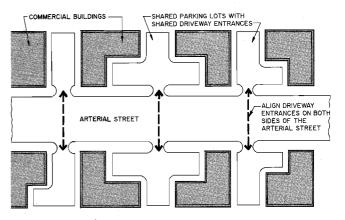
DESIRABLE LOOPING OF LAND ACCESS STREETS IN COMMERCIAL AREAS



Source: SEWRPC.

Figure 20

DESIRABLE ALIGNMENT AND SHARED USE OF DRIVEWAYS AND PARKING LOTS IN COMMERCIAL AREAS



Source: SEWRPC.

Driveway Design for Entering Vehicles: Driveway design in commercial areas should accommodate an entering vehicle turning speed of 15 mph in order to help reduce interference with through arterial street traffic. Driveways should not exceed a maximum grade of 5 percent. Driveway design and placement should be capable of absorbing the maximum expected rate of inbound traffic during a normal weekday peak traffic period.

Table 46

HIGHWAY DESIGN SPEED AND MINIMUM REQUIRED SIGHT DISTANCE FOR DIRECT ACCESS DRIVEWAY PLACEMENT

Highway Design Speed (mph)	Minimum Sight Distance (feet)	Desirable Sight Distance (feet)		
30	200	200		
35	225	250		
40	275	325		
45	325	400		
50	400	475		

Source: American Association of State and Highway Transportation Officials, 1984

Sight Distance and Driveway Placement: Direct access driveway placement on abutting arterial streets and highways should be such that an exiting vehicle has the minimum unobstructed sight distance listed in Table 46 for the operating design speed of the abutting arterial street or highway.

Driveway Spacing: Driveway spacing should be determined as a function of arterial street and highway operating speeds. The minimum spacing between access driveways along an arterial street or highway should be determined according to Table 47. These spacings are based on average vehicle acceleration and deceleration rates and are considered necessary to maintain safe traffic operation.

Maximum Number of Driveways per Parcel: No more than one driveway opening should be allowed from abutting arterial streets and highways to parcels having a street frontage of less than 400 feet. One additional driveway entrance along a single continuous parcel of land with frontage in excess of 400 feet may be permitted. When a shared driveway is used, it should be considered as one driveway.

Land Use Spatial Considerations

Commercial Business Clustering: Businesses with similar characteristics should form commercial clusters and locate near one another in

Table 47

HIGHWAY OPERATING SPEED AND MINIMUM SPACING BETWEEN DIRECT ACCESS DRIVEWAYS

Highway Speed Limit (mph)	Minimum Spacing (feet)		
25	105		
30	125		
35	150		
40	185		
45	230		
50	275		

Source: American Planning Association and the U. S. Department of Transportation.

order to better define commercial areas for the user, provide functional linkages of similar types of businesses, and provide circulation linkages for both vehicular and pedestrian traffic. Businesses should be located in the following five general types of clusters:

- 1. Shopping center retail sales and service characterized by on-site parking for customer automobiles and a pedestrian-oriented shopping environment. Uses in this category include general merchandise stores, food stores, apparel and accessory stores, drug stores, department stores, gift shops, cleaners, barbers and hairdressers, banks and savings and loan institutions, and restaurants (other than drive-in or drive-through).
- 2. Offices including professional offices, medical offices, dental offices, and clinics.
- 3. <u>Large floor area retail sales</u> characterized by on-site parking for customer automobiles, customer off-street loading facilities, and a limited pedestrian-oriented shopping environment. Uses in this category include furniture sales, appliances sales, factory outlet stores and garden centers.
- 4. Automobile-oriented retail sales and services characterized by sales and service to

commercial customers in the automobile. These types of commercial uses are not pedestrian oriented. Uses in this category include gasoline stations, automobile sales and service, bowling alleys, car washes, drive-in theaters, drive-in banking, drive-in/drive-through restaurants, and motels.

5. Bulk sales and construction services characterized by on-site parking for customer automobiles, on-site outdoor areas for merchandise storage and sales, customer off-street loading facilities, and open outdoor pedestrian areas for bulk sales of merchandise. Uses in this category include building supplies, equipment sales, septic system service, and liquid petroleum gas sales and storage.

Minimum Commercial Lot Sizes: Lot sizes in commercial areas along arterial streets and highways should be a minimum of one acre, with a minimum frontage of 150 feet. Commercial lot sizes must meet the minimum lot size requirements of the applicable zoning ordinance.

Land Use Buffers: Commercial land uses should be buffered from adjacent noncommercial land uses by distance, landscaping, fencing, berms, or walls.

Internal Site Circulation

Vehicular Circulation between Adjacent Properties: Provision for circulation between adjacent commercial uses should be provided through coordinated access drives and/or shared parking lots.

On-Site Vehicular Circulation: The vehicular circulation system within and around individual commercial parcels should be developed so as to provide easy access to parking facilities from the larger community without destroying the safety or capacity of arterials. Conflicts between vehicles and pedestrians should be avoided where possible and, where conflicts cannot be totally avoided, conflicts should be minimized. Also, delivery and service circulation patterns on the site should not conflict with customer circulation.

Pedestrian Circulation

The pedestrian movement system in commercial areas should form linkages between the various commercial activities and commercial sites. The system should not conflict with vehicular circulation or, if conflicts cannot be totally avoided,

the conflicts should be minimized. Visual aspects and pavement texture should also be taken into consideration when locating sidewalks so that the pedestrian is offered a variety of visually pleasing experiences which add to the overall enjoyment of the commercial area. Sidewalks should be a minimum of five feet wide. Provisions for the handicapped in sidewalk construction should also be made. Where there are activities on both sides of an arterial street or highway, a pedestrian path system should be provided on both sides of the arterial. A pedestrian crossing of the arterial should be provided at least every 400 feet, and every 200 feet in areas with moderate to heavy pedestrian flow.

Off-Street Automobile Parking Areas

Off-Street Parking: All new commercial parking areas should be off-street. Parking perpendicular to arterial street rights-of-way with direct access to the right-of-way without a service drive should be prohibited.

Parking Visibility from Arterial Streets: Commercial parking lots should be visible from an arterial street or highway, have clearly marked entrances and exits, and be visually distinguishable from public rights-of-way.

Number of Parking Spaces: Parking spaces must be provided in sufficient number to meet the requirements of the applicable zoning ordinance, and to provide spaces adequate in size and number to meet the needs of the handicapped.

On-Site Queued Vehicle Storage: There should be sufficient on-site space to accommodate at least three queued vehicles waiting to park or exit the parking lot without using any portion of the arterial street right-of-way or in any other way interfering with arterial street traffic and safety. For drive-up services, queuing area to accommodate a minimum of 10 vehicles on site should be provided.

Parking Lot Lighting: Parking lot lighting in commercial areas should serve four purposes. First, the lighting should provide for the safe movement of pedestrian and vehicular traffic. Second, it should help create an environment that promotes security and crime prevention. Third, the lighting should aid in creating an aesthetically pleasing environment during both day and nighttime hours. Fourth, the lighting should assist in promoting the use of the commercial facilities during both day and night.

Recommended illumination for commercial parking areas should be about 1.0 footcandles. High-pressure sodium lighting should be used. All other outside lighting should be arranged, shielded, or directed downward to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind on adjoining streets or residential properties. Lights should be no higher than the roof of the adjacent commercial building or 24 feet, whichever is less. All wiring should be placed underground.

<u>Parking Lot Location</u>: A parking lot should be located to minimize customer walking distances to the facility the parking lot is serving.

Parking Lot Surfacing and Dimensions, Parking Space Size, Parking Lot Traffic Aisle Width, Parking Lot Landscaping, Parking Lot Screening, Parking Curbs and Barriers Near Side and Rear Lot Lines: The design criteria set forth earlier in this chapter for multi-family residential development should be used.

Off-Street Service and Loading Areas

Service and loading areas should be located for easy service vehicle access, and should not conflict with pedestrian or general vehicular traffic in the area. Service and loading areas, which are generally not aesthetically pleasing, should be oriented or designed to obscure visual contact from the customers.

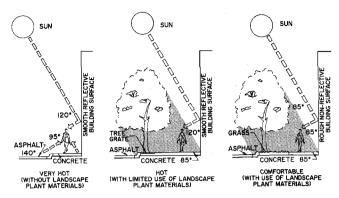
Landscaping and Site Development

Urban Landscape Plant Selection: Landscape plantings are an important part of an attractive commercial area. Trees and shrubs can provide shade and shelter, act as limited noise buffers and visual screens, assist in channeling pedestrian and vehicular traffic, act as wind breaks, and decrease the intensity of insolation, as shown in Figure 21.

Site Furniture and Amenities: Site furniture and amenities serve pedestrian needs and add visual variety to commercial areas. Site furniture and amenities include lighting luminaries and posts, plant containers, street seating, fences and gates, handrails, drinking fountains, water fountains, sculpture, clocks, play equipment, bicycle racks, garbage receptacles, fire hydrants, telephones, bollards, kiosks, newspaper boxes, sunshading devices, parking meters, and signs. The design and placement of such items should contribute to the overall design theme of the

Figure 21

EFFECT OF LANDSCAPE PLANTINGS ON AIR
TEMPERATURE AND PEDESTRIAN COMFORT



NOTE: AN OVERALL BASE AIR TEMPERATURE OF 90°F WAS USED IN EACH CASE. ADAPTED FROM "PLANNING FOR ENERGY CONSERVATION", CITY OF DAVIS CALIFORNIA

Source: SEWRPC.

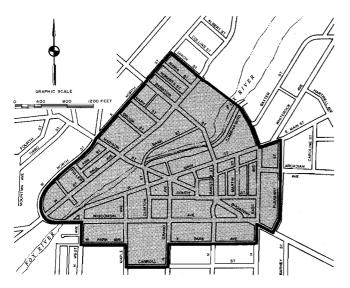
commercial area, serving an aesthetic function as well as a utilitarian function, while adding a sense of design continuity and human scale.

Maintenance: A complete and thorough maintenance program for both public and private properties in commercial areas should be established. Improvements to buildings and their continued attractive appearance is dependent on proper maintenance procedures. Future maintenance requirements should be considered during the site and building design phase, including provisions for easy access for window and building facade cleaning, painting, and repairing. Selection of building materials should be based, in part, on consideration of durability and future maintenance requirements. Maintenance programs should include the watering, fertilizing, weeding, pruning, and replacement of any landscape planting areas; the removal of litter and emptying of trash containers in a timely fashion; sweeping, cleaning, and repairing of paved surfaces; and the care and maintenance of site furniture, replacement of broken and/or vandalized parts, and the replacement of burned out light bulbs.

Street Trees, Protection of Existing Vegetation, Utility Facilities, Antennas, and Stormwater Drainage and Erosion/Sedimentation Control: The design criteria set forth earlier in this chapter for residential development should be used.

Map 50

LIMITS OF AREA SUBJECT TO WAUKESHA CENTRAL BUSINESS DISTRICT URBAN DESIGN CRITERIA



Source: City of Waukesha and SEWRPC.

WAUKESHA CENTRAL BUSINESS DISTRICT URBAN DESIGN CRITERIA

Urban design criteria relating to development in the central business district are recommended with respect to vehicular and pedestrian circulation, parking, service and loading areas, street lighting, signs, landscaping and site development, street trees, protection of existing vegetation, utility facilities, antennas, and stormwater drainage and erosion/sedimentation control. The area within which the central business district urban design criteria apply is shown on Map 50.

Vehicular Circulation

The vehicular circulation system should be developed for easy access from the community to downtown parking facilities. Vehicular and pedestrian conflicts should be avoided where possible and, where conflicts cannot be totally avoided, conflicts should be minimized. Also, delivery and service circulation patterns should not conflict with customer circulation. The vehicular circulation system should also provide visually pleasing experiences to the motorist.

Pedestrian Circulation

The pedestrian movement system in the central business district should form linkages between the various activities in the central business district. The system should eliminate or minimize conflict with vehicular circulation. The location and materials used for new sidewalks should offer a variety of visually pleasing experiences to the pedestrian. A recommended minimum sidewalk width is five feet but can be larger depending on the design intent. Provisions for the handicapped in sidewalk construction should be made pursuant to Section 66.616 of the Wisconsin Statutes.

Parking

Parking spaces in the central business district should be provided pursuant to City Zoning Ordinance requirements. The size and design of parking areas in the central business district should be such that the character of the central business district is maintained. Parking areas should be attractively landscaped, and the walking distance between parking and commercial buildings should be minimized.

Service and Loading Areas

Service and loading areas in the central business district should be located for easy service vehicle access. Service and loading areas should not conflict with pedestrian or vehicular traffic in the central business district. Also, service and loading areas which are generally not aesthetically pleasing should be so oriented or designed so as to obscure visual contact from the customers.

Street Lighting

Generally, primary lighting luminaries in the central business district should be mounted on posts at a height of nine to 12 feet. This height allows for the lighting to relate to both human and building scale. The post and luminaries design should reflect the overall character of the central business district. The recommended illumination for the central business district is 2.0 footcandles. High-pressure sodium lighting should be used.

Signs

In addition to conforming with the requirements of the City of Waukesha Sign Ordinance, Chapter 27, Signs and Outdoor Advertising, signs should be designed so that they are in keeping with the overall character of the area and its buildings. Lettering on signs in the central business district should be functional as well as visually pleasing. Truly functional lettering is of a typeface which is properly spaced, is easy to

read, and makes its message clear from the distance from which it is intended to be read. Generally, the fewer words on the sign face, the more likely people will be able to read the sign with ease.

Since the building facades in the central business district have predominantly flat storefronts and are oriented parallel to public streets, flush mounted face signs should be used. Standard "franchise" and "brand name" signs should be avoided.

Signs should be placed in visually pleasing and logical places of the facade which can include areas of the building facade which are devoid of openings, projections, and architectural details. Sign height should be consistent between stores in the same city block streetscape facade.

Landscaping and Site Development, Street Trees, Protection of Existing Vegetation, Utility Facilities, Antennas, and Stormwater Drainage and Erosion/Sedimentation Control: The design criteria set forth earlier in this chapter for commercial development outside the central business district should be used.

ARCHITECTURAL DESIGN FOR THE CENTRAL BUSINESS DISTRICT AND OTHER COMMERCIAL AREAS

Commercial Streetscape Facades

The structural shapes of buildings, their proportions, the placement of openings such as doors and windows, the placement of signs, and various other building details all contribute to the overall commercial streetscape appearance. Although the building facades of two adjacent buildings may be different, their overall appearance can be made compatible through the proper use of these visual elements. Individual building facade treatment plans should take into account the design character of the surrounding commercial area and the various urban design criteria set forth in this chapter to assure a degree of compatibility of architectural design with neighboring structures.

In the central business district, many of the storefronts, store entries, and other building facades still retain their original architectural character. For buildings that have architectural significance, every effort should be made to enhance or recapture this original character pursuant to the standards promulgated by the U. S. Secretary of Interior for historic preservation projects. Canopies and awnings, in addition to providing shade from direct sunlight and protection from rain and snow, can both preserve and promote the overall visual horizontal continuity of the central business district and can assist in the development of a uniform and visually compatible signage system. Maintaining the cornice or soffit line of a building or group of buildings also assists in assuring horizontal continuity and maintaining scale.

Yards

Front, rear, and side yards should be kept clean and proper garbage receptacles should be used. Other unsightly features should be screened from view in a creative fashion. Entrances which are used by the general public should provide a walkway that includes safe and attractive features, including landscape plantings when practicable.

Urban Scale and Mass

The relative proportion or scale of a building to neighboring buildings, to the pedestrian or observer, and to the surrounding area should be considered when new commercial buildings are built or when existing commercial buildings are remodeled or altered. A number of visual elements that contribute to the overall scale and mass in commercial areas include the visual rhythm and proportion of the elements of the building facades, the architectural detailing, the visual directional emphasis of the streetscape (which can either be horizontal or vertical), the symmetrical or asymmetrical character of the building facades, the size and configuration of open space, the type and color of building materials, building height, width, and mass, and the presence or absence of landscaping materials and street furniture. These elements of urban scale and mass should be considered whenever possible to create an attractive environment. Figure 22 illustrates an example of the relationship of urban scale to the commercial streetscape.

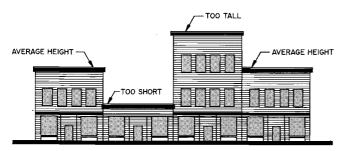
Streetscape Rooflines and Roof Shapes

The upper edges of building roofs or rooflines visually define the upper edge or height of the building and/or streetscape. Development or redevelopment with opposing rooflines should be discouraged. Figure 23 illustrates the relationship of rooflines and roof shapes to an overall commercial streetscape.

Figure 22

URBAN SCALE AND MASS

OF COMMERCIAL BUILDINGS



Source: SEWRPC.

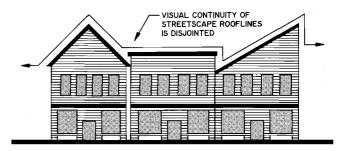
Since the majority of the roofs in the central business district are flat, they are not easily viewed from street level. However, the rooflines and parapet walls of many of these structures have pronounced and similar cornice¹ and brick corbel² details that create both interest and visual unity among the structures. These upper edges of the parapet walls, or coping, and cornices visually define the upper edge or height of the building and/or streetscape. The visual continuity of these urban design elements should be maintained.

Materials

Material selection for both architectural and landscape design in commercial areas should be based on several areas of concern including material unity, the atmosphere desired, the material composition of surrounding buildings and landscape features, and climatic considerations. Since the primary exterior materials used in the central business district are natural stone, brick masonry, concrete masonry, wood, and, to a limited extent, concrete, deviation from these materials should be minimized. Through the use of these predominant materials, the overall

Figure 23

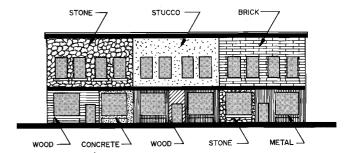
COMMERCIAL STREETSCAPE ROOFLINES AND SHAPES



Source: SEWRPC.

Figure 24
THE USE OF MATERIALS ON

COMMERCIAL STREETSCAPE FACADE



NOTE: THE USE OF MANY CONFLICTING MATERIALS RESULTS IN VISUAL CHAOS.

Source: SEWRPC.

building facade texture of the central business district will be maintained. Conflicting material use and relationships such as those shown in Figure 24 should be avoided.

Colors

The selection of colors for privately owned commercial buildings is generally an individual decision. However, the use of colors does have a significant effect on the overall appearance of a commercial area. Colors that clash with the overall visual character of the commercial area should be avoided. Colors should be selected to complement the colors of surrounding buildings and natural building materials such as wood, stone, and masonry, and the natural environment; and should be historically authentic.

¹A "cornice" is the projecting member at the top of a wall with decorative and utilitarian coping.

²A "corbel" is a type of bracket formed by extending successive courses of brick so that they extend out from the wall surface.

Information on historic colors, such as the Century of Color book and other accredited sources, is available from the City of Waukesha Landmarks Commission. The Landmarks Commission should be consulted when choosing colors for use on building exteriors in the central business district.

Architectural Details

Architectural details and building ornamentation often represent historic elements of architecture and are important components of the overall character of a commercial area. The distinctiveness of older commercial buildings is directly associated with their architectural details. Unsympathetic design changes on a building can destroy both the architectural character of a building and the overall commercial streetscape as well. Significant architectural details, where they exist, should not be destroyed when existing buildings are renovated. Remodeling efforts should attempt to retain any rich architectural details. Efforts to transform an existing building into an earlier period through

the use of details that were not originally used on the structure do not usually retain the original architectural integrity of the building and should be avoided.

Accessory Buildings

Accessory buildings and structures in commercial areas should be compatible with principal structures in terms of building facade character, scale and mass, rooflines and roof shapes, materials, colors, and architectural details, particularly if these accessory structures are visible from public areas.

Screening of Dumpsters and Mechanical Equipment

Dumpsters and rooftop and grade-level mechanical equipment should be installed to be unobtrusive and should be screened from public view. Dumpsters should be screened on at least three sides by a solid wall or fence. The height of the wall or fence should at least equal the height of the dumpster.

Chapter VIII

YEAR 2010 LAND USE AND COMMUNITY FACILITY REQUIREMENTS

INTRODUCTION

The objectives, principles, and standards set forth in Chapter VII of this report express the physical development objectives of the City and the standards to be used as a basis for formulating a land use plan to meet those objectives. The standards perform a particularly important function in the plan formulation process because they are used to identify the amount of residential, commercial, industrial, and other urban land uses that will be needed to serve residents and workers in the Waukesha urban service area to the year 2010, the plan design year.

As part of the land use planning process, the standards listed in Chapter VII were applied to the intermediate-growth decentralized population and employment forecast levels presented in Chapter II to develop a set of urban land use and community facility requirements to be met by the plan. The process used to determine the year 2010 urban land use requirements for the Waukesha urban service area is graphically illustrated in Figure 24, and is described in the following paragraphs.

URBAN LAND USE REQUIREMENTS

Table 41 in Chapter VII sets forth per capita standards to be used to determine land use requirements in the year 2010. The per capita standards are intended to help estimate the total number of acres of land needed to satisfy requirements for residential, commercial, industrial, governmental and institutional, and park and recreational land uses. The per capita standards in Chapter VII are expressed in the following terms: for residential land requirements, the standards are based on the number of acres needed to accommodate 100 housing units for each residential density classification; for commercial and industrial land requirements, the standards are based on the number of commercial and industrial employees; and for park and recreational areas and governmental and institutional land uses the requirements are based on the resident population of the urban service area.

Figure 24

PROCESS USED FOR DETERMINING
YEAR 2010 LAND USE REQUIREMENTS FOR
THE WAUKESHA URBAN SERVICE AREA

INVENTORY BASE YEAR (1985)
POPULATION CHARACTERISTICS AND
EXISTING LAND USE QUANTITIES

DEVELOP POPULATION FORECASTS FOR THE PLAN DESIGN YEAR (2010)

CALCULATE THE POTENTIAL POPULATION
INCREASE IN THE URBAN SERVICE AREA BETWEEN
THE BASE YEAR AND THE DESIGN YEAR TO
DETERMINE THE POPULATION INCREMENT

DEVELOP PER CAPITA LAND USE STANDARDS FOR EACH MAJOR LAND USE CATEGORY

APPLY THE PER CAPITA LAND USE
STANDARDS TO THE INCREMENTAL POPULATION
INCREASE BETWEEN THE BASE YEAR AND
DESIGN YEAR FOR EACH LAND USE CATEGORY
TO DETERMINE LAND USE NEEDS

CONSIDER EXISTING LAND USE, DEVELOPMENT RATIOS, AND PLAN COMMISSION POLICY RELATING TO LAND USE CATEGORIES

FORMULATE FINAL LAND USE REQUIREMENTS FOR THE PLAN DESIGN YEAR FOR EACH LAND USE CATEGORY

Source: SEWRPC.

Table 48 summarizes probable future urban land use requirements in the Waukesha urban service area through the year 2010. The amount of land needed for each urban land use category shown in Table 48 was determined by applying the appropriate land use development standard to the population or employment increase expected to occur between 1985 and 2010 and adding the result for each land use category to the amount of land devoted to each use in 1985. Table 48

Table 48

URBAN LAND REQUIREMENTS IN THE WAUKESHA URBAN SERVICE AREA: 2010^a

	1985						Required Incremental Land Use		Total Urb Requiremen	
Urban Land Use Category	Gross Area ^b (acres)	Percent of Total 1985 Gross Area	Estimated 1985 Number ^C	1985 Development Ratios	Development Standards	Forecast 1985-2010 Increment	Acreages per Development Standards	Year 2010 Forecast Number ^C	Gross Acres ^b	Percent
Residential Suburban-Density									,	
(1.5 to 4.9 acres per housing unit)	620	5.7	250 housing units	248 acres per 100 housing units	260 acres per 100 housing units	25 housing units ^d ,e	70 ^f	275 housing units	690	4.1
Low-Density (20,000 to 65,339 square feet per housing unit)	2,995	27.3	2,060 housing	145 acres per 100	88 acres per 100	1,925 housing	1,865 ^f	3,985 housing	4,860	29.2
Medium-Density (8,000 to 19,999 square			units	housing units	housing units ^g	units ^e		units		
feet per housing unit)	2,850	26.0	8,390 housing units	33 acres per 100 housing units	32 acres per 100 housing units	4,930 housing units ^e	1,735 [†]	13,320 housing units	4,585	27.5
Medium-High-Density (3,630 to 7,999 square feet per housing unit)	1,135	10.4	4,540 housing	25 acres per 100 housing units	17 acres per 100 housing units	2,500 housing	470 ^f	7,040 housing	1,605	9.7
High-Density (less than 3,630 square				Housing divis	nousing units	Unita			ē	
feet per housing unit)	490	4.5	6,400 housing units	7 acres per 100 housing units	9 acres per 100 housing units	3,125 housing units ^e	310 ^f	9,525 housing units	800	4.8
Subtotal	8,090	73.9	21,640 housing units			12,505 housing units	4,450	34,145 housing units	12,540	75.3
Commercial	810	7.4	14,510 employees	5.6 acres per 100 employees	6.0 acres per 100 employees	5,860 employees ^h	355 ^h	20,370 employees	1,165	7.0
Industrial	1,075	9.8	15,300 employees	7.0 acres per 100 employees	9.0 acres per 100 employees	5,640 employees	510	20,940 employees	1,585	9.5
Governmental and Institutional	720 ^j	6.6	61,390 persons	11.7 acres per 1,000 persons	12.0 acres per 1,000 persons	24,950 persons	300	86,340 persons	1,020	6.1
Park and Recreational	255	2.3	61,390 persons	4.2 acres per 1,000 persons	3.9 acres per 1,000 persons ^k	24,950 persons	100	86,340 persons	355	2.1
Total	10,950	100.0					5,715		16,665	100.0

^aRefers to the newly delineated urban service area shown on Map 58 in Chapter IX of this report.

Source: SEWRPC.

indicates that about 5,715 acres of rural or undeveloped land within the urban service area may be expected to be converted to urban use between 1985 and 2010. In addition to the per capita standards, Chapter VII contains accessibility standards intended to assure that services such as schools, parks, and shopping centers are spatially distributed in

 $[^]bG$ ross area includes associated street rights-of-way and off-street parking areas for each land use category.

CThe estimated 1985 and forecast 2010 population numbers are expressed in number of housing units for residential land use categories; number of employees for commercial and industrial land use categories; and total population for governmental and institutional and park and recreational land use categories.

d The additional housing units in the suburban-density residential classification represent infilling of existing lots.

eTo arrive at the forecast incremental population for each residential classification, the following allocations were used: 0.2 percent in the suburban-density residential category; 15.4 percent in the low-density residential category; 39.4 percent in the medium-density residential category.

The required incremental land use acreages for residential uses include 10 percent more land, in addition to that required by applying the development standards, to provide for site suitability considerations, housing vacancies, and market choice.

⁹ Provides for 375 housing units, the number of new lots platted between 1985 and 1991, on approximately 41,000-square-foot lots, and 1,745 housing units, the number anticipated to be needed between 1991 and 2010, on approximately 30,000-square-foot lots.

hincludes an increase of 2,640 retail employees, requiring an additional 160 acres, and an increase of 3,220 service and transportation, communications, and utilities employees, requiring an additional 195 acres.

 $[^]i$ Does not include approximately 300 acres of undeveloped lands that are owned by Waukesha County and the City of Waukesha.

j This category includes only those areas with outdoor recreational facilities in neighborhood and community parks. It does not include undeveloped open space areas such as parkways, major parks such as the Moor Downs Golf Course and Minooka Park, or private recreational facilities.

^kThis standard applies only to community and neighborhood parks. Major parks should be provided in accordance with the adopted Waukesha County Park and Open Space Plan.

such a manner that they are convenient and efficient for the population they are intended to serve. For example, the standards recommend that residents of medium-density urban areas be no more than 0.75 miles from a neighborhood park. Accessibility standards are used when designing and evaluating the land use plan. It should be recognized that in some situations, while per capita standards may be met, a need may still exist for additional sites or facilities because of the relative inaccessibility of an existing use or facility to some residents in the urban service area.

It is important to note that while forecasts of future population and employment levels must be prepared and used in the application of land use standards, these forecasts involve uncertainty and, therefore, must be used with caution and tempered by experienced judgment. Forecasts cannot take into account unpredictable events that may have major effects upon future conditions. The validity of the need and amount of land for each land use category determined through the application of the standards to forecast population and employment levels must, therefore, be periodically reexamined by the City Plan Commission and by other affected local governments.

While many of the objectives and standards relate to the resident population to be served, one of the most important of the objectives, the one relating to the preservation and protection of the underlying and sustaining natural resource base, is, in effect, independent of any resident population level. The preservation of the environmental corridors within the Waukesha urban service area in an essentially open, natural state and the preservation of important agricultural lands are necessary to achieve this important objective.

Residential Development

The amount of residential land needed in the urban service area by the year 2010 was determined by dividing the forecast year 2010 household population of 84,340¹ persons by 2.47

persons per household, which is the average household size anticipated in the year 2010. The result indicates that a total of about 34,145 occupied housing units will be needed in the urban service area in the year 2010. In 1985, there were about 21,640 housing units in the urban service area: therefore, an additional 12.505 housing units will be needed between 1985 and 2010 to accommodate the need for housing in the year 2010. These additional 12,505 housing units were distributed among the five residential density classifications in the same general percentages that existed in 1990. Once the number of additional housing units within each density classification was determined, the standards were applied to calculate the number of acres needed to accommodate the additional units. An additional 10 percent was added to the resulting incremental acreages to allow for site suitability considerations and housing vacancies, and to provide for market choice.

Table 48 indicates that about 4,450 additional acres will be needed in the Waukesha urban service area to provide housing for the household population of 84,340 anticipated by the year 2010 under the intermediate-growth decentralized forecast. Residential density classifications and the associated acreage and housing unit needs for the year 2010 are:

- Approximately 15.6 percent of the additional housing units needed by the year 2010 were allocated to the suburban-density and low-density residential classifications, which include single-family detached homes on lots ranging in size from 20,000 square feet to 4.99 acres. Between 1985 and 2010, an additional 1,935 acres will be needed to accommodate the 1.950 additional housing units allocated to these two density classifications. In the year 2010, there would be a total of 4,260 housing units, occupying 5,550 acres, in the suburban-density and low-density residential classifications. The 15.6 percent allocation to these two density classifications would result in 12.5 percent of the total housing units within the urban service area falling within the suburbandensity and low-density classifications in the year 2010, compared to 10.5 percent in 1985.
- Approximately 39.4 percent of the additional housing units needed by the year 2010 were

¹The forecast total resident population of the Waukesha urban service area in the year 2010 is 86,340 persons. Of this number, it is anticipated that approximately 2,000 persons will reside in group quarters, which will result in a household population of approximately 84,340 persons.

allocated to the medium-density residential classification, which includes single-family detached homes on lots ranging from 8,000 to 19,999 square feet in area. Between 1985 and 2010, an additional 1,735 acres will be needed to accommodate the approximately 4,930 additional housing units allocated to this density classification. In the year 2010, there would be a total of 13,320 housing units, occupying 4,585 acres, within the medium-density residential classification. The 39.4 percent allocation would result in 39.0 percent of the total housing units within the urban service area falling within the medium-density classification in the year 2010, compared to 38.9 percent in 1985.

- Approximately 20 percent of the additional housing units needed by the year 2010 were allocated to the medium-high-density residential classification, which includes two-, three-, and four-family attached housing units at densities ranging from 3,630 to 7,999 square feet of lot area per unit. Between 1985 and 2010, an additional 470 acres will be needed to accommodate the approximately 2,500 additional housing units allocated to this density classification. In the year 2010, there would be a total of 7,040 housing units, occupying 1,605 acres. within the medium-high-density residential classification. The 20 percent allocation would result in 20.6 percent of the total housing units within the urban service area falling within the medium-high-density classification in the year 2010, compared to 21.0 percent in 1985.
- Approximately 25 percent of the additional housing units needed by the year 2010 were allocated to the high-density residential classification, which includes multi-family housing units with five or more units per building and less than 3,630 square feet of lot area per unit. Between 1985 and 2010, an additional 310 acres will be needed to accommodate the approximately 3,125 additional housing units allocated to this density classification. In the year 2010, there would be a total of 9,525 housing units, occupying 800 acres, within the highdensity residential classification. The 25 percent allocation would result in 27.9 percent of the total housing units within the urban service area falling within

the high-density classification in the year 2010, compared to 29.6 percent in 1985.

Commercial Development

As indicated by Table 48, approximately 355 additional acres of commercial land will be needed to meet the forecast increase of about 5,860 commercial employees within the urban service area, from 14,510 employees in 1985 to 20,370 employees in 2010. Commercial employees include those employed in the retail trade; service; and transportation, communications, and utilities categories shown on Table 14 in Chapter II. This represents an increase of about 44 percent over the 1985 level of about 810 acres of commercial land use. The additional commercial lands should be located within the urban service area in accordance with the objectives and standards set forth in Chapter VII.

Industrial Development

Table 48 shows that there will be a need for about 510 additional acres of industrial land in the urban service area by the year 2010, an increase of about 47 percent over the 1985 level of 1,075 acres of industrial land use. The additional acreage needed is a result of the anticipated increase in industrial employment from about 15,300 employees in 1985 to about 20,940 employees in the year 2010, an increase of about 5,640 employees. In general, new industrial uses should be located near supporting transportation facilities such as railways and major arterial streets and highways and in accordance with the objectives and standards contained in Chapter VII.

Governmental and Institutional Development

As indicated by Table 48, by the year 2010 there will be a need for about 300 more acres in the urban service area to accommodate governmental and institutional uses, an increase of about 42 percent over the 1985 level of 720 acres. This additional land may be expected to be occupied by new schools, fire stations, churches, healthcare facilities, child-care facilities, and other institutional uses.

Park and Recreational Development

SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, and SEWRPC Community Assistance Planning Report No. 137, A Park and Open Space Plan for Waukesha County, contain specific recommendations addressing the need for natural resource-based park and open space sites

and facilities within the planning area. These recommendations are described in Chapter III of the current report and include recommendations on the preservation of primary environmental corridors and prime agricultural lands and the provision of major parks, parkways, and trails.

Table 48 focuses on the need for community and neighborhood parks, which provide facilities for nonresource-oriented recreation activities such as baseball, softball, soccer, and tennis. These sites generally attract users from a relatively small service area and are provided primarily to meet the outdoor recreation needs of residents of urban areas. By the year 2010, an additional 100 acres will be needed in the urban service area for community and neighborhood parks, an increase of about 39 percent over the 1985 level of about 255 acres.

TRANSPORTATION SYSTEM REQUIREMENTS

Map 51 shows the arterial street and highway facilities needed to serve the probable future traffic demand within the urban service area in the year 2010, as recommended in the adopted regional transportation system plan and subsequent plans for the Blue Mound Road Corridor and for Moreland Boulevard. State trunk highways are shown in red, county trunk highways in blue, and local trunk highways in green on the plan map, which also indicates the number of traffic lanes needed for each arterial street segment in order to carry the anticipated arterial traffic volumes through the year 2010. Figure 11 in Chapter VII illustrates the types of cross sections that should be used to accommodate the recommended number of traffic lanes.

Under recommendations contained in SEWRPC Planning Report No. 33, A Primary Transit System Plan for the Milwaukee Area, the Waukesha urban service area would be provided with bus-on-freeway primary transit service. The plan recommends that primary transit stations with automobile parking facilities be provided at two locations within the urban service area. The first of these would involve a modification of the existing parking lot adjacent to the Wisconsin Coach Lines station, near the intersection of N. Barstow Street and W. Main Street. The plan calls for additional parking spaces to be provided, for a total of 80 spaces. Subsequent to adoption of the transit plan, the City of Wauke-

sha eliminated all-day parking in the lot adjacent to the station. However, all-day parking is available at the City's parking garage approximately two blocks from the station, as well as in other nearby municipal lots. Riders of Wisconsin Coach Lines could also use local buses for transportation to the Wisconsin Coach Lines station, since the City's transit station is approximately one-half block from the Wisconsin Coach Lines station.

The regional transit system plan also recommends construction of a new transit facility, with 200 parking spaces, at the intersection of CTH T, Grandview Boulevard, and IH 94. Because the planned reconstruction of the CTH T and IH 94 interchange and other conditions limit the availability of space to provide such a facility at this intersection, an alternative site for the transit station will be recommended as part of this land use plan.

COMMUNITY FACILITY NEEDS

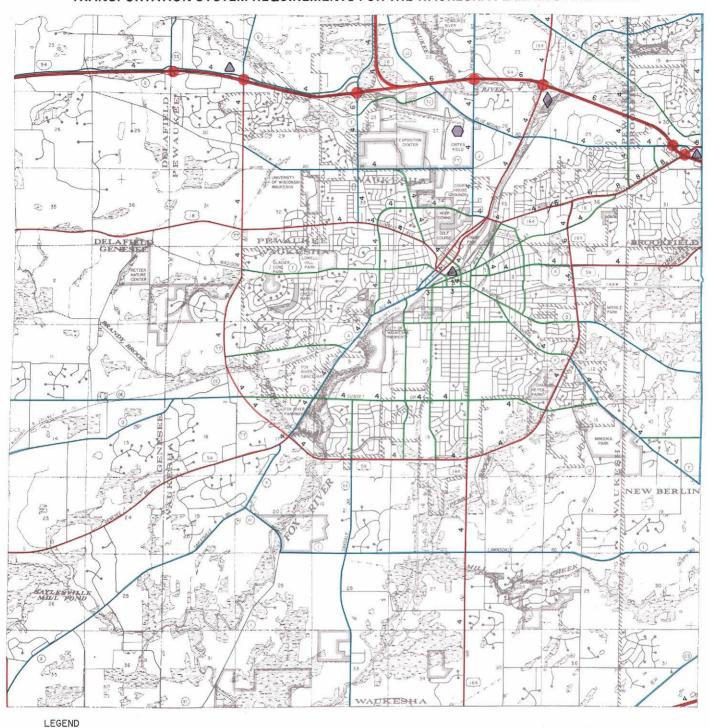
In addition to providing general guidelines for land use development within the Waukesha urban service area and the larger planning area, this plan is also intended to provide a more detailed level of guidance concerning land requirements for certain community facilities. Accordingly, estimates of needed public schools and fire stations are provided below. The estimates are based upon the best information available, but it will be necessary to conduct further in-depth studies of the requirements for each of these community facilities prior to any expansion activities.

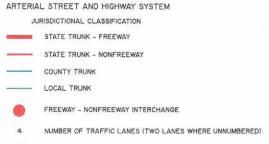
Public Schools

In an effort to assist the School District of Waukesha in planning for school needs, as well as to help determine the need for additional educational facilities in the planning area, public school enrollment estimates were made for the year 2010. Although the boundaries of the school district and the planning area are not the same, as shown on Map 52, the areas concerned are similar enough to allow a general estimate of public school enrollment in the School District of Waukesha to be based on the population forecasts for the planning area.

As shown on Table 1, a total resident population of 100,700 persons is anticipated in the planning area in the year 2010 under the intermediate-

Map 51 TRANSPORTATION SYSTEM REQUIREMENTS FOR THE WAUKESHA PLANNING AREA: 2010





4/6 CHANGE IN NUMBER OF TRAFFIC LANES Source: SEWRPC.

URBAN MASS TRANSIT SYSTEM

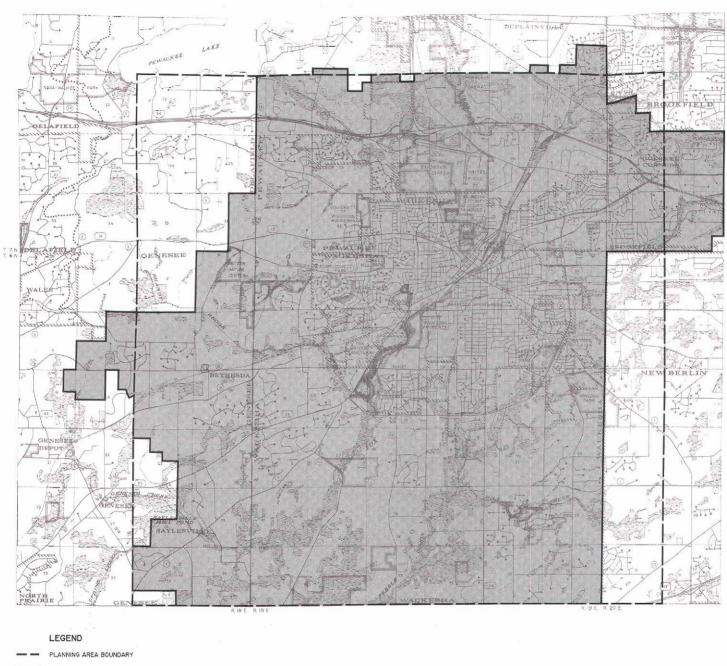
TRANSIT STATION WITH PARKING PARK AND POOL LOT

AIRPORT SYSTEM CLASSIFICATION

BASIC TRANSPORT



Map 52 RELATIONSHIP BETWEEN THE BOUNDARIES OF THE SCHOOL DISTRICT OF WAUKESHA AND THE WAUKESHA PLANNING AREA: 1990



WAUKESHA SCHOOL DISTRICT BOUNDARY



Source: School District of Waukesha and SEWRPC.

Table 49

1985 PUBLIC SCHOOL ENROLLMENT AND ESTIMATED 2010 PUBLIC SCHOOL ENROLLMENT IN THE CITY OF WAUKESHA PLANNING AREA

Grade and School-Age Group	1985 Public School Enrollment ^a	Estimated 2010 Public School Enrollment Range ^b	Difference
Grades Kindergarten through Six (ages five through 11)	6,453	7,540-9,155	1,087-2,702
Grades Seven and Eight (ages 12 and 13)	1,797	2,095-2,540	298-743
Grades Nine through 12 (ages 14 through 17)	4,132	4,325-5,255	193-1,123
Total	12,382	13,960-16,950	1,578-4,568

^aThe 1985 enrollment figure is the enrollment for the School District of Waukesha, rather than the Waukesha planning area.

Source: School District of Waukesha and SEWRPC.

growth decentralized population forecast. Of this number, it is anticipated that about 19.8 percent. or about 19,940 persons, will be in the five-to 17-year age group. It is difficult to predict the number of children within the five- to 17-year age group that will be enrolled in public schools. The uncertainties relate to such factors as the number of children enrolled in nonpublic schools, the number who have left school, the number of older children who have graduated, and uncertainties in the age and characteristics of the general population. For this reason, Table 49 presents a range of the number of students within the planning area that may be expected to be enrolled in public schools under the intermediate-growth decentralized population forecast. It was assumed that at least 70 percent, but no more than 85 percent, of all children in the five- to 17-year age group would be enrolled in public schools. These percentages were determined from observed enrollment ratios in school districts throughout the Southeastern Wisconsin Region.

As shown on Table 49, the year 2010 public school enrollment may be expected to range from about 13,960 to about 16,950 students. This includes 7,540 to 9,155 elementary school students (grades kindergarten through six); 2,095 to 2,540 middle school students (grades seven and

eight); and 4,325 to 5,255 high school students (grades nine through 12). The year 2010 enrollment is an increase ranging from 1,578 to 4,568 students over the 1985 enrollment.

A comparison of the year 2010 estimated enrollments shown in Table 49 and the school capacity standards listed on Table 41 indicate that, if the higher end of the forecast range is attained, there may be expected to be a need for up to four additional elementary schools, one additional middle school, and one additional high school between 1985 and 2010. Site preparation has begun for construction of a new high school in the southwestern portion of the urban service area. School district officials have indicated that there is adequate room on the new high school site for construction of a new middle school, should one be needed during the planning period.

A new elementary school, named the Summit View School, was opened in August 1992. The new school, which replaces Northview School, is located on Summit Avenue between N. University Drive and N. Grandview Boulevard. The school has a capacity of 700 students, although that number would be reduced if general-education classrooms, which are designed for 25 students, were needed for use by special-

^bThe first number shown in the range assumes that the ratio of public school enrollment in the five- to 17-year age group will be 70 percent; the second number assumes that the ratio will be 85 percent. The total number of children in the five-to 17-year age group anticipated under the intermediate-growth decentralized population forecast is 19,940.

education or other specialized classes. Summit View School is designed to accommodate up to 325 more students than could be accommodated at Northview School. Two existing elementary schools, Randall and Hadfield, were expanded in 1991 and 1992, respectively, increasing their capacities by approximately 250 and 200 students, respectively. Again, the number of students that could be accommodated at the new and expanded schools would be reduced if general-education classrooms were used by special-education or other specialized classes.

It is anticipated that three additional elementary schools, in addition to the Summit View School, will be needed by the year 2010. It is recommended that the new schools be located to serve anticipated growth in the southeastern, southwestern, and western portions of the urban service area.

This analysis does not address the short-term, five-year, need for school facilities, which is crucial when planning for future school facilities. The population of each school-age group can vary over a five-year period, thus changing the demand for school facilities. In addition, this analysis does not consider school district enrollment from areas outside the planning area, or laboratories, special education classrooms, or other facilities required by the State that may require new schools to be constructed, even though overall capacity standards in existing schools may not be exceeded. A comprehensive study should be conducted by school district officials, in cooperation with local government officials and planning agencies, to definitively determine short- and long-range school facility needs.

Fire Stations

Fire station location is an important determinant of the quality of fire protection in a community. As noted in Chapter IV, the City of Waukesha currently operates four fire stations: on the north side of St. Paul Avenue, just west of Madison Street, in the downtown area; at the northeast corner of the intersection of E. Moreland Boulevard and Wolf Road, in the northeastern portion of the City; on the west side of Sentry Drive, just north of Sunset Drive, in the southcentral portion of the City; and at the northeast corner of the intersection of Northview Road and N. Grandview Boulevard, in the northwestern portion of the City. Other fire stations in the

urban service area include the Town of Waukesha station, on Center Road between Sunset Drive and STH 59, and the Town of Pewaukee station, at the northeast corner of the intersection of Northview and Meadowbrook Roads. The Town of Pewaukee has also acquired a site, located on CTH J, just south of the northern boundary of the planning area, for the construction of an additional fire station. The site of the future station, while in the planning area, is outside the Waukesha urban service area.

Map 53 shows the existing fire stations in the Waukesha urban service area and the 1.5-mile optimum service radius recommended by the Insurance Services Office (ISO). The map indicates that some areas of existing and proposed development in the urban service area are located outside the recommended travel distances from fire stations. Areas outside the recommended service radius include portions of the Merrill Crest subdivision and the recently built condominium projects along Madison Street between University Drive and CTH TT, in the western portion of the urban service area; the site of the new high school near the intersection of CTH X and CTH HI, in the southwestern portion of the urban service area; and the Legend Hills and Springbrook residential projects, in the southeastern portion of the urban service area. If additional fire stations are to be constructed within the urban service area, such stations should be located to maximize the inclusion of existing and planned urban development within the recommended 1.5-mile fire station service radius.

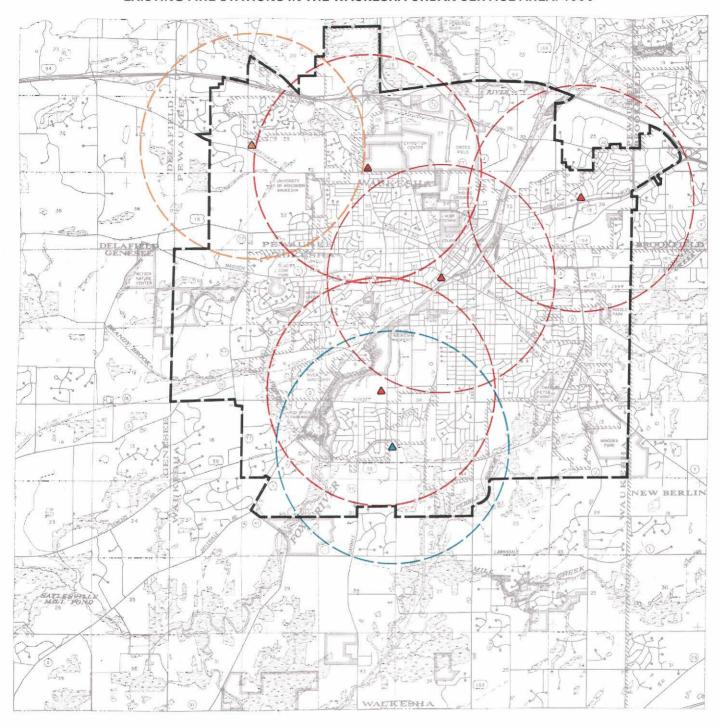
SUMMARY

Land Use Requirements

The amount of residential, commercial, industrial, and other land uses that will be needed to serve residents and workers in the Waukesha urban service area in the year 2010, the plan design year, were determined by applying per capita standards to the intermediate-growth decentralized population and employment forecast levels presented in Chapter II of this report. The per capita standards, which are listed on Table 41 in Chapter VII, are expressed in the following terms: for residential land requirements, the standards are based on the number of acres needed to accommodate 100 housing

Map 53

OPTIMUM TRAVEL DISTANCES FOR FIRE-FIGHTING VEHICLES FROM EXISTING FIRE STATIONS IN THE WAUKESHA URBAN SERVICE AREA: 1990



LEGEND

CITY OF WAUKESHA FIRE STATION

SERVICE RADIUS FOR CITY OF WAUKESHA FIRE STATION

TOWN OF WAUKESHA FIRE STATION

SERVICE RADIUS FOR TOWN OF WAUKESHA FIRE STATION

TOWN OF PEWAUKEE FIRE STATION

SERVICE RADIUS FOR TOWN OF PEWAUKEE FIRE STATION

ADOPTED WAUKESHA SANITARY SEWER SERVICE AREA BOUNDARY (URBAN SERVICE AREA BOUNDARY)



Source: SEWRPC.

units for each of five residential density classifications; for commercial and industrial land requirements, the standards are based on the number of commercial and industrial employees expected to work within the urban service area in the year 2010; and for park and recreational areas and governmental and institutional land uses the requirements are based on the forecast resident population of the urban service area in the year 2010.

A total of about 34,145 occupied housing units are expected to be needed in the Waukesha urban service area by the year 2010, representing an increase of 12,505 housing units over the 1985 total of 21,640 units. The additional housing units were distributed among five residential density classifications in order to provide for a wide range of housing types. As indicated on Table 48, approximately 4,450 additional acres in the Waukesha urban service area will be needed to provide housing for the household population of 84,340 persons anticipated by the year 2010 under the intermediate-growth decentralized population forecast.

Table 48 also presents land use requirements in the year 2010 for commercial, industrial, governmental and institutional, and park and recreational land. It is expected that an additional 355 acres of commercial land will be needed, an increase of about 44 percent over the 1985 level of 810 acres; that an additional 510 acres of industrial land will be needed, an increase of about 47 percent over the 1985 level of 1,075 acres; that an additional 300 acres of governmental and institutional land will be needed, an increase of about 42 percent over the 1985 level of 720 acres; and that an additional 100 acres will be needed for community and neighborhood parks, an increase of about 39 percent over the 1985 level of 255 acres. In all, it is expected that approximately 5,715 acres of rural or undeveloped land within the urban service area will be converted to urban use between 1985 and the year 2010.

Transportation System Requirements

The arterial street and highway system needed to serve the probable future traffic demands within the urban service area, as recommended in the adopted regional transportation plan and subsequent, more detailed plans, are shown on Map 51. The map also indicates the number of traffic lanes recommended for each arterial street segment recommended to carry antici-

pated arterial traffic volumes through the year 2010. Figure 11 in Chapter VII illustrates the types of cross-sections that could be used to accommodate the recommended number of traffic lanes.

Community Facility Needs

Public Schools: Public school enrollment within the Waukesha planning area, which closely approximates the area within the boundaries of the School District of Waukesha, may be expected to range from about 13,960 to about 16,950 students in the year 2010. As shown on Table 49, the anticipated number of students includes 7,540 to 9,155 elementary school students (grades kindergarten through six); 2,095 to 2,540 middle school students (grades seven and eight); and 4,325 to 5,255 high school students (grades nine through 12). The year 2010 enrollment increase ranges from about 1,578 students to about 4,568 students over 1985 enrollments.

Based on the school capacity standards contained in Table 42 in Chapter VII, the school enrollment estimates indicate that there may be a need for up to three new elementary schools, in addition to the Summit View School, by the year 2010. There may also be a need for an additional middle school by the year 2010. High school facilities should be adequate through the year 2010, based on the addition of the third high school, which is scheduled for completion in the summer of 1993. It should be noted, however, that the school enrollment estimates contained in this plan address neither the demand for short-term school facilities, which can vary over a five-year period, nor the need for specialized facilities. In view of these considerations, a comprehensive study should be conducted by school district officials, in cooperation with local government officials and planning agencies, to definitively determine short- and long-range school facility needs.

Fire Stations: Map 53 depicts the locations of existing fire stations in the urban service area and the 1.5-mile optimum service radius for each station. There are some areas of existing or proposed urban development in the urban service area that fall outside the recommended service area. If additional fire stations are to be constructed within the urban service area, such stations should be so located as to maximize the inclusion of existing and planned urban development within the recommended 1.5-mile fire station service radius.

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Chapter IX

THE LAND USE PLAN

INTRODUCTION

A land use plan is an official statement setting forth a municipality's major objectives concerning the desirable physical development of the community. The land use plan for the City of Waukesha and environs, as set forth in this report, consists of recommendations for the type, amount, and spatial location of the various land uses required to serve the needs of the residents of the Waukesha area to the year 2010. The plan is intended to be used as a tool to help guide the physical development of the community into a more efficient and attractive pattern and to promote the public health, safety, and general welfare.

The land use plan for the City of Waukesha and environs represents a refinement of the adopted regional land use plan. The regional land use plan, and, as a consequence, the land use plan for the Waukesha area, recognizes not only the effects and importance of the urban land market in shaping land use patterns, but also seeks to influence the operation of that market in order to achieve a more healthful, attractive, and efficient settlement pattern. First, the plan recommends that development trends be altered by encouraging new intensive urban development only in those areas which are not subject to such environmental hazards as flooding and steep topography and which can be readily served by such essential public services as centralized sanitary sewer and public water supply. Second, the plan recommends that development trends be altered by discouraging intensive and incompatible urban development in primary environmental corridors and other environmentally significant lands.

The land use plan should promote the public interest rather than the interests of individuals or special groups within the community. The very nature of the plan contributes to this purpose, for it facilitates consideration of the relationship of any development proposal, whether privately or publicly advanced, to the overall physical development of the entire community.

The plan is intended to assist in the political and technical coordination of community development. Political coordination seeks to assure, to the extent practicable, that a majority of the citizens within the community are in accord with, and working toward, the same goals. Technical coordination seeks to assure a logical relationship between private land use development and public works development so that the planning and scheduling of public and private improvements will be both effective and efficient, thereby avoiding conflict, duplication, and waste.

The land use plan is a long-range plan, providing a means of relating day-to-day development decisions to long-range development needs in order to coordinate development through time and to ensure that today's decisions will lead toward tomorrow's goals. In the case of Waukesha, the land use plan is designed for a planning period extending to the year 2010. In this way, the plan is intended to provide for the future as well as present needs of the City and the surrounding area.

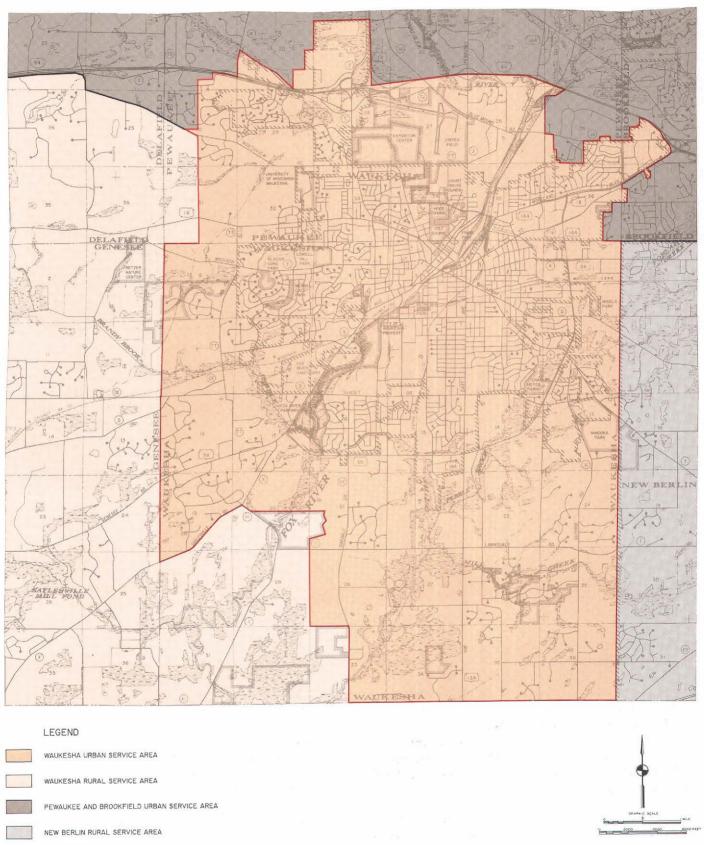
The land use plan, however, should not be considered as a rigid and unchangeable pattern to which all development proposals must conform, but rather as a flexible guide to help local officials and concerned citizens review development proposals. As conditions change from those used as the basis for the preparation of the plan, the plan should be revised as necessary. Accordingly, the plan should be reviewed periodically to determine whether the land use development objectives, as set forth in Chapter VII, are still valid, as well as to determine the extent to which the various objectives are being realized through plan implementation.

PLAN STRUCTURE

The Waukesha planning area encompasses all of the City and Town of Waukesha, portions of the Cities of Brookfield and New Berlin, and portions of the Towns of Brookfield, Pewaukee, Delafield, and Genesee. For plan presentation purposes, this planning area was divided into four subareas: a newly defined year 2010 Waukesha urban service area, the combined Brookfield and Pewaukee urban service areas, lands lying in the City of New Berlin, and the remainder of the planning area, identified as the Waukesha rural service area. These four areas are graphically depicted on Map 54. The Waukesha rural

Map 54

RECOMMENDED SERVICE AREAS IN THE WAUKESHA PLANNING AREA: 2010



Source: SEWRPC.

service area includes those portions of the Towns of Pewaukee, Delafield, Genesee, and Waukesha that are not expected to be provided with public water, sewer, or other urban services during the planning period but which generally lie within the three-mile extraterritorial jurisdiction of the City of Waukesha. The portion of the City of New Berlin lying within the planning area is not expected to be provided with urban services during the planning period, in accordance with that City's adopted land use plan. Urban services may be expected to be provided by the year 2010 to areas in the Brookfield, Pewaukee, and Waukesha urban service areas.

The recommended land use plan for the Waukesha planning area does not present any new information regarding the City of New Berlin or the Pewaukee or the Brookfield urban service areas; these areas will not be considered in further detail in this chapter. Proposed land use patterns for these areas are included on the plan map for informational purposes, and to provide a context for reviewing recommended land uses in the Waukesha urban and rural service areas. The plan map incorporates the recommendations from the land use plan for the City of New Berlin, adopted in 1987, and the City of Brookfield North Avenue Corridor Plan, adopted in 1988. The plan map also reflects the land use plan for the Village and Town of Pewaukee, adopted in 1982, and subsequent amendments, for areas in the Pewaukee urban service area. Each of the above plans is described in Chapter I of this report.

PLAN DETERMINANTS

Population Forecasts

The population forecasts presented in Chapter II of this report indicate that the Waukesha planning area may be expected to reach a resident population level of approximately 100,700 persons by the year 2010, an increase of about 29,000 persons over the 1985 level, or about a 40 percent increase. These population forecasts are based on the intermediate decentralized alternative future scenario described in Chapter II of this report. Based on that scenario, the area within the newly defined year 2010 Waukesha urban service area may be expected to reach a resident population of about 86,340 by the year 2010, an increase of approximately 24,950 residents, or about a 41 percent, over the 1985 level. It is anticipated that approximately 12,500 additional housing units will need to be added to the 1985 stock of 21,640 housing units in the Waukesha urban service area by the year 2010 to accommodate this population increase.

Objectives and Standards

Chapter VII of this report sets forth the objectives and standards that guided preparation of the land use plan. The per capita and accessibility standards were two of the more important considerations in the design of the recommended land use plan. The per capita standards were used to help estimate the number of acres in each land use category which may be expected to be needed to serve the resident population by the plan design year 2010. Accessibility standards, expressed as a service radius for facilities such as parks, schools, and shopping areas, were used to distribute needed facilities in locations that will be convenient to the population to be served. The delineation of residential neighborhoods in the urban service area was an additional important aid used to locate needed facilities.

Land Use Requirements

The per capita standards from Chapter VII were applied to the population forecasts from Chapter II to assist in the determination of the amount of additional land in the urban service area that may be expected to be needed for residential, commercial, industrial, recreational, and institutional uses by the year 2010. The results are summarized on Table 48 in Chapter VIII. Based on the per capita land use standards, approximately 5,700 acres in the urban service area would have to be converted from rural to urban use during the planning period to accommodate the anticipated population increase.

Neighborhoods

The Regional Planning Commission, almost since its inception in 1960, has urged local plan commissions to consider the preparation of detailed neighborhood development plans as an important means of guiding and shaping urban land use development and redevelopment. The preparation of detailed neighborhood development plans is based on the concept that an urban area should be formed of, and developed in, a number of spatially organized, individually planned units rather than as a single, large, formless mass.

The area in which people seek such day-to-day services as an elementary school, neighborhood park, and neighborhood shopping facilities forms the basis of neighborhood delineation. Insofar as possible, each residential neighborhood should be bounded by arterial streets; major park, parkway, or institutional lands; bodies of water; or other natural or cultural features that serve to clearly define the neighborhood. Medium- and low-density neighborhoods, which constitute the majority of the newly delineated Waukesha urban service area, are generally about one square mile and four square miles in size, respectively.

Ideally, the elementary school should be centrally located and should be adjacent to the neighborhood park, so that the school and park together function as a neighborhood center. A neighborhood shopping center should be located on the edge of the neighborhood, at the intersection of two arterial streets. The internal street pattern should be designed to facilitate vehicular and pedestrian circulation within the neighborhood, but to discourage heavy volumes of fast traffic through the neighborhood. Each neighborhood should have ready access to the arterial street system and, thereby, to urban activities and services such as major employment centers, community and regional shopping centers, major recreational facilities, and major cultural and educational centers.

Map 55 identifies 23 neighborhoods in the City of Waukesha and environs that were identified as part of the land use planning effort. The neighborhoods were delineated so that they are bounded, insofar as possible, by such distinct land features as the Fox (Illinois) River; railway rights-of-way; arterial highways such as IH 94, USH 18, and STH 59; and arterial streets such as Sunset Drive and East Avenue. Arterial streets divide several of the neighborhoods into subneighborhoods. Ideally, arterial streets should not penetrate neighborhoods; however, in some situations arterial streets are spaced so closely together that it was necessary to combine subneighborhoods in order to form neighborhoods of a reasonable size for facility planning purposes.

In addition to the 23 neighborhoods, which are primarily residential in character, six special planning districts are also identified on Map 55. Land uses within the special planning districts are primarily industrial, commercial, and institutional, or a combination of these uses, with residential use constituting a relatively small percentage of overall land uses.

Map 55 also shows the recommended location of proposed elementary schools, parks, and shopping centers in relation to the neighborhoods and to existing neighborhood facilities. This information is provided so that the City and other affected local governments may reserve lands for future neighborhood parks and schools. Even though the plan map designates a specific location for each of the facilities on the basis of preliminary analysis, final selection of a site should be based on a detailed development plan for each neighborhood.

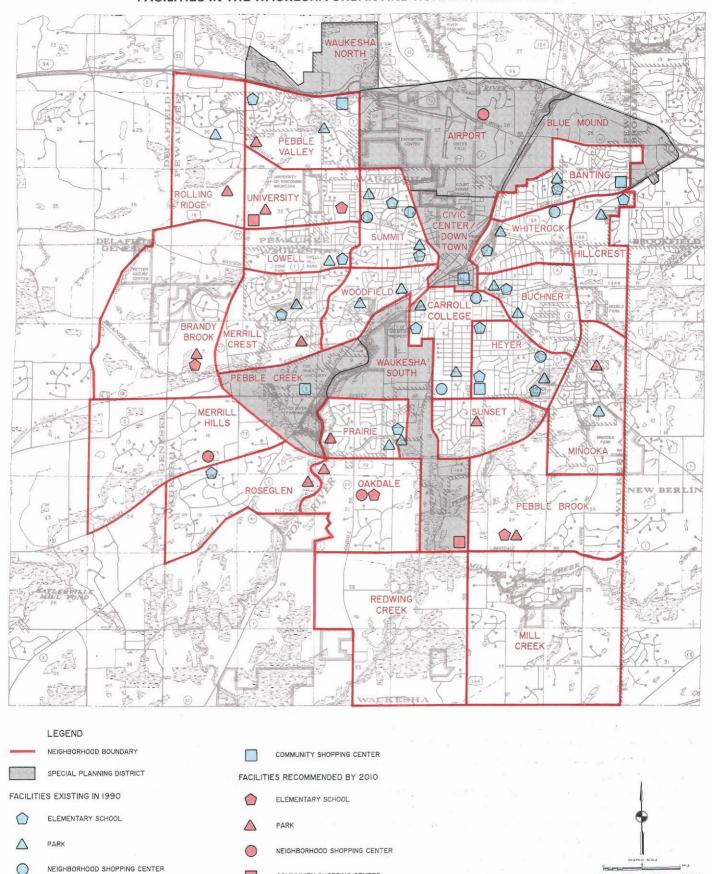
Waukesha Urban Service Area

The existing planned sanitary sewer service area, or urban service area, for the City of Waukesha was delineated and adopted by the City and the Regional Planning Commission in 1985 and is documented in SEWRPC Community Assistance Planning Report No. 100, Sanitary Sewer Service Area for the City of Waukesha and Environs. That urban service area is shown on Map 7 in Chapter I. The Waukesha urban service area will be revised as necessary as a result of the current land use planning process described in this report.

Portions of the Pewaukee and Brookfield urban service areas also lie within the Waukesha planning area. The delineation of the three urban service areas was based, in part, on the regional water quality management and Fox (Illinois) River watershed plans. The Fox (Illinois) River Watershed Plan, adopted by the Regional Planning Commission in 1970, recommended the construction of one sewage treatment plant to serve the entire Upper Fox (Illinois) River watershed. The treatment plant was to have been located approximately two miles southwesterly of the existing City of Waukesha treatment plant. A system of trunk sewers leading to the plant was intended to serve all urban development in that portion of the Fox (Illinois) River watershed lying north of the Vernon Marsh. The plan was amended in 1973, at the joint request of the local governments in the area, to provide for two treatment plants in the Upper Fox (Illinois) River watershed: one in Waukesha and one in Brookfield. It was intended that the Brookfield treatment plant would serve the City and Town of Brookfield, the Village of Pewaukee, the Pewaukee Lake Sanitary District, a portion of the Town of Pewaukee, a portion of the City of New Berlin, a portion of the Village of Menomonee Falls, the Village of

Map 55

NEIGHBORHOODS AND SPECIAL PLANNING DISTRICTS AND NEIGHBORHOOD FACILITIES IN THE WAUKESHA URBAN AND RURAL SERVICE AREAS



COMMUNITY SHOPPING CENTER

Source: SEWRPC.

Sussex, the Village of Lannon, and a portion of the Town of Lisbon; and that the Waukesha treatment plant would serve the City of Waukesha and portions of the Towns of Pewaukee and Waukesha. To date, the Town of Waukesha has entered into an agreement with the City that provides for the extension of centralized sanitary sewer service into that area of the Town known as the "Sunset Island," which is shown on Map 56.

The current land use planning effort has resulted in a recommended expansion of the urban service area to accommodate expected urban growth through the year 2010. Sound planning requires that such growth occur only if it is served by public sanitary sewer and preferably also with public water supply facilities. Although it has generally been City policy to require annexation before City services are extended, the City can provide such services on a contractual basis, without requiring annexation. Consideration of probable future urban development in the Town of Waukesha and the provision of sewer and water services to such development was an important consideration in the design of the land use plan and the delineation of the expanded Waukesha urban service area. The proposed new Waukesha urban service area, which is shown on Map 54, includes the entire urban service area delineated in 1985 plus all lands in the Town of Waukesha lying generally eastward of the Vernon Marsh. The newly defined urban service area will provide some flexibility to accommodate market demand in regard to the location of new development and in the size of new residential lots and will probably accommodate some additional growth beyond the year 2010.

In order to avoid the potential for adverse environmental impacts from failing private sewage disposal systems, as well as to help counteract the sprawl-inducing potential of continued low-density residential development, the plan recommends that all new urban-density residential development, that is, development on lots averaging less than five acres in size, be provided with public sanitary sewer and water supply facilities and that such development occur on lots between 20,000 and 30,000 square feet in size. Creation of smaller lots would help to limit the amount of rural land converted to urban use and would allow urban services to be provided more economically to such development.

Map 56

LOCATION OF THE AREA KNOWN AS THE "SUNSET ISLAND" IN THE WAUKESHA PLANNING AREA





Source: SEWRPC.

Proposed Agreement between the City and the Town of Waukesha

The recommended land use plan and the accompanying urban service area were designed on the basis of a division of the urban service area within the Town of Waukesha into two parts: that part of the Town which would be provided with sanitary sewer and water supply services only if annexed to the City and that part of the Town beyond the first part where urban development would be permitted to occur with sewer and water service provided by the City without annexation. It is assumed that, to implement the land use plan, the City and the Town will enter into an agreement that would establish the ultimate boundary between the City and the Town, provide for the extension of City sanitary sewer and water supply services upon annexation to the City on the City side of that boundary and extension of City sanitary sewer and water supply services without annexation on the Town side of that boundary. Such an agreement, in addition to delineating an ultimate boundary between the City and the Town, would govern future annexations, extension of sanitary sewer and water services, and land use decision making. It should serve to bring to an end intergovernmental conflicts over land use development in the area and permit the Town to plan with confidence for future urban development with the proper array of supporting urban services.

Waukesha Rural Service Area

The land use plan map designates the one-half mile strip of land south of Northview Road and adjacent to the western edge of the Waukesha urban service area in the Town of Pewaukee as an area for potential residential development. Given its proximity to IH 94, it is likely that this area will develop with urban uses during the planning period if Meadowbrook Road is extended southward to USH 18, as is proposed. It is recommended that this area be developed for solely residential uses, with lot sizes in the 8,000- to 20,000-square-foot, or medium-density, range. Public sanitary sewer service will be required to accommodate such development. Detailed studies should be undertaken by the local governments involved, with assistance from the Regional Planning Commission, to determine whether the area would more appropriately be served through sewer extensions from the Waukesha treatment plant, through sewer extensions from the Brookfield treatment plant, or through a combination of both. It is recommended that the existing agricultural use of the area be continued until the area has been included in the appropriate sewer service area. No urban development is recommended in the remainder of the rural service area during the planning period.

THE RECOMMENDED LAND USE PLAN FOR THE WAUKESHA URBAN SERVICE AREA

The recommended land use plan for the newly defined Waukesha urban service area is described in the following paragraphs, and is summarized in graphic form on Map 57. Table 50 lists the number of acres and the percentage of land allocated to each land use category in the year 2010 and compares this information to the 1985 land use pattern in the same geographic area. The land use plan provides a design for the attainment of the devel-

opment objectives set forth in Chapter VII and the land use requirements set forth in Chapter VIII of this report.

Environmentally Significant Areas

Environmental Corridors and Isolated Natural Areas: In order effectively to guide land use development and redevelopment in the Waukesha urban service area into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of the various land uses as they relate to the natural resource base of the area. Locating new urban development outside the primary environmental corridors and other environmentally significant areas will serve to maintain a high level of environmental quality in the area and will also avoid the creation of developmental problems such as flood damage, wet basements, and failing pavements.

Environmental corridors, more fully described in Chapter III of this report, are linear areas in the landscape that contain concentrations of high value elements of the natural resource base. The primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas; as well as floodlands and steeply sloped areas, where intensive development would be ill-advised. The protection of the primary environmental corridors from additional intrusion of urban development is one of the principal objectives of this land use plan. Accordingly, the recommended land use plan map reflects no loss of primary environmental corridor between the time of plan preparation and the plan design year. The plan also recommends expansion of the primary corridor to include floodlands and areas having wet soils where it is anticipated that existing agricultural uses will be converted to urban uses during the life of the plan. Primary environmental corridors occupied approximately 4,365 acres, or about 16 percent, of the urban service area in 1985. The recommended land use plan anticipates that primary environmental corridors will occupy 4,595 acres, or about 16.9 percent, of the urban service area in the year 2010, an increase of approximately 230 acres over the 1985 level.

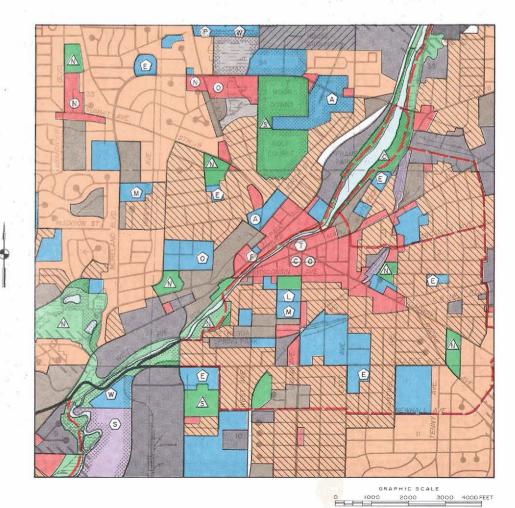
Primary environmental corridors should, as much as practicable, be preserved in essentially natural, open uses for resource preservation and limited recreational purposes. Accordingly, it is recommended that sanitary sewers not be extended into such corridors for the purpose of

Map 57

LAND USE PLAN FOR THE WAUKESHA PLANNING AREA: 2010



Source: SEWRPC.



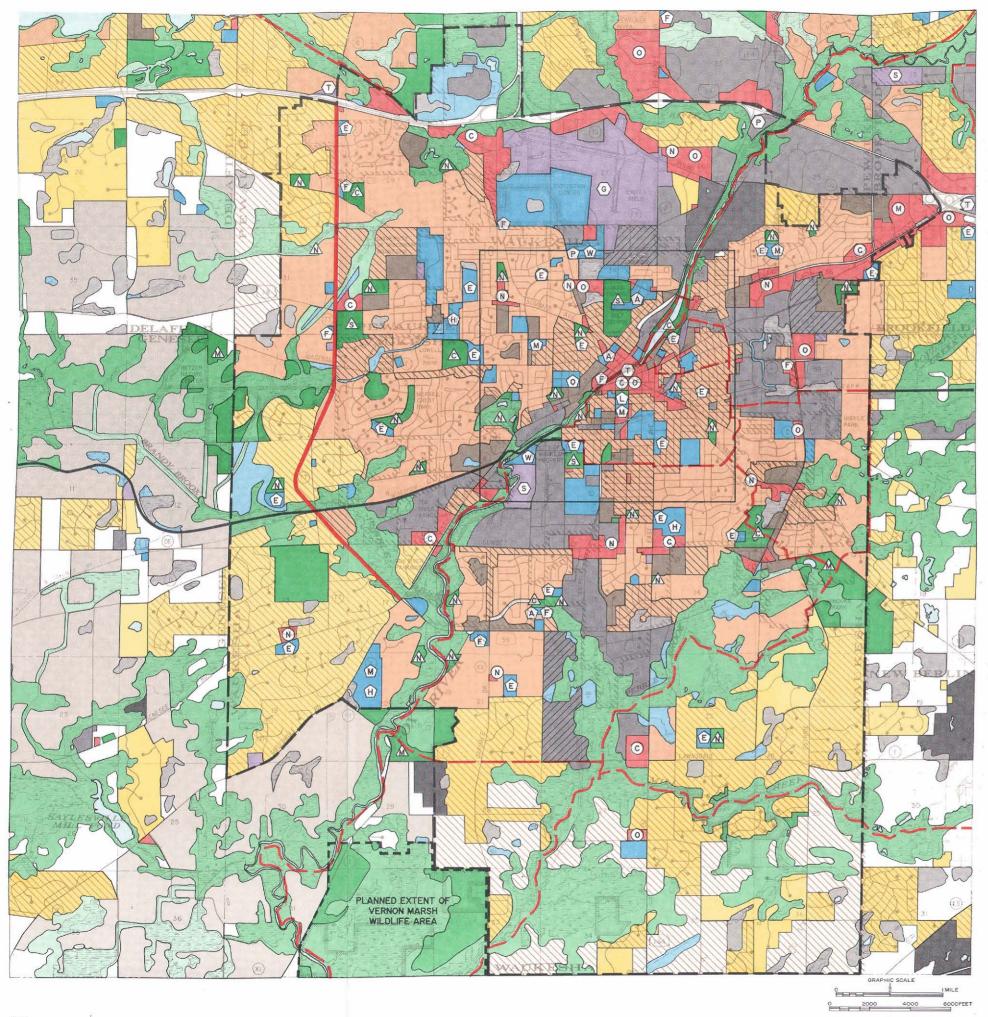


Table 50
SUMMARY OF 1985 EXISTING AND 2010 PLANNED LAND USE IN THE WAUKESHA URBAN SERVICE AREA

	Existing 1985 Land Use Plan		Plan Change		Planned 2010 Land Use	
Land Use Category	Acresa	Percent	Acresa	Percent	Acresa	Percent
Jrban						
Residential						
Suburban-Density (1.50 to 4.99 acres					* * *	
per housing unit)	620	2.3	-185 ^b	-29.8	435	1.6
1.49 acres per housing unit) Medium-Density (8,000 to 19,999	2,995	11.0	1,185	39.6	4,180	15.3
square feet per housing unit)	2,850	10.5	2,505	87.9	5,355	19.6
square feet per housing unit)	1,135	4.2	535	47.1	1,670	6.1
feet per housing unit)	490	1.8	300	61.2	790	2.9
Subtotal	8,090	29.8	4,340	53.6	12,430	45.5
Commercial	810	3.0	375	46.3	1,185	4.3
Industrial	1,075	3.9	1,245	115.8	2,320 ^c	8.6
Transportation and Utilities		44 (1)		-		
Airport	500	1.8	90	18.0	590	2.2
Railroad Right-of-Way	195	0.7	-20	-10.3	175	0.6
Freeway Right-of-Way	210	0.8	0	0.0	210	0.8
Other	250	0.8	0	0.0	250	8.0
Subtotal	1,155	4.1	70	7.7	1,225	4.4
Governmental and Institutional	975	3.7	285	27.8	1,260	4.7
Recreational	790	2.9	260 ^d	32.9	1,050	3.9
Urban Subtotal	12,895	47.4	6,575	51.0	19,470	71.4
onurban	***		**			
Primary Environmental Corridor	4,365	16.0	230	5.3	4,595	16.9
Secondary Environmental Corridor	325	1.2	-145	-44.6	180	0.7
Isolated Natural Area	580	2.1	-155	-26.7	425	1.6
Other Environmentally						
Significant Areas	0	0.0	575	0.0	575	2.1
Water	250	0.9	0	0.0	250	0.9
Agricultural and Other Open Lands	8,605	31.6	-8,605	-100.0	0	0.0
Residential Reserve	0	0.0	1,525	0.0	1,525	5.6
Quarries	230	0.8	, 0	0.0	230	0.8
Nonurban Subtotal	14,355	52.6	-6,575	-45.8	7,780	28.6
Total	27,250	100.0			27,250	100.0

^aIncludes associated street rights-of-way and off-street parking areas for each land use category.

Source: SEWRPC.

^bNo additional suburban-density residential areas have been allocated. Existing platted lots in this category may be developed; however, it is assumed that suburban-density residential areas in the more urbanized areas of the urban service area will be converted to more intensive uses by the plan design year. For this reason, a net loss in the amount of suburban-density residential land is anticipated.

^CThe 2,320 acres of industrial land include 1,890 acres of general industrial lands and 430 acres of industrial park lands.

^dOf the total increase of 260 acres for recreational lands, 150 acres will be developed with new neighborhood or community parks. The total does not include possible increases due to development of private recreational facilities.

accommodating urban development. However, the plan recognizes that there may be specific situations in which the objective of preserving corridor lands may directly conflict with legitimate community development needs, such as the completion of the long-planned western segment of the Waukesha circumferential highway. When such conflicts occur, the benefits and disadvantages of disturbing corridor lands must be carefully considered. If development within the corridor occurs, such development must be carefully planned and carried out so as to minimize damage to corridor resources.

The secondary environmental corridors in the urban service area are generally located along intermittent streams or serve as links between segments of primary environmental corridors. Secondary corridors occupy approximately 180 acres, or about 0.7 percent, of the proposed urban service area under the recommended land use plan. It is recommended that secondary environmental corridors be carefully integrated into urban development with the goal of preserving corridor resources. Such areas may also lend themselves to use for public purposes such as parks, drainageways, or stormwater detention or retention areas.

Isolated natural areas consist of small areas with important natural resource values which are separated geographically from primary and secondary environmental corridors. Most of the isolated natural areas in the Waukesha urban service area consist of small wetlands or tracts of woodlands. Isolated natural areas occupy approximately 425 acres, or about 1.6 percent, of the proposed urban service area on the recommended land use plan map. The plan does not recommend the unqualified preservation of isolated natural areas; however, it is recommended that Waukesha County, the City and Town of Waukesha, and the Town of Pewaukee give careful consideration to preserving such areas as far as practicable. Isolated natural areas may be well suited for use for public purposes such as parks or stormwater detention or retention areas.

Other Environmentally Significant Areas: In addition to the primary and secondary environmental corridors and isolated natural areas, there are other areas in the urban service area that are environmentally significant. These areas consist of wet, poorly drained, or organic soils; wetland vegetation and hydric soils; steep

slopes; floodlands; and drainageways. Many of these areas are smaller than five acres, are currently being farmed, or do not contain sufficient quantities of resource-related features to meet the criteria for designation as environmental corridors. It is recommended that careful consideration be given to preserving such areas as development proceeds. Such areas encompass 575 acres, or about 2.1 percent of the expanded urban service area, under the recommended land use plan.

Residential Land Uses

The plan map identifies five classifications of residential land use. Housing types in three of the five density classifications, suburban-, low-, and medium-, would consist primarily of singlefamily housing units. The medium-high-density classification would consist primarily of buildings containing two to four housing units; the high-density residential classification would consist primarily of buildings containing five or more housing units. Generally, residential development in the City of Waukesha would fall in the medium-, medium-high, or high-density residential classification. Residential development in areas proposed to remain under Town jurisdiction would fall in the low- or suburbandensity classifications.

The number of housing units per net acre in suburban residential development ranges from 0.20 to 0.69, yielding lot sizes ranging from 1.5 up to five acres. The areas proposed for suburban residential development under the recommended land use plan would total about 435 acres by the year 2010, a decrease of about 185 acres, or about 29.8 percent, from the 1985 level. This decrease is attributable to areas of existing suburban-density development that are expected to be converted to higher-density residential or other uses by the year 2010. The areas expected to be converted are islands of Town land located in the City of Waukesha, primarily in the vicinity of the intersection of St. Paul Avenue and Sunset Drive. The plan accommodates the infilling of existing suburban-density residential lots in the outlying portions of the urban service area. However, no new lots in this density classification are recommended because of the high cost of providing public water and sanitary sewer services to lots of this size.

The areas proposed for low-density residential development under the recommended land use plan would total about 4,180 acres by the year

2010, an increase of about 1,185 acres, or about 37.6 percent, over the 1985 level. New areas of low-density residential development are recommended to be located primarily in the western and southern portions of the urban service area, in areas expected to remain under Town jurisdiction. The number of housing units per net residential acre in low-density residential areas ranges from 0.70 to 2.29, with lot sizes ranging from 20,000 square feet up to 1.5 acres. An average lot size of about 30,000 square feet was used to allocate low-density residential areas for the remainder of the planning period. A lot size on the lower end of the range was used in order to facilitate the more economical provision of the sewer and water services intended to be provided to new development in the Town. The allocation of new low-density residential areas does, however, take into consideration the larger average lot size of about 41,000 square feet for lots within this density classification, created between 1985 and 1991.

j

The amount of land designated for low-density residential development on the plan map, as reflected in Table 50, is lower than the amount that would be expected based on the amount listed in Table 48 in Chapter VIII. In large part, this is attributable to approximately 500 acres of existing low-density residential development being shown on the plan map as medium-density residential lands, in order to simplify the map for presentation purposes. Such areas include the Maple Lane Hills Subdivision in the Town of Pewaukee and the Western Hills, Morningside Heights, and Green Valley Subdivisions in the Town of Waukesha. Conversely, the amount of land designated for medium-density residential development by the plan is higher than the amount listed in Table 48 because it includes the approximately 500 acres of land that has already been developed with lot sizes that fall into the low-density residential classification.

The areas proposed for medium-density residential development under the initially recommended land use plan would total about 5,355 acres by the year 2010, an increase of about 2,505 acres, or about 87.9 percent, over the 1985 level. The number of housing units per net residential acre ranges from 2.30 to 6.99, with lot sizes ranging from 8,000 to 19,999 square feet. Because of the lot size envisioned, these areas are proposed to be located primarily in the City of Waukesha and are proposed to be served by a full

range of urban services, including public sewer and water, engineered stormwater drainage, public transit, street lighting, and sidewalks.

The areas proposed for medium-high-density residential development total about 1,670 acres under the recommended land use plan, an increase of 535 acres, or 47.1 percent, over such land use in 1985. The number of housing units per net residential acre ranges from 7.0 to 12.0, with lot areas ranging from 3,620 to 7,999 square feet per housing unit. These areas are proposed to be located in the City of Waukesha and are generally located near and along arterial streets and highways to facilitate the provision of mass transit service.

The areas proposed for high-density residential development under the recommended land use plan would total about 790 acres by the year 2010, an increase of about 300 acres, or about 61.2 percent, over the 1985 level. The number of housing units per net residential acre is 12.0 or more, with a lot area of less than 3,620 square feet per housing unit. These areas are also proposed to be located in the City of Waukesha and are also generally located near and along arterial streets and highways to facilitate the provision of mass transit service. These areas are also located in convenient proximity to shopping centers.

Commercial Land Uses

The recommended land use plan delineates a variety of areas devoted to commercial land uses. Together they encompass approximately 1,185 acres, or approximately 4.3 percent, of the urban service area. Categories of commercial development shown on the plan map include shopping centers and other retail uses, office and service centers, and the central business district. Each of these categories is described in the following sections.

Retail Commercial Uses: The land use plan standards recommend that all new retail commercial uses be located within planned shopping centers. Shopping centers are classified as major, community, or neighborhood centers, depending on their size and the types of goods and services located in the center. Shopping centers include both retail establishments, such as grocery, drug, variety, and clothing stores and service establishments, such as banks, dry cleaners, hair salons, and restaurants. The amount of land designated for retail uses on the plan map, as reflected in

Table 50, is greater than the amount of retail commercial land that would be expected, based on the listing in Table 48 of this report, to provide for some flexibility in site location and to compensate for service-oriented establishments that often locate in shopping centers. On the basis of information provided by the Urban Land Institute, 1 about 20 percent of the area designated for new shopping centers was allocated to service uses; the remaining 80 percent was allocated to retail uses.

Neighborhood shopping centers should provide the day-to-day retail and service needs of nearby residents and should be oriented to residential areas. A grocery store or supermarket typically serves as the anchor for a neighborhood shopping center and services such as banking and dry cleaning are commonly provided. The service radius standard recommends that all homes in medium-density or denser residential areas be located within one mile of a neighborhood shopping center. A community shopping center can serve as the neighborhood center for residences within one mile of the community center.

Three new neighborhood shopping centers are recommended by the plan. They are proposed to be located on the north side of STH 59 west of the extension of Brookhill Drive, at the intersection of CTH J and CTH JJ, and on the east side of Oakdale Drive north of Dale Drive. The plan map designates a specific location for each of the proposed centers on the basis of preliminary analysis. Final selection of a site for neighborhood shopping center development, however, should be based on a detailed plan for each of the neighborhoods concerned.

Community shopping centers should provide for the sale of convenience goods normally found in neighborhood centers as well as shopper goods, such as clothing, furniture, or building supplies, and specialty items such as jewelry, hobby, or music stores. Community centers should be oriented to the community as a whole rather than to the immediate neighborhood. Application of the service radius standard for community shopping centers, which recommends that such a center be located within 1.5 miles of homes in medium-density or denser residential areas, indicates the need for two additional centers to serve the anticipated population by the year 2010. The two new community shopping centers are proposed to be located on the northeast corner of the intersection of USH 18 and the future bypass and at the northwest corner of the intersection of Lawnsdale Road and STH 164. As is the case for the proposed neighborhood shopping centers, final selection of the community shopping center sites should be based upon more detailed neighborhood development plans.

Existing community shopping centers include the Waukesha Central Business District; the Westbrook, Fox Run, and Silvernail Shopping Centers; and the K-Mart/Pick 'N Save Shopping Center on Sunset Drive. The land use plan recommends that the Fox Run Center be expanded to include a site for a small department store or discount store, designating an area to the north of the existing Fox Run Center for that expansion. At present, the proposed expansion area is developed with older single-family homes on lots ranging from one to three acres in size.²

¹According to the Urban Land Institute of Washington, D. C., an average of 12.7 percent of the gross leasable floor area in community shopping centers in the United States is occupied by service-oriented uses. An average of 19.3 percent of the gross leasable floor area in neighborhood shopping centers is occupied by service-oriented uses. Service-oriented uses include such personal services as dry cleaners, barbers, and beauty shops; financial services, such as banks and real estate offices; automotive uses, such as filling stations; business and medical offices; and recreational and governmental uses, such as theaters and post offices.

²In developing the land use plan, the possible expansion of the K-Mart/Pick 'N Save Center on Sunset Drive was considered. Such an expansion, which was not included on the recommended plan, would involve lands currently vacant located on the south side of Sunset Drive immediately across from the existing Pick 'N Save store. The operators of that store have expressed an interest in expanding the existing operation, but have noted that site conditions may be expected to make such expansion difficult. The site immediately south of Sunset Drive was proposed as a possible alternative site for the Pick 'N Save store. The recommended plan provides for multi-family residential develop-

The western portion of the Blue Mound Road corridor, which has been designated as a major shopping area in the regional land use plan, is located in the Waukesha urban service area and reflected on the plan map. The Blue Mound Road corridor encompasses the Westbrook Shopping Center and the businesses located along Moreland Boulevard from the eastern boundary of the urban service area to Manhattan Drive, including the many car dealerships, restaurants, and large discount stores. Infilling of vacant commercial lots in this area is recommended.

The plan map also reflects the recent development of small retail centers, including those on the east side of STH 164 south of Pearl Street and adjacent to the Mountain Village Apartments at the intersection of North and St. Paul Avenues as well as freestanding retail establishments such as the new Wal-Mart near the intersection of STH 59 and STH 164.

The recommended land use plan includes an increase of approximately 195 acres for retail commercial uses between 1985 and 2010. This total includes about 30 acres for new neighborhood centers and about 60 acres for new community centers. Based on the information contained in Table 48 in Chapter VIII, a total of 160 additional acres of retail commercial land would be expected to be needed in the urban service area by the year 2010. The amount of retail commercial land designated on the plan map exceeds the amount listed in Table 48 in order to compensate for service-oriented businesses that locate in shopping centers.

(Footnote continued from page 214)

ment on that site. In declining to adjust the plan to recommend commercial development on that site, the City of Waukesha Plan Commission noted that every effort should be made to accommodate the Pick 'N Save expansion needs on the existing site north of Sunset Drive. Should it ultimately be determined not to be feasible to expand the existing Pick 'N Save store on its current site, then the Plan Commission indicated that it would entertain a proposal at that time to consider amending the recommended land use plan to expand the Sunset Drive community commercial center to include additional lands on the south side of Sunset Drive expressly for the construction of a replacement supermarket.

Service and Office Commercial Uses: This category includes a variety of businesses, including those commonly found in or near shopping centers, such as banks, dry cleaners, and hair salons; those commonly found in office parks or small office centers, such as corporate, professional, and medical offices; and those commonly located in highway commercial areas, such as motels and restaurants. Other examples of service and office uses include child-care centers, newspaper offices, and gas stations.

The recommended land use plan designates an additional 105 acres of land over the 1985 level for office and service uses. This total is 90 acres below the amount of incremental land shown on Table 48 as being needed for such uses between 1985 and the year 2010. Less than the recommended amount of land for additional office and service uses has been proposed because it is anticipated that an adequate amount of land designated by the plan for retail commercial uses or industrial park development will, in fact, be developed for office or service uses. The City of Waukesha Limited Business and Industry Planned Development (M-3) zoning district, which is expected to be applied to the areas designated as industrial parks on the land use plan map, allows general and professional offices as principal permitted uses. The Airport Industrial Park is an example of an area that has been developed under the M-3 zoning regulations and includes a mix of industrial and office uses.

A new office center, encompassing approximately 50 acres, has been designated on the north side of Blue Mound Road, west of Busse Road. This site has characteristics suitable for the development of a community office park, including adequate size; ready access to, and high visibility from, the arterial street system; and location within two miles of the freeway system. The site is also located near the airport operated by Waukesha County, Crites Field.

The plan map also reflects areas that have been developed with service and office uses since 1985. These include the Merchant's Grove Center and Silvernail Woods office building along CTH T south of Silvernail Road, office development along Moreland Boulevard east of Delafield Avenue, and the office building complex at the intersection of STH 59 and Sunset Drive.

Central Business District: The Waukesha central business district has traditionally served as the focal point for commercial activities in the greater Waukesha area and serves as both a community shopping center and as a major office center. It has become a primary source of identity for the City, an identity that is due in part to the significant historic character of its buildings. A substantial portion of the central business district is located in the Downtown Historic District, listed on the National Register of the central business district is located in the Wisconsin Avenue Historic District, also listed on the National Register in 1983.

The City has been actively working for many years to maintain and improve the vitality of the central business district. Amenities such as benches, trees, brick pavers, and related street furniture were installed in the early 1980s. Future development and redevelopment in the district should be carried out in conformance with the urban design standards set forth in Chapter VII of this report and should be subject to review and approval by the City's Architectural Review Board.

The Fox River, which flows through the central business district, has the potential to become a major environmental and aesthetic resource in the City; however, opportunities in the downtown area to experience the River are few. Redevelopment to provide scenic views and to facilitate access to the river would greatly enhance the attractiveness of the central business district. The City adopted the Fox River Corridor Master Plan, prepared by the firms Camiros, Ltd., of Madison and the Hitchcock Design Group of Naperville, Illinois, in November 1990. The plan contains several recommendations to improve access to the river in the downtown area, including improvements to Legion Park, a pedestrian plaza near the Barstow Street bridge, and walkways along the riverfront. The plan also recommends that rear entrances, facing the river. be provided in buildings located between the river and W. Main Street. Construction of the riverfront improvements called for in the plan for the area east of the Barstow Street Bridge was completed in 1993.

Industrial Land Uses

The recommended land use plan identifies a total of about 2,320 acres of industrial land uses

in the urban service area by the year 2010, an increase of about 1,245 acres, or about 116 percent, over the 1985 level. The increase in the amount of industrial land can be attributed to the infilling of lots in existing industrial parks, primarily the Airport and Pebble Creek Industrial Parks; the development of lots zoned for industrial use located adjacent to existing industrial areas; and the designation of new areas for industrial development southeast of the intersection of STH 164 and E. Main Street, south of STH 59 and east of Center Road, and northwest of the intersection of STH 164 and Lawnsdale Road.

On the basis of the information contained in Table 48 in Chapter VIII, a total of 510 additional acres of industrial land would be expected to be needed in the urban service area by the year 2010. The amount of industrial land designated on the plan map exceeds the amount listed in Table 48 to compensate for the trend toward development of industrial parks at lower density and for the location of office uses within industrial parks.

Quarries

There is one existing quarry that lies entirely within the urban service area, occupying about 230 acres on both sides of STH 164 just north of the City limits in the Town of Pewaukee. A portion of a second quarry, located on the south side of Lawnsdale Road in the Town of Waukesha, is also within the urban service area. The existing quarries have been reflected on the recommended land use plan map.

Governmental and Institutional Land Uses

The recommended land use plan envisions a total of 1,310 acres of governmental and institutional land uses in the urban service area by the year 2010, an increase of about 285 acres, or about 27.8 percent, over the 1985 level. The additional areas for governmental and institutional land uses have been set aside for one new fire station, two relocated fire stations, and six new school sites.

Educational Facilities: As shown on Table 49 in Chapter VIII, the number of public school students in the Waukesha planning area may be expected to range from about 7,540 to about 9,155 students in grades K through six; from about 2,095 to about 2,540 in grades seven and eight; and from about 4,325 to 5,255 students in

grades nine through 12. This ranges from an increase of about 1,580 to about 4,570 students over the 1985 public school enrollment of 12,382.

A comparison of the forecast enrollments in Table 49 and the school capacity standards listed in Table 41 indicate that if the higher end of the forecast range is attained there may be an expected need for four additional elementary schools, one additional middle school, and one additional high school between the years 1985 and 2010. A new high school, located in the southwestern portion of the urban service area. was completed in August 1993. School district officials have indicated that there is adequate room on the site of the new high school for construction of a new middle school, should one be needed during the planning period. The site of the new high school is reflected on the land use plan map.

A new elementary school, named the Summit View School, was opened in August 1992. This school, which replaces Northview School, is located on Summit Avenue between N. University Drive and N. Grandview Boulevard. The location of the new school is shown on the land use plan map. Summit View School is designed to accommodate approximately 325 more students than could be accommodated at Northview School. In addition, two existing schools, Randall and Hadfield, were expanded in 1991 and 1992, increasing their capacities by approximately 250 and 200 students, respectively. It should be noted that the number of students that could be accommodated at these schools, as well as other district schools, would be reduced if classrooms were needed for use by specialized classes, which typically have less than the 25 students that most classrooms are designed to accommodate.

Sites for three elementary schools, in addition to Summit View School, are shown on the land use plan map. If enrollments reach or exceed the higher end of the range presented on Table 49, it may be necessary to expand existing schools in addition to constructing new facilities.

Selection of the three new school sites shown on the land use plan map was based on the area and service radius standards recommended for school sites in Chapter VII of the plan and the goal of providing an elementary school in each neighborhood. New school sites were located in neighborhoods that currently do not have an elementary school and that have, or are expected to have, additional residential growth. New schools have been located in the southeastern portion of the Town of Waukesha, north of the subdivisions developed in the Mill Creek area in the late 1980s; in the area east of the new high school, which is experiencing growth from several subdivisions approved in the early 1990s; and in the area west of CTH TT, which is expected to develop during the planning period. New elementary school sites were located in residential areas away from major arterials to promote the neighborhood school concept and to maximize the number of students that could safely walk to school.

Where possible, new schools were located adjacent to neighborhood parks so that recreational facilities could be shared by students and neighborhood residents. The Lowell, Banting, Prairie, and Heyer school and park sites are examples of such joint school-park development. New joint school and park sites are recommended in the Brandy Brook and Pebble Brook neighborhoods.

As noted in Chapter VIII, a comprehensive study should be conducted by school district officials, in cooperation with local government officials and planning agencies, to determine definitive short- and long-range school facility needs. The School District initiated such a study in 1993, in cooperation with planning staff from the City of Waukesha, the Waukesha County Park and Planning Department, and the Regional Planning Commission. The study should determine the need for school additions or new schools in the Waukesha area during the next 15- to 20-year period. Sites for new schools should also be identified. Should the school sites so identified vary in number or location from those shown on the Waukesha area land use plan, the plan should be appropriately amended.

Fire Protection Facilities: In 1990, there were six fire stations in the Waukesha urban service area. Four of the stations were operated by the City of Waukesha, one was operated by the Town of Waukesha, and one was operated by the Town of Pewaukee. Map 53 shows the location of these stations and the optimum 1.5 mile service radius from each station. Map 53 indicates that certain areas, most notably the southeastern portion of the urban service area near the Springbrook and

Legend Hills projects, the site of the new high school in the southwestern portion of the urban service area, and the residential areas near the intersection of CTH TT and Madison Street on the west side of the City, lie outside the recommended travel distances from a fire station. The land use plan therefore recommends the construction of one new City of Waukesha fire station, the relocation of the City station now located near the intersection of Sentry Drive and Progress Avenue, and the relocation of the station now located on Stardust Drive near the intersection of E. Moreland Boulevard and Wolf Road. This would provide for a total of five City of Waukesha fire stations in the year 2010, which, as shown on Map 58, would include most existing and planned urban development within a desirable fire protection service radius.

It is recommended that the new and relocated stations be located near the Waukesha bypass. Such a location would afford rapid access to most areas of the City and also to outlying areas, should the surrounding Towns wish to contract with the City at some time in the future for fire and emergency rescue services. Specifically, it is recommended that the existing Sentry Drive Station be relocated to the south and west to the vicinity of the intersection of STH 59 with the Fox River, that the existing Stardust Drive Station be relocated southward to the vicinity of STH 164 and Arcadian Avenue, and that one new station be constructed near the intersection of USH 18 and CTH TT. The land use plan map depicts potential locations for the new and relocated fire stations; however, specific sites should be based upon review by the appropriate City officials, the availability of land, and on detailed neighborhood plans. The City should also conduct a detailed analysis that takes into account a number of other factors that affect fire station location, such as the location and capacity of fire hydrants, the effects of narrow or one-way streets, such barriers as railway tracks, and such building characteristics as fire alarm and sprinkler systems.

Recreational Land Uses

Under the plan, park and recreational land uses in the urban service area would encompass a total of about 1,050 acres, an increase of about 260 acres, or about 32.9 percent, over the 1985 level. The additional park lands include approximately 100 acres of additional land for ten new neighborhood parks, approximately 25 acres for

one new community park, and approximately 25 acres for one new special-use site. In 1985, there were 26 neighborhood parks, encompassing approximately 155 acres in the urban service area; three community parks, encompassing approximately 100 acres; and four special-use sites, encompassing 240 acres. The acreages listed include only those portions of the proposed parks that are located outside environmental corridors or isolated natural areas and are designated as "recreational" on the plan map.

Application of the standard acreage requirements to the forecast year 2010 population indicates a per capita need for about 100 acres of additional neighborhood and community park lands. More than this required acreage has been provided by the plan, however, in order to meet the neighborhood park service radius standards of 0.75 mile in medium-density urban areas and one mile in low-density urban areas and to assure safe pedestrian access to neighborhood parks. Certain features, including the Waukesha bypass and the Fox River, were considered barriers preventing pedestrian access to neighborhood parks from residential areas within the standard service radius.

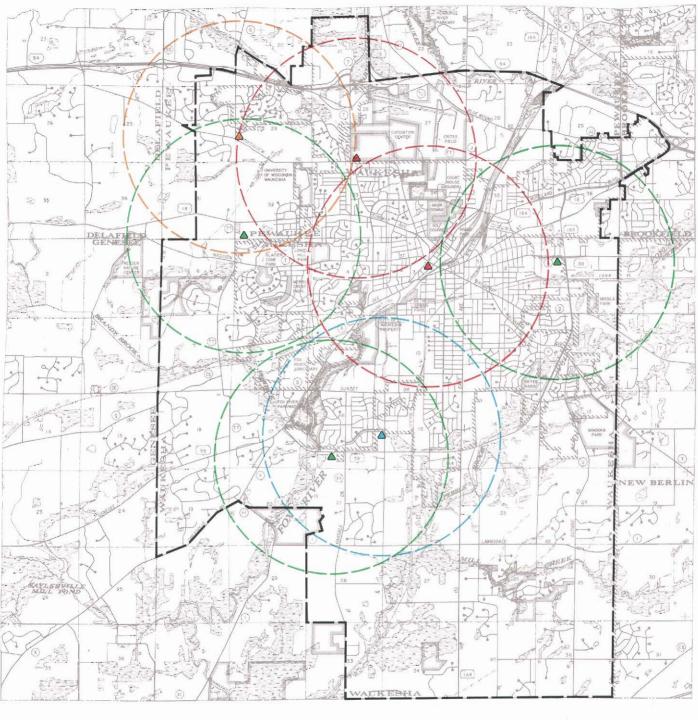
Neighborhood Parks: According to the recreation standards set forth under that heading in Chapter VII, neighborhood parks should be between five and 25 acres in size and provide facilities such as play equipment, playfields, and tennis and basketball courts for outdoor recreation activities. Community or regional parks with these types of facilities can serve the need of a neighborhood park.

Ten new neighborhood parks, encompassing approximately 100 acres, have been recommended in the urban service area. These new parks are proposed to be located in the University, Rolling Ridge, Brandy Brook, Merrill Crest, Rose Glen, Oakdale, Prairie, Sunset, Minooka, and Pebble Brook neighborhoods. A second, or additional, neighborhood park has been proposed in the Rolling Ridge, Merrill Crest, Prairie, and Minooka neighborhoods to meet the recommended service radius standards.

Community Parks: Community parks, which should range in size from 25 to 99 acres, provide such community-oriented facilities as baseball diamonds, soccer fields, and swimming pools. The standards recommend that such parks be provided within two miles of the home of each

Map 58

OPTIMUM TRAVEL DISTANCES FOR FIRE-FIGHTING VEHICLES FROM RECOMMENDED YEAR 2010 FIRE STATION LOCATIONS IN THE PROPOSED EXPANDED WAUKESHA URBAN SERVICE AREA





PROPOSED EXPANDED WAUKESHA URBAN SERVICE AREA BOUNDARY

EXISTING CITY OF WAUKESHA FIRE STATION TO BE RETAINED

NEW OR RELOCATED CITY OF WAUKESHA

EXISTING TOWN OF WAUKESHA FIRE STATION

EXISTING TOWN OF PEWAUKEE FIRE STATION

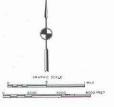
OPTIMUM I-I /2 MILE FIRE STATION RADIUS

- EXISTING CITY OF WAUKESHA FIRE STATION

 NEW OR RELOCATED CITY OF WAUKESHA FIRE STATION

— EXISTING TOWN OF WAUKESHA FIRE STATION

EXISTING TOWN OF PEWAUKEE FIRE STATION



resident in a medium-density residential area. Community parks in the Waukesha urban service area include Lowell, Frame, and Heyer Parks. Major parks or public school facilities can also serve as community parks. In the case of Waukesha, Minooka Park and the proposed playfields at West High School, together with the resource-oriented recreational activities to be accommodated at the Winzenreid-Kuhtz County park site, were determined to serve as community parks. On the basis of service area standards, it was determined that one additional community park would be needed in the northwestern portion of the urban service area. Accordingly, an approximately 25-acre site for a new community park has been designated at the northeast corner of the intersection of Northview and Meadowbrook Roads.

Special-Use Sites: The plan map also designates an approximately 25-acre site at the southeast corner of the intersection of USH 18 and CTH TT for the development of a children's baseball and softball complex. It is envisioned that a warehouse for use by the City Parks Department would also be constructed on the site. As described earlier in this chapter, it is proposed that a new fire station be constructed in the vicinity of the USH 18-CTH TT intersection. If feasible, development plans for the site should be designed to accommodate the new fire station as well as the youth baseball/softball complex and park warehouse.

Existing special-use sites in the urban service area are the Saratoga Softball Complex, owned by the City of Waukesha; the Moor Downs Golf Course and Waukesha County Exposition Center, owned by Waukesha County; and the Waukesha Town Park, owned by the Town of Waukesha. It is recommended that these sites be maintained for recreational use throughout the planning period.

Major Parks: The Waukesha County Park and Open Space Plan, adopted in early 1990, sets forth recommendations for major public parks within the County, including the Waukesha urban service area. The land use plan map reflects those recommendations, which include the continued operation of Minooka Park and the Retzer Nature Center. An additional 90 acres of land in the urban service area are proposed to be added to the Retzer Nature Center. Of this 90 acres, 70 acres are located in the primary environmental corridor and 20 are adjacent to

the corridor. The 20 acres outside the environmental corridor are included in the recreational land increment on Table 50.

Parkways and Trails: Primary environmental corridors located in urban or urbanizing areas in southeastern Wisconsin that are held in public ownership are often termed "parkways." Parkways are generally located along a stream or river, ridge line, or other linear natural feature and are intended to provide aesthetic and natural resource continuity. Parkways often serve as ideal locations for trail facilities. The County park plan calls for the County to acquire land and establish parkways along four major streams within the planning area: the Fox and Pewaukee Rivers, Mill Creek, and Pebble Brook. The County has begun to acquire land to establish the parkways. The County park plan also recommends that trails be developed in the Fox River, Mill Creek, and Pebble Brook parkways. The recommended trails are depicted on the plan map.

In addition to the trails within the parkways, the park plan recommends the maintenance and continued development of the existing Glacial Drumlin State Trail and the New Berlin Recreational Trail and the construction of a trail to connect the Glacial Drumlin and New Berlin trails. Joint efforts by the City of Waukesha, Waukesha County, and the State of Wisconsin are currently under way to acquire the necessary land to construct the connecting segment. The proposed alignment of the connecting trail segment is shown on the plan map; however, the alignment is subject to change based on additional study. The plan map also shows a proposed recreational trail connecting the Fox River and downtown area to Minooka Park. This alignment is also subject to change as a result of more detailed studies which must be conducted to determine its precise location.

The plan map also reflects that portion of the proposed Lake Country Recreational Trail, which is located within the planning area. The proposed eight-mile trail will extend along utility company right-of-way from the north side of Golf Road west of CTH T, on the north side of the City of Waukesha, to Cushing Park in the City of Delafield. The project is being sponsored by Waukesha County in cooperation with the State of Wisconsin, the City of Delafield, and the Towns of Delafield and Pewaukee. The City of Waukesha is working to establish bike routes that would provide access from the City to the Trail.

Fox River Plan: As previously discussed, the City has recently adopted a master plan for enhancement of an approximately 2.5-mile section of the Fox River, which flows through the City, including the downtown area. Projects proposed in the plan include the development of festival grounds and a large outdoor amphitheater in Frame Park, a pedestrian plaza near the Barstow Street bridge, walkways along the downtown riverfront, nature trails and an interpretive center in the Fox River Sanctuary. additional park improvements in Bethesda and Grede Parks, and completion of a recreational trail through the downtown connecting the existing Glacial Drumlin and New Berlin trails. It is recommended that the City continue to implement the plan in order to take full advantage of the environmental and recreational qualities of the river corridor, which is an important community asset.

Residential Land Reserve

Not all developable lands in the Waukesha urban service area will be needed to serve the needs of the resident population by the year 2010. Approximately 1,525 acres in the southern part of the Town of Waukesha are designated on the plan map as lands reserved for future residential use. These areas are expected to be developed for residential use with lot sizes between 20,000 and 30,000 square feet and for such other supporting urban uses as shopping centers as the population of the urban service area increases beyond that forecast for the plan design year and as public sewer and water services become available. These areas should be retained in agricultural or other open space use during the planning period.

THE RECOMMENDED LAND USE PLAN FOR THE WAUKESHA RURAL SERVICE AREA

The recommended land use plan for the Waukesha rural service area is described in the following paragraphs and is graphically summarized on Map 57. Table 51 lists the number of acres and the percentage of land allocated to each land use category in the year 2010, comparing this information to the 1985 land use pattern within the same area.

Residential Reserve

A total of 300 acres of land in the southwestern portion of the Town of Pewaukee is designated a

residential reserve. It is anticipated that this area will develop with urban uses during the planning period if Meadowbrook Road is extended southward to USH 18, as is proposed. It is recommended that this area be developed solely for residential uses, with lot sizes in the 8,000- to 20.000-square-foot, or medium-density, range. Public sanitary sewer service will be necessary to accommodate such development. Detailed studies should be undertaken by the local governments involved, with assistance from the Regional Planning Commission, to determine whether the area would be served more appropriately through sewer extensions from the Waukesha treatment plant, through sewer extensions from the Brookfield treatment plant, or through a combination of both. For this reason, the area has not been included in either the Waukesha or Pewaukee urban service areas. However, no urban development should occur until the area is made a part of the appropriate sewer service area. In the interim, it is recommended that the area be maintained as farmland.

Environmentally Significant Areas

Primary environmental corridors occupy approximately 3,590 acres, or about 26 percent, of the rural service area, an increase of 255 acres, or about 8 percent, over the 1985 total. This increase is due to the proposed expansion of the primary environmental corridor to include floodlands adjacent to the Fox River, as recommended in the adopted Waukesha County Park and Open Space Plan. Primary environmental corridors should be preserved in essentially natural, open uses throughout the plan period.

Secondary environmental corridors on the plan map occupy about 710 acres, or about 5 percent, of the rural service area, an increase of about 120 acres, or about 20 percent, over the 1985 total. The increase is due to the removal of a wetland area in the Town of Genesee from agricultural production between 1985 and 1990. Secondary environmental corridors are primarily associated with intermittent streams. It is recommended, to the maximum extent practicable, that secondary environmental corridors be preserved or used for public purposes such as parks, drainageways, or stormwater detention or retention areas.

Isolated natural areas consist of small areas with important natural resource values which are separated geographically from primary and secondary environmental corridors. Isolated

Table 51

SUMMARY OF 1985 EXISTING AND 2010 PLANNED LAND USE IN THE WAUKESHA RURAL SERVICE AREA

	Existing 1985 Land Use		Plan Inc	crement	Planned 2010 Land Use	
Land Use Cateogry	Acres ^a	Percent	Acres ^a	Percent Increase	Acres ^a	Percent
Urban						
Suburban Residential (1.5- to						
5.0-acre lots)	420	3.1	540	128.6	960	7.1
Low-Density Residential (20,000-						
to 65,339-square-foot lots)	610	4.7	85	13.9	695	5.1
Commercial	15	0.1	0	0.0	15	0.1
Industrial	35	0.2	0	0.0	35	0.2
Recreational	115	0.8	395 ^b	343.5	510	3.7
Other Urban Related ^C	120	0.8	0	0.0	120	0.9
Subtotal	1,315	9.7	1,020	77.6	2,335	17.1
Nonurban						
Primary Environmental Corridor	3,335	24.4	255	7.6	3,590	26.3
Secondary Environmental Corridor	590	4.3	120	20.3	710	5.2
Isolated Natural Area	545	4.0	-195	-35.8	350	2.6
Other Environmentally Significant Areas	0	0.0	45	0.0	45	0.3
Water	210	1.5	0	0.0	210	1.5
Prime Agricultural Lands	5,445	39.9	-1,210	-22.2	4,235	31.0
Other Rural and Open Lands	2,155	15.8	-335	-15.5	1,820	13.3
Residential Reserve	, 0	0.0	300	0.0	300	2.3
Quarries	55	0.4	0	0.0	55	0.4
Subtotal	12,335	90.3	-1,020	-8.3	11,315	82.9
Total	13,650	100.0			13,650	100.0

^aIncludes associated street rights-of-way and off-street parking for each land use category.

Source: SEWRPC.

natural areas occupy about 350 acres, or about 3 percent, of the rural service area, a decrease of about 195 acres, or about 36 percent, from the 1985 total. The decreases are due to subdivision and development in wooded areas between 1985 and 1990 and the expansion of environmental corridors to include some areas formerly classified as isolated natural areas. The plan does not recommend the unqualified preservation of isolated natural areas. However, it is recommended that Waukesha County and the Towns involved give careful consideration to preserving such areas to the maximum extent practicable. Isolated natural areas may also lend themselves to such public uses as parks or stormwater detention or retention areas.

Other Environmentally Significant Areas: In addition to the primary and secondary environmental corridors and isolated natural areas. other areas that are environmentally significant exist in the rural service area. These areas consist of wet, poorly drained, or organic soils; wetland vegetation and hydric soils; steep slopes: floodlands: and drainageways. Many of these areas are smaller than five acres, are currently being farmed, or do not contain sufficient quantities of resource-related features to meet the criteria for designation as environmental corridors. It is recommended that careful consideration be given to preserving such areas. Such areas encompass 45 acres, or about 0.3 percent of the rural service area.

b Includes 105 acres outside environmental corridors acquired in 1988 and 1989 for a major park on the former Winzenreid-Kuhtz property, 245 acres outside environmental corridors proposed to be acquired as part of the Vernon Marsh Wildlife Area, and 45 acres outside environmental corridors proposed to be added to the Retzer Nature Center.

^CIncludes railroad rights-of-way, utility facilities, and governmental and institutional uses.

Recreational Land Uses

No new neighborhood or community parks are recommended in the Waukesha rural service area. The adopted Waukesha County Park and Open Space Plan identifies two major parks in the Waukesha rural service area. The first, which is located partly in the rural and partly in the urban service area, is the Retzer Nature Center, which has been developed with a nature center and trails. Future development plans call for the acquisition of about 140 more acres of land in the rural service area and the construction of additional nature trails. Approximately 45 of these 140 acres are located outside primary environmental corridors, and thus are reflected in the incremental land use column on Table 51.

In 1988 and 1989, Waukesha County acquired approximately 200 acres of land along the Fox River north and east of the intersection of CTH I and CTH H for the development of a new major park in the rural service area. This park site, known as the Winzenreid-Kuhtz property, is proposed to be developed with picnic areas and trails. Approximately 105 acres of the 200 acres acquired are outside the primary environmental corridor.

Approximately 400 acres of the Vernon Marsh Wildlife Area, which is managed by the Wisconsin Department of Natural Resources, lie within the rural service area. The Department plans to acquire approximately 880 additional acres in the rural service area to expand the Wildlife Area. Of these 880 acres, approximately 245 are located outside the primary environmental corridor. Proposed acquisitions are located in U. S. Public Land Survey Sections 29, 31, 32, and 33 in the Town of Waukesha. The proposed limits of the Wildlife Area is shown on Map 57.

Private recreational facilities include a golf driving range on the northeast corner of the intersection of STH 59 and Hillside Road in the Town of Genesee and several stables, located primarily along STH 18 in the Town of Delafield and along CTH X in the Saylesville area.

Prime Agricultural Lands

Prime agricultural lands consist of parcels 35 acres or larger that are covered by soils well suited for the production of food and fiber and which occur in aggregates of 640 acres of farmland or conservancy lands. Prime agricultural lands encompass approximately 4,235 acres, or about 31 percent, of the rural service

area. These lands should remain in agricultural use throughout the plan period.

Quarries

There are two existing gravel pits in the rural service area, occupying about 55 acres. They are located on the south side of Lawnsdale Road, between River Road and Oakdale Road, in the Town of Waukesha, and on the north side of STH 59, in the Town of Genesee. Both these areas have been reflected on the recommended land use plan map.

Rural Residential and Other Open Lands

The areas shown as white on Map 57 in the Waukesha rural service area include nonprime agricultural lands and other open lands encompassing approximately 1,820 acres, or about 13 percent, of the rural service area. These areas are generally intended for agricultural use, but are covered by less productive agricultural soils that do not meet the criteria established for prime farmland, or are held in parcels smaller than 35 acres. If converted to residential use, lot sizes in these areas should average five acres per housing unit. Such large lot sizes increase the likelihood that suitable areas, with good soils and level topography, exist on the lot for proper siting of private sewage disposal systems, building pads, driveways, and other residential structures. Rural estate development should be carefully designed to avoid steep slopes, poorly drained soils, and other physical constraints.

Urban Land Uses

Residential: Residential lots smaller than five acres are considered urban-density development. The plan recommends confining any new urbandensity development to infill of those areas in which such residential development already exists. Most of the urban residential development is concentrated in Sections 11 and 13 in the Town of Genesee and in Sections 25 and 26 in the Town of Delafield. Optimally, residential development at urban densities should occur only in areas where public water supply and sanitary sewer services are available. Partly because of the lack of these services and the unlikelihood that public water supply and sewerage facilities will be provided during the planning period, no additional urban residential development is recommended in the rural service area. New residential development at urban densities should be encouraged to locate on existing vacant lots, provided the soils and size of each lot proposed for development are capable

of properly accommodating an onsite sewage disposal system and a private well.

On the basis of existing development ratios in the rural service area of approximately three acres per housing unit in suburban-density residential areas and approximately one acre in low-density residential areas, existing vacant lots could accommodate approximately 200 additional housing units. The number of existing vacant lots is adequate to accommodate the anticipated increase of 150 households in the rural service area between 1985 and 2010.

Existing areas of suburban-density residential development encompass approximately 420 acres in the rural service area. Dwelling units per net residential acre in such development range from 0.20 to 0.69, with lot sizes ranging from about 1.5 acres up to five acres. Existing areas of low-density residential development encompass approximately 610 acres in the rural service area. Dwelling units per net residential acre in such development range from 0.70 to 2.29, with lot sizes ranging from about 20,000 square feet up to 1.5 acres. Suburban- and lowdensity residential development in the rural service area in the year 2010 is expected to occupy approximately 960 acres and 695 acres. respectively, assuming that all existing vacant lots are developed. There are no existing areas of medium-density, medium-high-, or highdensity residential development in the rural service area, and none are recommended during the planning period.

Commercial: Commercial retail and service areas represent about 15 acres at isolated sites along major arterial such as CTH DE, STH 59, and CTH X. Uses include retail shops, an art gallery, a woolen mill, veterinary clinics, a small restaurant, and a child-care center. No new commercial areas are recommended during the planning period.

Industrial: Industrial uses in the rural service area encompass about 35 acres, including the Generac manufacturing plant at the northwest corner of the intersection of STH 59 and Hillside Road and a custard processing and wholesaling facility at the northwest corner of the intersection of CTH DE and CTH DT. No additional industrial areas are recommended during the planning period.

Other Urban Uses: Other urban uses are located in scattered locations throughout the rural service area. Governmental and institutional uses include a small church in the Town of Genesee and two former elementary schools in the Town of Delafield. The former Brandy Brook School, located on the north side of USH 18 on the western edge of the planning area, is currently used as center for senior citizens. The former Zion School, located on the west side of CTH G just south of IH 94, has been converted to a private school. Transportation and utility uses in the rural service area include a Wisconsin Electric Power Company garage and substation and a Waukesha Water Utility well. No additional land for governmental, institutional, or transportation and utility land uses are identified on the plan map because of the insignificant amount of additional land area that is expected to be required for such uses during the planning period.

TRANSPORTATION SYSTEM DEVELOPMENT

Street and Highway System

An efficient arterial street and highway network provides the necessary means of access from both rural and urban areas to supporting service, employment, recreational, and cultural centers. It is essential, therefore, that land use development be designed to protect the efficiency of the arterial street and highway system and to use that system as fully as practicable.

Map 51 reflects the arterial street and highway system adopted as part of the year 2000 regional transportation system plan in relation to the Waukesha planning area. Changes made to the regional plan as a result of the more detailed transportation system plan for the Blue Mound Road corridor, completed in 1987, are also shown on Map 51. Suggested cross-sections for these streets and highways are shown in Figure 11. It should be noted that, because of its importance to the arterial street system in the Waukesha area and to the orderly growth of the City, the proposed western segment of the Waukesha bypass is depicted on Map 57. The bypass alignment shown on the land use plan map reflects the alignment shown on the City of Waukesha Official Map. This alignment is subject to change on the basis of more detailed engineering studies.

It is important to note that the presentation on Map 51 of the arterial street and highway system as a framework for land use plan design is not a substitute for a detailed arterial street and highway plan for the Waukesha urban service area. The Regional Planning Commission has initiated preparation of an updated Jurisdictional Highway System Plan for Waukesha County, which will take into consideration recommended land uses in the year 2010 and the possible need for changes in the existing arterial street and highway system plan to serve such uses.

There is also a need to identify the width and location of future collector and land-access streets in the Waukesha urban service area, which should be accomplished as part of the detailed planning for each of the neighborhoods and special planning districts delineated on Map 55. Collector streets should be arranged so as to provide for the ready collection and distribution of traffic from and to residential and other land uses and for the conveyance of this traffic to and from the arterial street and highway system. The land-access street network should be designed to achieve an efficient use of land; to discourage use by through traffic; to minimize street area; to provide an attractive setting for residential development; to facilitate the provision of efficient stormwater drainage, sanitary sewerage, and public water supply facilities; and to fit the natural terrain, thereby minimizing the need for earthwork during the development process. Suggested cross-sections for collector and land access streets are shown on Figure 11 of this report.

Mass Transit System

Under recommendations contained in SEWRPC Planning Report No. 33, A Primary Transit System Plan for the Milwaukee Area, the Waukesha urban service area would be provided with bus-on-freeway primary transit service. That plan recommends that a primary transit station with automobile parking facilities continue to be provided in the vicinity of the downtown Waukesha bus transfer station. The regional transit system plan also recommends construction of a new transit park-ride facility, with 200 parking spaces, to be located at the intersection of CTH T and IH 94. Because of the planned reconstruction of the intersection of CTH T and IH 94 and other conditions that limit the availability of space to provide such a facility at this intersection, the Waukesha land use plan recommends that the planned park-ride facility be relocated to the west, to the intersection of CTH G and IH 94. The existing park-ride lot at that location should be expanded to provide the 200 parking spaces recommended for the former planned location at CTH T and IH 94. Map 51 depicts the recommended year 2010 primary mass transit facilities.

Since 1981, the City of Waukesha has operated a fixed-route transit system, with bus routes originating at the perimeter of the City and terminating at a single bus transfer point in the central business district. The City transit system also provides service to the Brookfield Square Shopping Center and to limited areas in the Town of Brookfield under the terms of an agreement between the Town and the City. The City of Waukesha Transit System Utility also operates a paratransit service program designed to provide door-to-door transportation to persons with disabilities who are unable to use the fixed-route bus service.

Airport System Plan

As noted in Chapter I, the adopted regional airport system plan published in 1987 contains specific recommendations for the improvement of each of the 11 public airports comprising the regional airport system, including Crites Field in the Waukesha urban service area. The plan recommends that Crites Field, operated by Waukesha County, be upgraded from a Basic Transport to a General Utility-Stage II airport to accommodate larger aircraft, including corporate jets. Many of the recommended improvements, including extension of the runway and taxiway and the installation of related lighting and navigational aids, have been completed. The County has also completed a project that realigned the intersection of CTH J and CTH JJ, at the northeast corner of the airport, in order to clear an approach zone to the extended runway.

SUMMARY

A condensed summary of the land use plan is provided on Table 52, which provides data regarding population, number of households, employment, public utilities, and major land uses for both the rural and urban service areas for both 1985 and 2010.

Table 52
SUMMARY OF EXISTING 1985 AND PLANNED 2010 LAND USE IN THE WAUKESHA URBAN AND RURAL SERVICE AREAS

	Waukesha Urban Service Area ^a				Waukesha Rural Service Area ^b			
			Change				Change	
ltem	Existing 1985	Planned 2010	Number	Percent	Existing 1985	Planned 2010	Number	Percent
Population and Employment Population	61,390 persons 21,640 households 35,745 jobs	84,340 persons 34,140 households 48,250 jobs	24,950 persons 12,500 households 12,505 jobs	40.6 57.8 35.0	2,560 persons 750 households 515 jobs	2,720 persons 900 households 525 jobs	160 persons 150 households 10 jobs	6.3 20.0 1.9
Public Sanitary Sewer and Water Supply Facilities Population Served Area Served	50,300 persons 8,560 acres	86,340 persons 19,470 ^c acres	36,040 persons 10,910 acres	71.6 127.5	O persons O acres	O persons O acres	O persons O acres	0.0 0.0
Environmentally Significant Areas Primary Environmental Corridors	4,365 acres	4,595 acres	230 acres	5.3	3,335 acres	3,590 acres	255 acres	7.6
Corridors	325 acres 580 acres	180 acres 425 acres	-145 acres -155 acres	-44.6 -26.7	590 acres 545 acres O acres	710 acres 350 acres	120 acres -195 acres	20.3
Total Acres	5,270 acres	5,775 acres	505 acres	9.6	4,470 acres	4,695 acres	225 acres	5.0
Residential Land Uses Residential Reserve ^d Suburban-Density Low-Density Medium-Density Medium-High-Density High-Density	0 acres 620 acres 2,995 acres 2,850 acres 1,135 acres 490 acres	1,525 acres 435 acres 4,180 acres 5,355 acres 1,670 acres 790 acres	1,525 acres -185 acres 1,185 acres 2,505 acres 535 acres 300 acres	0.0 -29.8 39.6 87.9 47.1 61.2	O acres 420 acres 610 acres 0 acres 0 acres 0 acres	300 acres 960 acres 695 acres 0 acres 0 acres 0 acres	300 acres 540 acres 85 acres 0 acres 0 acres 0 acres	0.0 128.6 13.9 0.0 0.0
Total Acres	8,090 acres	13,955 acres	5,865 acres	72.5	1,030 acres	1,955 acres	925 acres	89.8
Commercial Land Uses Neighborhood Shopping Centers Number	5 centers 30 acres	8 centers 60 acres	3 centers 30 acres	60.0 100.0	O acres	O acres	O acres	0.0 0.0
Number	5 centers 155 acres 625 acres	7 centers ⁸ 215 acres ⁹ 910 acres	2 centers 60 acres 285 acres	40.0 38.7 45.6	O acres O acres 15 acres	O acres O acres 15 acres	O acres O acres O acres	0.0 0.0 0.0
Total Acres ^f	810 acres	1,185 acres	375 acres	46.3	15 acres	15 acres	O acres	0.0
Industrial Land Uses	1,075 acres	2,320 acres ⁹	1,245 acres	115.8	35 acres	35 acres	O acres	0.0

⁸The newly defined Waukesha urban service area occupies 27,250 acres. The urban service area adopted in 1985 occupies 19,530 acres. This represents an increase of 7,720 acres, or 39.5 percent.

Source: SEWRPC.

^bThe Waukesha rural service area occupies 13,650 acres.

^cIncludes all lands in the newly defined urban service area planned for urban uses in the year 2010.

d_{Lands} designated as residential reserve may not be developed until after the year 2010.

eIncludes the Waukesha Central Business District, which occupies about 70 acres.

^fIncludes retail, service, and office, and commercial.

 $g_{\it Includes}$ 1,890 acres of general industrial lands and 430 acres of industrial park lands.

Waukesha Urban Service Area

Introduction: The recommended land use plan for the newly delineated Waukesha urban service area represents a pattern of land use development that could effectively accommodate the physical, social, and economic needs of the residents of the City and Town of Waukesha through and beyond the plan design year 2010. The land use plan is a long-range plan, providing a means of taking into account long-term development needs and objectives as individual development projects are proposed. The plan is intended to provide for the probable future as well as present needs of the urban service area under the intermediate decentralized future scenario and designed to accommodate a resident population of about 86,400 persons in the urban service area in the year 2010.

The plan should not be considered as rigid and unchangeable, but rather as a flexible guide to help City, Town, and County officials and concerned citizens in the review of development proposals as such proposals are advanced over time. As conditions change from those used as the basis for the preparation of the plan, the plan should be revised as necessary.

Environmental Corridors and Isolated Natural Areas: The recommended land use plan proposes the preservation of about 4,595 acres of primary environmental corridors, or about 16.9 percent of the total area of the urban service area. Under the plan, all primary environmental corridors would be preserved in essentially natural, open uses. Accordingly, the plan further recommends that sanitary sewers not be extended into such corridors for the purpose of accommodating urban development. However, it is recognized in the plan that it may be necessary, in some cases, to extend sanitary sewers across and through primary environmental corridors, or to allow limited development in primary environmental corridors, where legitimate and important community development needs outweigh the importance of preserving such lands.

The secondary environmental corridors in the urban service area are generally located along intermittent streams or serve as links between segments of primary environmental corridors. Secondary corridors encompass approximately 180 acres, or about 0.7 percent of the urban service area. It is recommended that secondary environmental corridors be protected from urban development or maintained for such public uses

as parks, drainageways, or stormwater detention or retention areas.

Isolated natural areas consist of small areas with important natural resource values which are separated geographically from primary and secondary environmental corridors. Most isolated natural areas in the Waukesha urban service area are small wetlands or tracts of woodlands. The plan identifies approximately 425 acres of isolated natural areas, or about 1.6 percent of the urban service area. The plan does not recommend the unqualified preservation of isolated natural areas. Yet, it is recommended that county and local governments give appropriate consideration to preserving such areas whenever possible. Isolated natural areas also lend themselves to use for such public purposes as parks or stormwater detention areas.

The plan map also depicts approximately 575 acres of environmentally significant areas in addition to environmental corridor lands and isolated natural areas. These areas consist of wet, poorly drained, or organic soils; wetland vegetation; steep slopes; floodlands; and drainageways. Careful consideration should be given to preserving such areas as development proceeds.

Residential Land Uses: New areas of residential growth, together with associated schools, parks, and shopping centers, were designated on the basis of the neighborhoods identified on Map 55. Areas for residential land uses shown on the plan, exclusive of those areas reserved for residential use after the plan design year 2010, occupy about 12,430 acres, an increase of about 4,340 acres, or about 53.6 percent, between 1985 and 2010. The additional areas for residential development will accommodate the additional 12,505 housing units expected to be needed in the urban service area between 1985 and 2010.

The plan identifies five categories of residential land use based on the residential density standards and land use requirements set forth in Chapter VII. These five categories are suburbandensity, with a 1.5- to five-acre net area per housing unit; low-density, with a 20,000- to 65,339-square-foot net area per housing unit; medium-density, with a 8,000- to 19,999-square-foot net area per housing unit; medium-high-density, with a 3,620- to 7,999-square-foot net area per housing unit; and high-density, with a net area of less than 3,620 square feet per housing unit. The plan also designates areas for

future residential development in the southern portion of the Town of Waukesha and, within the Waukesha rural service area, the southwestern portion of the Town of Pewaukee.

Commercial Land Uses: Under the recommended land use plan, about 1,185 acres are designated for commercial uses in the year 2010, an increase of about 375 acres from 1985. Approximately 195 acres of the additional commercial land are designated for retail uses, and approximately 105 acres of the additional land are designated for service commercial uses. The plan calls for the development of three new neighborhood shopping centers and two new community shopping centers.

Industrial Land Uses: The recommended land use plan identifies a total of about 2,320 acres of industrial land uses by the year 2010, an increase of about 1,245 acres, or about 116 percent, over the 1985 level. The increase includes the infilling of already existing platted industrial lots, such as the Airport and Pebble Creek Industrial Parks and areas located adjacent to existing industrial areas served by street and related public infrastructure facilities. The plan also recommends that new industrial development be located in areas along E. Main Street and east of STH 164, on the east side of Center Road between STH 59 and Lawnsdale Road, and northwest of the intersection of STH 164 and Lawnsdale Road.

Governmental and Institutional Land Uses: Governmental and institutional land uses under the plan would occupy about 1,310 acres, an increase of about 285 acres between 1985 and 2010. These additional areas have been set aside for one new fire station, two relocated fire stations, the new West High School, the new Summit View Elementary School, and three additional elementary schools.

Recreational Land Uses: Under the plan, park and recreational land uses in the urban service area would encompass a total of about 1,050 acres, an increase of about 260 acres, or about 32.9 percent, over the 1985 level. This total represents acreage included in the existing and proposed neighborhood, community, and major parks and special-use recreational sites. It is recommended that 10 additional neighborhood parks be provided to serve the need for intensive nonresource-oriented outdoor recreation activities for nearby residents. The development of one

additional community park and one additional special-use site is also recommended.

The plan also recommends that the City of Waukesha continue to implement the adopted Fox River corridor plan, which calls for the construction of a riverwalk, nature center and trails, and other facilities to increase access to, and enjoyment of, the River by residents, workers, and visitors to the area.

The plan further recommends that Waukesha County continue to acquire land for major parks, parkways, and recreational trails as an integral part of a countywide park system, as recommended in the adopted Waukesha County park and open space plan.

Waukesha Rural Service Area

Environmental Corridors and Isolated Natural Areas: Approximately 3,590 acres of primary environmental corridors are shown on the recommended land use plan map for the Waukesha rural service area, an increase of about 255 acres, or about 8 percent, over the 1985 total. Most of the primary environmental corridors consist of woodlands and wetlands, or are associated with streams and lakes. Primary environmental corridors should be preserved in essentially natural, open uses throughout the plan period.

There are approximately 710 acres of secondary environmental corridors in the rural service area, an increase of about 120 acres, or about 20 percent, over the 1985 total. Secondary environmental corridors should also be preserved in natural, open uses, but may serve as parks, drainageways, or stormwater detention and retention areas.

Isolated natural areas consist of small areas with important natural resource values, which are separated geographically from primary and secondary environmental corridors. There are approximately 350 acres of isolated natural areas in the rural service area, a decrease of about 195 acres, or about 36 percent, over the 1985 total. Decreases are due to subdivision and development in wooded areas between 1985 and 1990 and to expansion of environmental corridors in some places to include areas formerly classified as isolated natural areas.

Major Parks and Recreational Areas: No new neighborhood or community parks are recommended in the Waukesha rural service area. The adopted Waukesha County Park and Open Space Plan and the land use plan map identify two major parks in the Waukesha rural service area: the Retzer Nature Center and the Winzenreid-Kuhtz property. The plan map also reflects proposed additions to the Vernon Marsh Wildlife Area.

Prime Agricultural Lands: Prime agricultural lands consist of parcels 35 acres or larger that are covered by soils well suited for the production of food and fiber, and which occur in aggregates of at least 640 acres of agricultural or conservancy lands. Prime agricultural lands encompass approximately 4,235 acres on the plan map. This compares to a total of 5,445 acres of such lands in 1985, a decrease of 1,210 acres, or about 22 percent. Much of the loss in agricultural land can be attributed to the development of platted, but currently undeveloped, residential lots during the planning period and to the planned expansion of parks and recreational areas.

Quarries: There are two existing gravel pits in the rural service area, occupying about 55 acres. They are located on the south side of Lawnsdale Road, between River Road and Oakdale Road, in the Town of Waukesha; and on the north side of STH 59 in the Town of Genesee. Both these areas have been reflected on the recommended land use plan map. A portion of the quarry located in the Town of Waukesha is located in the urban service area.

Rural Residential and Other Open Lands: The areas in the Waukesha rural service area shown in white on Map 57 include nonprime agricultural lands and other open lands, encompassing approximately 1,820 acres. These areas are generally intended for agricultural use, but are covered by less productive agricultural soils that do not meet the criteria for designation as prime farmland, or are held in parcels that are smaller than 35 acres which could thus be converted to residential development at a rural-estate-density of at least five acres per housing unit. The plan map also designates approximately 300 acres south of Northview Road, along the western boundary of the Town of Pewaukee, for future residential development at urban densities. This area should not be developed for urban use until sanitary sewer and public water supply facilities have been extended to serve the area.

Urban

Residential: Residential lots smaller than five acres are considered urban-density development. The plan recommends confining any new development at this density to infill of those areas in which urban-density residential development already exists. Suburban- and low-density residential development in the rural service area in the year 2010 is expected to occupy approximately 960 acres and 695 acres, respectively, assuming that all existing vacant lots are developed. No additional areas of urban-density residential development are recommended.

Commercial: Commercial retail and service areas represent about 15 acres of land, located at isolated sites along such major arterials as CTH DE, STH 59, and CTH X. Uses include retail shops, an art gallery, a woolen mill, veterinary clinics, a small restaurant, and a daycare center. No new commercial areas are recommended during the planning period.

Industrial: Industrial uses in the rural service area encompass about 35 acres, including the Generac manufacturing plant at the northwest corner of the intersection of STH 59 and Hillside Road and a custard processing and wholesaling facility at the northwest corner of the intersection of CTH DE and CTH DT. No additional industrial uses are recommended during the planning period.

Other Urban Uses: Other urban uses are located in scattered locations throughout the rural service area. Governmental and institutional uses include a small church in the Town of Genesee and two former public elementary schools in the Town of Delafield. Transportation and utility uses in the rural service area include a Wisconsin Electric Power Company garage and substation and a Waukesha Water Utility well. No additional land for governmental, institutional, or transportation and utility land uses are identified on the plan map because of the insignificant amount of additional land area that is expected to be required for such uses during the planning period.

Transportation System Development

Street and Highway System: An efficient arterial street and highway network provides the necessary means of access from both rural and urban areas to supporting service, employment, recreational, and cultural centers. It is essential, therefore, that land use development be designed

to protect the efficiency of the arterial street and highway system and to use that system as fully as practicable.

Map 51 in Chapter VIII reflects the arterial street and highway system adopted as part of the year 2000 regional transportation system plan in relation to the Waukesha planning area. Changes made to the regional plan as a result of the more detailed transportation system plan for the Blue Mound Road corridor, completed in 1987, are also shown on Map 51. Suggested cross-sections for these streets and highways are shown on Figure 11. The Regional Planning Commission has begun preparation of a new jurisdictional highway system plan for Waukesha County, which will take into consideration planned land uses for the year 2010 and will recommend changes in the arterial street and highway system needed to serve such uses.

Mass Transit System: The land use plan recommends that a primary transit station with

automobile parking facilities continue to be provided in the vicinity of the downtown Waukesha bus transfer station and that the existing park-ride lot located at the intersection of CTH G and IH 94 be converted to a new transit facility with 200 parking spaces.

Airport System Plan: As noted in Chapter I, the adopted regional airport system plan, published in 1987, contains specific recommendations for the improvement of each of the 11 public airports, including Crites Field in the Waukesha urban service area, comprising the regional airport system. The regional plan recommends that Crites Field, operated by Waukesha County, be upgraded from a Basic Transport to a General Utility-Stage II airport to accommodate larger aircraft, including corporate jets. Many of the recommended improvements, including extension of the runway and taxiway and the installation of related lighting and navigational aids, have been completed.

Chapter X

PLAN IMPLEMENTATION

INTRODUCTION

The recommended land use plan described in Chapter IX of this report provides a design for the attainment of the community development objectives set forth in Chapter VII. Adoption of the plan, however, is only the beginning of a series of actions necessary to achieve the community development objectives set forth in this report. Realization of the plan will require faithful, long-term dedication to the underlying objectives by City, Town, County, and other public officials concerned with its implementation. The steps necessary to implement the plan are described in this chapter.

The plan should be used as a guide for making decisions concerning land development in the City, in the remainder of the Waukesha urban service area, and in the Waukesha rural service area. Adjustments to the plan should be made as needed to respond to changing conditions. Consequently, one of the important tasks of plan implementation is a periodic reevaluation and reexamination of the plan to ensure that it continues to properly reflect current conditions and development objectives. It is recommended that this reevaluation and reexamination take place about every five years, or more frequently if warranted by changing conditions.

Attainment of the recommended land use plan will require some changes in the development policies of the City and of the Town governments concerned. Since the maintenance of the present character of the Waukesha area is dependent to a considerable extent on preserving and protecting the natural resource base, the density of new development should be carefully regulated to ensure that new development at urban densities, that is, at densities greater than one dwelling unit per five acres, is confined to the newly defined Waukesha urban service area, where new development can be readily provided with essential urban services.

Residential development in the rural service area should be permitted only on "rural estate" lots of five acres or more per dwelling unit, or at equivalent overall densities, in order to preserve the rural character and setting of the area. The soils maps presented in Chapter III of this report should be carefully reviewed by the affected Towns and, for areas in the extraterritorial plat review jurisdiction of the City, by the City, prior to the approval of any new land divisions that will not be served by public water supply and centralized sanitary sewerage facilities.

Development in the Waukesha urban and rural service areas should be avoided if it would result in the loss of primary environmental corridors or other environmentally significant lands, such as wetlands or floodlands. These policies are central to a sound development strategy for the Waukesha area. In fact, the effectiveness of many of the more specific recommendations of this report will be lost if these policies are ignored or greatly compromised. Development policies and practices that consider the limitations of the natural environment will, in the long term, preserve the overall quality of the environment and avoid the creation of serious and costly environmental and developmental problems.

Realization of the recommended land use plan for the Waukesha area will also require the introduction of some, and modification of other, plan implementation tools, including zoning and land division ordinances. Recommended changes to both City and Town plan implementation tools are described in the following sections.

PUBLIC INFORMATIONAL MEETINGS AND PLAN ADOPTION

Wisconsin planning enabling legislation does not require local plan commissions to hold public hearings on proposed plans prior to adoption. It is nevertheless good planning practice to hold informational meetings and hearings in order to acquaint residents and landowners with the proposed plan and to solicit public reaction to the plan proposals. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at the meetings.

An important step in plan implementation is the formal adoption of the plan by the City Plan Commission and certification of the adopted plan to the Common Council, pursuant to State enabling legislation. Upon adoption by the Plan Commission, the plan becomes an official guide

intended to be used by City officials in making development decisions. The City Plan Commission adopted the land use plan as its working document on July 14, 1993. A copy of the adopting resolution is set forth in Appendix C. The Plan Commission held a public informational meeting on August 4, 1993, to acquaint residents and landowners with the plan as adopted and to solicit public reaction to the plan.

Although formal adoption of the plan by the Common Council is not legally required, this step is recommended to demonstrate acceptance and support by the governing body. The City of Waukesha Common Council adopted the land use plan on September 7, 1993. A copy of the adopting resolution is set forth in Appendix D.

It is also recommended that the plan commissions for each of the Towns in the planning area adopt the Waukesha land use plan and integrate the plan recommendations into their local master plans. A suggested resolution for Town adoption of the land use plan is set forth in Appendix E.

PREPARATION OF NEIGHBORHOOD PLANS

As part of this land use planning effort, 23 residential neighborhoods and six special planning districts have been identified in the City of Waukesha and environs. Neighborhood and special planning district boundaries are shown on Map 55. Unlike the land use plan, which is necessarily general, the plans developed for neighborhoods and special planning districts should be quite specific. Such plans should explicitly depict development patterns to address such physical needs as stormwater drainage, sanitary sewerage, water supply, circulation, and a sound arrangement of compatible land uses. Neighborhood and other urban development planning must therefore involve careful consideration of such factors as soil suitability, topography, drainage patterns, flood hazards, woodlands and wetland cover, property boundaries, and existing and proposed land uses in, and surrounding, the neighborhood or special planning district.

Each neighborhood plan should designate future ultimate land uses, future collector and land access street locations and alignments, pedestrian paths and bikeways, and attendant lot and block configurations. In addition, these plans should identify areas to be protected from intensive urban development for environmental reasons and should indicate areas to be reserved for major drainageway and utility easements.

Ultimately, a residential neighborhood should promote convenience in living and traveling within an urban area, promote the attractiveness and stability of the built environment and protect the beauty of any remaining natural features, and provide a comfortable, safe, and secure environment for human life at a scale that encourages residents to take an active part in neighborhood and community affairs.

Subsequent to the adoption of neighborhood plans, proposed new streets, highways, parkways, public transit facilities, parks, playgrounds, school sites, and other public sites depicted on such plans should be incorporated into the official map of the City and environs. The City of Waukesha official map should encompass, and be applicable to, areas within the extraterritorial plat approval jurisdiction of the City. Proposed facilities requiring public expenditures should be integrated into the City or Town capital improvements program, as appropriate.

CITY OF WAUKESHA ZONING REGULATIONS

Of all the land use implementation devices presently available, perhaps the most important and most versatile is the zoning ordinance. Following adoption of the land use plan by the City Plan Commission and Common Council, the City Plan Commission should initiate appropriate amendments to the City zoning ordinance and zoning district map to bring the ordinance and map into conformance with the adopted land use plan. State law requires that a public hearing be held on any proposed amendments to the zoning ordinance. The hearing may, at the option of the Common Council, be held by the Council itself or by the Plan Commission. The latter option is recommended for the comprehensive rezoning of the City that will be necessary to implement the land use plan.

Certain changes to the City zoning ordinance are recommended to aid in the implementation of the land use plan. These changes include modifications to the text of the zoning ordinance and revisions to the zoning district map to reflect land use plan recommendations.

Zoning Ordinance Regulation Changes

Recommended changes to zoning ordinance regulations¹ include the addition of an upland conservancy zoning district, modification of some existing districts to limit the type of permitted uses, and changes to provisions relating to administration of the ordinance.

A new zoning district should be created to replace the R-1 district with a true "holding district" which could be applied to newly annexed land until such land can be rezoned according to its most appropriate use. Uses allowed in the holding zone should be limited to agricultural, open space, or residential uses at a density not to exceed one housing unit per five acres. New districts providing for highwayrelated businesses and community shopping areas should also be added to the ordinance. An Upland Conservancy district should be added to the ordinance to protect upland portions of areas identified by the plan as primary environmental corridors. The Upland Conservancy district should also be applied to areas outside such corridors with slopes of 12 percent or more, as identified on Map 16, to help control erosion and sedimentation and to protect the scenic beauty of the area.

The existing two-family and multi-family residential zoning districts should be made "exclusive use" districts, rather than allowing all less intensive housing types to locate in the two-family and multi-family districts. The existing business and manufacturing districts should also be made "exclusive use" districts, rather than allowing residential uses to locate in business zoning districts and business uses to locate in manufacturing zoning districts.

To continue to ensure that the built environment will foster the attractiveness of the City as a place to live and work, the City's zoning ordinance should establish minimum landscaping and architectural review requirements. Site plan review and approval by the City Plan Commission should be required for all multi-family residential, commercial, and industrial projects. Requirements for building foundation plantings,

The ordinance should also be amended to address such issues as accessory apartments and parking of recreational vehicles and to update the lists of permitted uses by deleting obsolete uses and adding newer uses. The administrative section of the ordinance should be amended to authorize the Plan Commission, rather than the Board of Zoning Appeals, to issue conditional use permits. Finally, the zoning ordinance is in need of reorganization and reprinting, because of the many amendments made to the ordinance since the last major update in 1969.

Zoning Map Changes

Following adoption of the wetland protection plan for the City and environs² in 1983, the City modified its C-1 zoning district to specifically apply to, and to preserve and protect, lowland areas such as streams, lakes, and wetlands. The wetland plan recommended that several wetlands in the City be placed into the modified C-1 Lowland Conservancy zoning district to protect them from development. Not all the areas recommended for protective zoning by the wetlands management plan had as of mid-1993 been zoned appropriately. It is recommended that these remaining areas, most notably the wetland areas owned by the General Electric Company north of IH 94 and west of STH 16, be rezoned to C-1.

The City of Waukesha adopted an Historic District Overlay Zone in September 1990; however, the overlay zone had not, as of mid-1993, been applied to any historic districts. Application of the overlay zone would help to assure the protection of historic resources in the historic districts by requiring Waukesha Landmarks Commission review of development and redevelopment activities proposed within the districts. It is recommended that design guidelines be

parking lot landscaping and screening, and dumpster and mechanical equipment screening for all multi-family residential, commercial, and industrial projects should also be included in the ordinance.

¹Existing City of Waukesha zoning district regulations are summarized in Table 31 of this report.

²SEWRPC Community Assistance Planning Report No. 77, <u>A Wetland Protection and Management Plan for the City of Waukesha and Environs, February 1983.</u>

developed for the historic districts so that the Historic District Overlay Zone can be applied as intended.

Floodland Zoning

Some minor discrepancies exist between the boundaries of the floodplains as shown on the City floodland zoning map and the boundaries of the floodplains established by the Flood Insurance Study prepared by the Federal Emergency Management Agency. These discrepancies are shown on Map 45 in Chapter VI of this report. There are also some discrepancies between the floodplain boundaries established by the Flood Insurance Study and those recommended in the Fox River Watershed Plan, as prepared by the Regional Planning Commission in 1970. The City should work with the Regional Planning Commission to resolve the location of the floodway and floodplain boundaries. The City should also incorporate the three floodplain overlay zones, currently contained in a separate special purpose zoning ordinance, into the comprehensive zoning ordinance and should include the three floodland zoning overlay districts on the City zoning map.

CITY OF WAUKESHA LAND DIVISION REGULATIONS

The land use plan should serve as a basis for the review by appropriate City officials of land subdivision plats and certified survey maps for areas in the City and the City's extraterritorial plat approval jurisdiction. Land divisions that propose to create lot sizes of less than five acres, or the equivalent density, should not be approved outside the urban service area or in areas within the urban service area where the land use plan does not recommend development before the year 2010. Any proposed departures from the plan should be carefully considered by the City Plan Commission and made only if the Commission finds that such departures are in the public interest. All urban land divisions should be required to provide a full complement of urban services.

The City Subdivision and Platting Ordinance, as set forth in Chapter 23 of the Municipal Code, has relatively few deficiencies. The few minor deficiencies that do exist can be readily remedied through the amendment of the existing ordinance. Since the adoption of the City's ordinance, Chapter 236 of the Wisconsin Statutes has been

altered to revise the former 40-day preliminary plat review period for a municipality to 90 days and has also revised the 20-day preliminary plat review period of an objecting authority to 30 days. The City ordinance should be amended to reflect these changes. The urban design criteria contained in Chapter VII of this report, such as requiring a minimum 20-foot planting screen and a nonaccess reservation strip along the rear lot line of lots located adjacent to arterial streets, specifying a minimum block length of 600 feet, and requiring extra lot width for corner lots to permit adequate building setbacks from street rights-of-way and adequate driveway separation from street intersections, should also be incorporated into the ordinance.

PROPOSED AGREEMENT BETWEEN THE CITY AND TOWN OF WAUKESHA PERTAINING TO BOUNDARIES, ANNEXATIONS, SEWER AND WATER SERVICES, AND LAND USES

This land use planning effort has resulted in a recommended expansion of the Waukesha urban service area to accommodate expected urban growth through the year 2010. The recommended land use plan and the accompanying expanded urban service area were designed on the basis of a division of the urban service area within the Town of Waukesha into two parts: that part of the Town which could be provided with sanitary sewer and water supply services only upon annexation to the City and that part of the Town beyond the first part where urban development could occur and be provided with City sanitary sewerage and water supply facilities without annexation to the City. The City and the Town have been working together to negotiate an agreement that would recognize the ultimate boundary between the City and the Town, as well as govern future annexations, extensions of sewer and water services, and land uses. Such an agreement would bring to an end the conflicts between the City and the Town over land development in the Town of Waukesha, would set a planned future City limits line, and would for the first time permit the Town to plan with confidence for future urban development with the proper array of supporting urban services. Such an agreement would also allow the Town to discontinue approval of urban development that is not provided with the proper array of urban services.

The existing sanitary sewer service area attendant to the Waukesha sewage treatment plant is delineated in SEWRPC Community Assistance Planning Report No. 100, Sanitary Sewer Service Area for the City of Waukesha and Environs. Extension of City sanitary sewer services to portions of the Town of Waukesha outside the currently approved service area would require that the existing sanitary sewer service area plan be amended to include the additional areas to be served. The City of Waukesha, as the operator of the sewage treatment plant, would be responsible for initiating any amendment to the planned sewer service area by submitting a written request to the Regional Planning Commission. The Regional Planning Commission would then assist the City by conducting the technical work necessary to amend the plan. Interagency and public review, including a public hearing to obtain the comments and suggestions of those citizens and landowners most affected by the revised sewer service area, would be an important part of the amendment process. Upon agreement on a revised sewer service area, the new sanitary sewer service area plan would be adopted by the Common Council of the City of Waukesha, the Waukesha Town Board, the County Board, and the Regional Planning Commission and certified to the Wisconsin Department of Natural Resources for adoption and implementation. State agencies would then use the amended plan as the basis for reviewing proposed sanitary sewer extensions in the Waukesha area.

TOWN ZONING ORDINANCES

Four of the Towns in the planning area, Brookfield, Delafield, Pewaukee, and Waukesha, have adopted Town zoning ordinances. The Town of Genesee is under the jurisdiction of the Waukesha County Zoning Ordinance. Zoning in effect in the Towns in the planning area in 1990 is shown on Map 47 and summarized by Tables 32 through 36.

In order to implement the land use plan developed for the Waukesha planning area properly, it is recommended that each of the Towns within the planning area review and update the Town zoning ordinance and the Town zoning map to improve protection of environmentally significant and prime agricultural lands and to discourage premature urban development. Specific recommendations are set forth in the following paragraphs.

Environmental Corridors and Isolated Natural Areas

Areas which have been designated as primary environmental corridors, secondary environmental corridors, or isolated natural areas should be placed into one of several zoning districts, depending upon the type and character of the natural resource feature to be preserved in natural, open space use. All lakes, rivers, streams, wetlands, and associated undeveloped floodlands and shorelands should be placed into a lowland conservancy or floodland protection district. Woodlands and areas of steep slope should be placed into an upland conservancy, park, or rural residential zoning district with a minimum lot size of five acres.

Urban Areas

While the primary function of zoning should be to implement the recommended land use plan, this does not mean that the zoning ordinance and zoning district map should directly and immediately reflect the land use plan. It is important to recognize that the recommended land use plan is a long-range plan, that many of the areas proposed for residential, commercial, and industrial use will not be developed for a number of years, and that many of the identified residential land reserves, in particular, will probably not be developed until after the plan design year 2010. The application of urban zoning districts should, therefore, proceed incrementally in response to the urban land market. Premature zoning of lands for urban use should be avoided in order to prevent the creation of isolated urban enclaves and incomplete neighborhoods, which are difficult, if not impossible, to provide with basic urban services and facilities.

Accordingly, it is recommended that only existing urban areas and areas already committed to urban use, as well as those areas that have immediate development potential and can be economically served by municipal services and facilities, be placed into appropriate exclusive residential, commercial, industrial, governmental, recreational, or other urban zoning districts. Other proposed urban areas should be placed into a holding district such as an agricultural or rural residential district zone. Such holding districts should be rezoned into appropriate urban districts only when the need for the proposed development has been demonstrated and essential services and facilities can be readily provided.

Rural Areas

Areas which have been designated prime agricultural lands should be placed into an exclusive agricultural zoning district, which essentially permits only agricultural and related uses. Such a district should provide for a minimum parcel size of 35 acres in order to preserve workable farm units and prohibit the intrusion of incompatible urban development. No structures or improvements should be permitted unless they are consistent with agricultural use. Such zoning would satisfy one of the basic eligibility requirements for participation by farmland owners in the Wisconsin Farmland Preservation program, a program which provides property tax relief in the form of state income tax credits to eligible landowners.

Lands within the rural service area that have not been designated as prime agricultural or environmentally significant on the land use plan map should be placed into a general agricultural or rural residential zoning district, depending on the pattern of land ownership and the suitability of the land for farming. Such zoning should preclude residential development on lots smaller than five acres in size. Residential development on lots smaller than five acres in rural areas is inconsistent with, and may be disruptive to, agricultural use in such areas and contributes to an urban sprawl pattern of development.

The foregoing recommendations involve significant changes in the zoning of agricultural lands in the planning area. The major changes include placing prime agricultural lands in the Towns of Delafield and Waukesha into exclusive agricultural zoning districts and placing other rural lands in the Towns of Genesee, Delafield, and Waukesha into general agricultural or rural residential districts. Consideration should also be given to raising the minimum parcel size of the Town of Waukesha agricultural zoning district from 20 to 35 acres, thus meeting the state minimum requirement for participation in the income tax credit program.

SUMMARY AND CONCLUSION

An important step in plan implementation is the formal adoption of the plan by the Waukesha

City Plan Commission and the Common Council. Following plan adoption, the City Plan Commission should initiate appropriate amendments to the City zoning ordinance and zoning district map. The plan map should also serve as a basis for the review of land subdivision plats and certified survey maps by city officials.

Detailed plans should also be prepared for the 23 residential neighborhoods and six special planning districts that the plan has identified. The preparation of neighborhood plans will serve to further refine and detail the adopted land use plan by designating future collector and land access street locations and alignments, pedestrian paths and bikeways, and lot and block configurations. Subsequent to the adoption of the neighborhood plans, lands designated on such plans for public use should be incorporated into the official map of the City and environs. Proposed facilities requiring public expenditures should be integrated into the capital improvements program.

It is also recommended that the Plan Commissions for the Towns of Brookfield, Delafield, Genesee, Pewaukee, and Waukesha adopt the land use plan and incorporate the plan recommendations into the local master plan. It is further recommended that each Town revise its zoning ordinance and zoning map as necessary to implement the plan. The Town of Waukesha should work with the City to develop and implement the proposed agreement relating to the City-Town boundary, annexations, land uses, and the extension of City sewer and water services to the Town.

Proper implementation of the recommended land use plan will provide the City of Waukesha and its environs with a balanced allocation of space to the various urban and rural land uses, as well as a compatible arrangement of land uses that can be properly served by municipal utilities and facilities. Most importantly, implementation of the land use plan will assure the protection and wise use of the natural resources of the planning area.

SUMMARY

INTRODUCTION

In March 1985, the City of Waukesha requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) assist the City in preparing a land use plan to provide City officials with a tool to help guide and shape land use development and redevelopment in the City. The plan was prepared cooperatively by City and SEWRPC staff under the direction of the City Plan Commission, with the participation of neighboring municipalities. The plan, together with supporting implementation devices, provides an important means for promoting the orderly growth and development of the City of Waukesha and environs.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land use development in the Waukesha area, including existing and probable future resident population and employment levels, the natural resource base, existing land uses, and existing local plan implementation devices. The planning effort also involved the identification of an expanded Waukesha urban service area where urban development could occur and be provided with public sanitary sewerage services and public water supply facilities. It also involved the identification of a Waukesha rural service area which is not expected to be provided with urban services during the planning period, and which, as such, should be maintained in agricultural, open space, or very-low-density residential uses through at least the year 2010.

The land use plan is also based, in part, upon development objectives and supporting standards for the urban and rural service areas. The recommended land use plan accommodates the forecast population and employment levels while meeting the agreed-upon land use development objectives. The planning effort also includes recommendations for implementing the land use plan over time.

PLANNING AREA AND SUBAREAS

The Waukesha planning area encompasses an 81-square-mile area including all of the City and all of the Town of Waukesha, portions of the Cities of Brookfield and New Berlin, and portions of the Towns of Brookfield, Pewaukee, Delafield, and Genesee. For plan presentation purposes, the planning area was divided into four subareas: a newly defined year 2010 Waukesha urban service area, the combined Brookfield and Pewaukee urban service areas, lands lying in the City of New Berlin, and the remainder of the planning area, identified as the Waukesha rural service area. The Waukesha rural service area includes those portions of the Towns of Pewaukee, Delafield, Genesee, and Waukesha that are not expected to be provided with public water, sewer, or other urban services during the planning period, but which generally lie within the three-mile extraterritorial jurisdiction of the City of Waukesha.

WAUKESHA URBAN SERVICE AREA

The existing planned sanitary sewer service area, or urban service area, for the City of Waukesha was delineated and adopted by the City and the Regional Planning Commission in 1985 and is documented in SEWRPC Community Assistance Planning Report No. 100, Sanitary Sewer Service Area for the City of Waukesha and Environs. The adopted urban service area, which is shown on Map 7 in Chapter I of this report, encompasses approximately 30.5 square miles.

The land use planning effort has resulted in a recommended expansion of the urban service area to accommodate expected urban growth through the year 2010. Sound planning requires that such growth occur only if it is served by public sanitary sewerage facilities and preferably also with public water supply facilities. Although it has generally been City policy to require annexation before City services are extended, the City can provide such services on a contractual basis, without requiring annexation. Consideration of probable future urban development in the Town of Waukesha and the provision of sewer and water services to such development was an important consideration in the design of the land use plan and the delineation of the expanded Waukesha urban service area. The proposed new Waukesha urban service area, which is shown on Map 54, includes the entire urban service area delineated in 1985, plus

all lands in the Town of Waukesha lying generally eastward of the Vernon Marsh. This represents the maximum areal extent envisioned to be served by urban facilities, including sanitary sewer, to the year 2010, and will probably be able to accommodate additional growth beyond the year 2010. The newly defined urban service area will provide some flexibility to accommodate market demand in the location of new development and in the size of new residential lots. The proposed expanded urban service area encompasses about 42.6 square miles. An amendment to the existing sewer service area plan will be needed before sanitary sewer services can be provided to areas outside the limits of the sanitary sewer service area adopted in 1985.

ANTICIPATED GROWTH AND CHANGE

Information on the size, characteristics, and distribution of the resident population and employment in both the planning area and urban service area is an essential part of any planning effort, as are sound forecasts of likely changes in these factors over time. This information is essential to the preparation of a sound community land use plan, since the expected number of residents and employees in the urban service area directly influences the amount of land set aside for the various types of land uses. Chapter II of this report presents an inventory and analysis of the socio-economic factors used as a basis of plan preparation.

The population and employment forecasts that were used for planning in the Waukesha area were based on consideration of alternative population and employment projections developed at the regional level to the plan design year 2010. Four alternative resident population and employment projections for the year 2010 were considered for the Waukesha urban service area. with population projections ranging from about 62,885 to about 101,320 persons and employment projections ranging from about 41,260 to about 54,485 jobs. These projections were based on the number of residents and jobs anticipated within the proposed expanded Waukesha urban service area by the year 2010 under a range of varying social and economic conditions, including a range of fertility and mortality rates, rates of migration into and out of the Region, and the distribution of population and employment within the Region.

The intermediate decentralized population and employment projections were selected for use in the planning effort. Under this scenario, the year 2010 population of the proposed expanded urban service area may be expected to reach about 86,340 persons, an increase of about 24,950 persons over the resident population level of 61,390 persons in 1985. The total number of jobs may be expected to reach about 48,250, an increase of about 12,505 jobs over the 1985 level of 35,745 jobs.

There was steady growth in both housing units and population in the City of Waukesha and environs between 1970 and 1985; however, the rate of increase in the number of households has exceeded the rate of increase in population because of a decline in the number of persons per household. In 1985, the average household size in the Waukesha urban service area was estimated to be 2.74 persons per household. The average household size in the urban service area may be expected to decrease to about 2.47 persons by the plan design year 2010. The decrease in average household size has important implications for residential land use planning, since average household size is used to convert resident population forecasts to the number of housing units needed by the plan design year. On the basis of the anticipated increase in population and the decrease in average household size, about an additional 12,500 housing units may be expected to be needed in the urban service area to serve the housing needs of the anticipated year 2010 household population of about 84,300 persons.

THE NATURAL ENVIRONMENT

The natural resources of the Waukesha area are unique and vital to its ability to provide a pleasant and habitable environment for human life. Natural resources not only condition, but are conditioned by, urban growth and development. Any meaningful planning effort must,

¹The household population is the total resident population minus those persons housed in group quarters, such as college dormitories, homes for the aged, and prisons. The forecast year 2010 group-quarter population in the Waukesha urban service area is about 2,000 persons.

therefore, recognize the existence of a natural resource base to which urban development must be properly related if serious environmental and urban development problems are to be avoided.

Chapter III describes those elements of the natural resource base that require careful consideration in a sound land use planning effort. They include soil characteristics, topography and surface water drainage patterns, floodlands, wetlands, woodlands, prairies, wildlife habitat, and prime agricultural lands. Related elements such as scientific and natural areas and parks. trails, and other recreational sites were also considered. One of the basic objectives of the land use plan is to avoid urban development in areas containing high-value natural resources, particularly those areas identified as primary environmental corridors, and in areas having poor soils, steep slopes, or floodlands, where development would be subject to potential hazards. Such areas should be preserved in essentially natural, open uses for the life of the plan and beyond.

Soil Suitability

Soil properties exert a strong influence on the manner in which people use land. Soil suitability maps of the Waukesha area were prepared and analyzed, identifying soil limitations for urban development with and without sanitary sewer services. As shown on Map 12, about 21,130 acres, or about 40 percent of the planning area, are covered by soils that are unsuitable for the use of conventional onsite sewage disposal systems. Map 13 shows that 18,260 acres, or about 35 percent of the planning area, are covered by soils that are unsuitable for mound sewage disposal systems. In general, areas covered by soils that are unsuitable for both conventional and mound systems should not be considered for urban development unless public sanitary sewerage facilities are provided.

Steep Slopes

The topography, or relative elevation of the land surface, in the Waukesha planning area is generally level to gently rolling, with the low-lying areas associated with wetlands and stream valleys. A slope analysis of the planning area is graphically displayed on Map 16. Lands that are gently sloping or nearly level are best suited to agricultural production and to high-density residential, commercial, or industrial uses. Lands with steep slopes, that is, slopes of 12 percent or more, are poorly suited for urban

development as well as for most agricultural purposes and should therefore be maintained in natural cover for erosion control. Approximately 4,900 acres, or about 9 percent of the planning area, have slopes of 12 percent or more.

Floodlands

The floodlands of a river or stream are defined as the wide, gently sloping areas contiguous to, and usually lying on both sides of, the river or stream channel which are periodically inundated by flood flows. For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the channel, subject to inundation by floods up to and including the 100-year recurrence interval flood event. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but because of the presence, usually, of high water tables and 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 and, therefore, constitute prime locations for needed park and open space areas. Every effort should be made to discourage urban development on floodlands while encouraging compatible park and open space use. Floodlands in the Waukesha planning area in 1985 are shown on Map 17. At that time. floodlands encompassed about 6.500 acres, or about 12 percent of the planning area. Development of these areas for urban use will create serious and costly problems.

Primary Environmental Corridors

Environmental corridors are linear areas in the landscape that encompass concentrations of important natural resources. The protection of these corridors is one of the more important objectives of the plan. In 1985, primary environmental corridors covered about 9,950 acres, or about 19 percent of the planning area, and about 4,365 acres, or about 16 percent of the proposed expanded urban service area.

The primary environmental corridors in the Waukesha planning area are generally located along the major perennial streams: the Fox and Pewaukee Rivers, Mill Creek, Pebble Creek, and Pebble Brook. They include the large wetland and floodland complexes associated with these and other, smaller, streams. The primary environmental corridors contain the best remaining woodlands, wetlands, prairies, and wildlife habitat areas in the planning area and have

truly immeasurable environmental and recreational value. Preservation of these primary corridors in an essentially open, natural state, including park and open space uses and very-low-density residential uses, will serve to maintain a high level of environmental quality in the area, protect the natural beauty of the area, and provide valuable recreational opportunities. Preservation will also avoid the creation of serious and costly environmental and developmental problems such as flood damage, poor drainage, wet basements, failing pavements, excessive infiltration of clear waters into sanitary sewers, and water pollution.

Secondary Environmental Corridors and Isolated Natural Areas

The plan also identifies secondary environmental corridors in the area. These corridors, while not as significant as the primary environmental corridors in terms of overall resource values, should be considered for preservation in essentially open, natural uses to the extent practicable as urban development proceeds within the planning area. Secondary environmental corridors are generally located along intermittent streams or serve to link primary environmental corridors. Maintenance of such corridors in open use can facilitate drainage, maintain "pockets" of natural resource features, and serve as sites for local parks. As of 1985, lands encompassing about 1,230 acres, or about 2 percent of the planning area were classified as secondary environmental corridors; and about 325 acres, or about 1 percent of the expanded urban service area, were so classified.

In addition to the primary and secondary environmental corridors, the plan urges the protection and preservation of isolated natural areas whenever possible. These areas sometimes serve as the only available wildlife habitat in an area, provide good locations for local parks, and lend natural diversity to an area. In 1985, isolated natural areas totaled about 1,580 acres, or about 3 percent, of the planning area and 580 acres, or about 2 percent, of the expanded urban service area.

THE BUILT ENVIRONMENT

In order for the land use plan for the Waukesha area to constitute a sound and realistic guide for making decisions concerning the physical development of the City and surrounding areas,

pertinent features of the built environment must be given due consideration. For purposes of the planning effort, the pertinent features of the built environment were identified as existing land uses, public facilities, and public utilities, described in Chapter IV of this report.

A detailed inventory of existing land use in the Waukesha planning area was conducted to determine the type, amount, and spatial distribution of existing urban development and rural land uses in the area. This information was mapped and analyzed to provide a basis for determining probable land use requirements in the year 2010 and to assist in the development of an appropriate pattern of future land use.

Land uses in the Waukesha planning area in 1985 are shown on Map 25, and the amount of land that was devoted to each use is set forth in Table 19 in Chapter IV. Of the approximately 52,255 acres in the planning area, about 34,565 acres, or about 66 percent, were devoted to nonurban land uses, including wetlands, woodlands, agricultural lands, and undeveloped lands. Undeveloped lands include large tracts of unused lands in rural areas as well as small tracts such as outlots and excess transportation rights-of-way in both rural and urban areas. Urban land uses occupied about 17,690 acres, or about 34 percent of the planning area, in 1985.

Several important elements of the character of the planning area can be noted from Table 19 and from Map 25. First, agriculture was the largest single land use in the planning area in 1985, encompassing about 19,830 acres, or about 38 percent of the planning area. The next largest land use in the planning area in 1985 was single-family residential development, encompassing about 8,980 acres, or about 17 percent of the planning area.

The incorporated area of the City of Waukesha in 1985 occupied approximately 9,840 acres, or about 19 percent of the planning area. Table 20 sets forth the amount of land devoted to each of the various land uses in the City at that time. Developed urban land uses occupied about 7,050 acres, or about 72 percent of the incorporated area, while nonurban land uses occupied about 2,790 acres, or about 28 percent of the incorporated area. Residential development was the predominate land use in the City in 1985, encompassing about 3,475 acres, or about 35 percent of the incorporated area. Over

80 percent of the area devoted to residential use in the City was occupied by single-family residential development.

Table 21 provides information regarding land uses in the Town of Waukesha in 1985. At that time, the Town encompassed about 16,695 acres. Agriculture was the predominate land use, encompassing about 7,545 acres, or about 45 percent of the Town. A significant amount of Town area consisted of wetlands or other natural areas, which together encompassed about 4,395 acres, or about 26 percent of the Town. Single-family residential development was the third most common land use in the Town in 1985, encompassing about 2,590 acres, or about 16 percent of the Town.

In 1990, approximately 9,385 acres were served by the City of Waukesha sanitary sewerage system and approximately 9,445 acres were served by the City of Waukesha Water Utility. The systems served virtually all of the developed portions of the City plus limited areas in the Towns of Pewaukee and Waukesha on the basis of contracts with the City.

HISTORIC PRESERVATION

Chapter V of this report describes the rich historic resources located within the planning area. Numerous historic buildings and structures within the City of Waukesha were built during its periods of most rapid growth, such as the Springs Era at the turn of the century and the Industrial Era immediately following. Several surveys have identified the numerous historic sites, structures, and buildings within the City and have stressed the importance of preserving the City's rich heritage. As of 1991, 611 historic places had been identified in the City of Waukesha, with 43 individual sites or buildings in the City listed on the National Register of Historic Places. The City also had seven historic districts listed on the National Register as of 1991, with an eighth district and an expansion of an existing district proposed.

The emphasis that the City places on historic preservation can be seen in several ways. The most notable example is the Landmarks Commission, which has been active since 1977 in issues pertaining to Waukesha's historic resources. As of 1991, the Commission had designated fifteen properties as Local Landmarks. This

group also played a major role in the 1982 intensive survey of historic sites and structures within the City of Waukesha and in publishing the accompanying reports, Preserving Waukesha's Past and Spring City's Past, which in turn led to the listing of a number of properties and historic districts on the National Register of Historic Places.

Three historic places outside the City of Waukesha, two in the Town of Genesee and one in the Town of Pewaukee, had been listed on the National Register as of 1991. Appendix A of this report describes each of the 716 historic places in the planning area identified as of 1991.

Few historic surveys have been completed for unincorporated portions of the planning area. Because the preservation of historic structures begins with their identification, there is a need for intensive historic surveys to be completed for the Towns within the planning area. This would be a first step toward the preservation of historic resources in the communities surrounding the City of Waukesha. Once historic sites and structures are identified, the Towns should take appropriate measures to protect these resources. such as adding sites to the National Register of Historic Places, forming local landmarks commissions, and/or adopting building and zoning ordinance provisions to protect historic sites and structures.

EXISTING LOCAL PLAN IMPLEMENTATION DEVICES

Land use development can be guided and shaped in the public interest through sound application of public land use controls. Existing land use regulations in effect in the planning area were examined as they relate to the physical development of the City of Waukesha and environs and to the ability of the City and other affected local governments to implement the adopted land use plan. The findings of this inventory are described in Chapter VI of this report.

Zoning ordinances within the planning area include the City of Waukesha zoning ordinance; the zoning ordinances of the Towns of Brookfield, Delafield, Pewaukee, and Waukesha; the Waukesha County Zoning Ordinance; and the Waukesha County Shoreland and Floodland Protection Ordinance. Land use and development regulations in the Cities of Brookfield and New

Berlin, applying as they do to separately incorporated municipalities, were not considered in relation to the City of Waukesha land use plan.

City of Waukesha Zoning Ordinances

The City of Waukesha Zoning Ordinance in 1990 defined 19 zoning districts, including one agricultural district, one lowland conservancy district, three single-family residential districts, one twofamily residential district, three multi-family residential districts, four business districts, three industrial districts, and three public use districts. In 1990, almost 60 percent of the City was zoned for residential use, about 7 percent was zoned for commercial use, and about 20 percent was zoned for industrial use. About 9 percent of the City was zoned for public uses, such as parks, schools, and cemeteries, and about 4 percent was zoned Conservancy. The City Zoning Ordinance also includes an historic preservation overlay district, which was approved by the Common Council in September 1990.

The City of Waukesha Floodland Zoning Ordinance, adopted in 1971 and substantially amended in 1982, is a special-purpose zoning ordinance intended to reduce hazard to life and property and to minimize expenditures for flood relief and flood control projects. The ordinance includes three floodland overlay districts: the Floodway District, the Flood Storage District, and the Urban Flood District.

Town Zoning Ordinances

Four of the Towns in the planning area, Brookfield, Delafield, Pewaukee, and Waukesha, have adopted Town zoning ordinances. The Town of Genesee is under the jurisdiction of the Waukesha County Zoning Ordinance. A review of Town zoning for areas in the planning area outside an existing urban service area indicates that the potential exists for up to an additional 3,100 residential lots smaller than five acres in size to be created. Designation of large tracts of land for specific uses far beyond the short-term need for such uses is known as overzoning. It can lead to scattered, premature development of productive farmland and other areas that lack essential public services. Undeveloped lands, particularly those outside a planned urban service area, should be placed in an agricultural, conservancy, or rural residential zoning district until urban development becomes imminent.

Land Division Regulations

Land division in the planning area is regulated by a group of ordinances. The City of Waukesha's ordinance covers land in the City and in the extraterritorial plat approval jurisdiction of the City, which extends to areas three miles beyond the City's corporate limits, except where the three-mile limit overlaps with the extraterritorial jurisdiction of the Cities of Brookfield or New Berlin, which also exercise extraterritorial platting authority. In cases where extraterritorial platting jurisdictions overlap, a line equidistant from the corporate boundaries of each City concerned is used to determine the limit of extraterritorial jurisdiction.

The five Towns in the planning area each have their own land division control ordinance. In addition, Waukesha County has adopted an ordinance that regulates land divisions in shoreland areas of the County. Each of the land division ordinances contains design standards and prescribes specific data to be provided on all preliminary plats, final plats, and certified survey maps.

DEVELOPMENT OBJECTIVES, PRINCIPALS, STANDARDS, AND RELATED URBAN DESIGN CRITERIA

Early in the planning process, land use objectives, principles, standards, and related urban design criteria were formulated. Chapter VII of this report sets forth the objectives, underlying principals, and supporting standards used in plan preparation. These guidelines address the allocation of land to the various land use categories, the spatial distribution of the various land uses, the protection of the natural resources of the area, the preservation of high-quality open space land for environmental protection and recreational purposes, the provision of parks and other recreational areas, the provision of an integrated transportation system, the provision of high-quality fire protection, the provision of a variety of housing types, and the preservation of the historical heritage of the planning area.

The standards developed as part of the planning process perform a particularly important function in land use plan design since they form the basis on which estimates of future land use needs are based. The per capita and accessibility standards were two of the more important considerations in the design of the plan. The per capita standards, which are set forth in Table 41 in Chapter VII, were used to help estimate the number of acres in each land use category expected to be needed to serve the resident population by the year 2010. Accessibility standards, which are set forth in Table 42, are expressed as a service radius for facilities such as parks, schools, and shopping centers. The accessibility standards were used to distribute needed facilities in locations that will be convenient to the population to be served.

The urban design criteria are intended to help develop solutions to urban design problems with respect to residential, commercial, and industrial development. These criteria can be used by local officials to evaluate development proposals and related site and building plans for projects proposed within the Waukesha urban service area.

YEAR 2010 LAND USE AND FACILITY REQUIREMENTS

Land Use Requirements

As already noted, the standards were applied to the population and employment forecasts to estimate the amount of land needed to meet the year 2010 resident population and employment forecasts of about 86,300 persons and 48,300 jobs. Table 48 in Chapter VIII summarizes future urban land use requirements for the Waukesha urban service area to the year 2010. An estimated 5,715 acres, or 8.9 square miles, of rural and other open lands in the Waukesha area would have to be converted to urban use between 1985 and 2010 to meet these forecast population and employment levels at the specified standards.

A total of about 34,150 occupied housing units may be expected to be needed in the Waukesha urban service area by the year 2010, an increase of 12,500 housing units over the 1985 total of 21,650 units. In the plan design effort, the additional housing units were distributed among five residential density classifications, in order to provide for a wide range of housing types. As indicated on Table 48, approximately 4,450 additional acres in the Waukesha urban service area will be needed to provide housing for the household population of about 84,340 persons anticipated by the year 2010 under the intermediate decentralized population forecast.

Community Facility Needs

Public Schools: Public school enrollment in the Waukesha planning area, which closely approximates the area of the Waukesha School District, may be expected to range from about 13,960 to about 16,950 students in the year 2010. The year 2010 enrollment ranges from an increase of about 1,578 students to an increase of about 4,568 students over 1985 enrollments. Based on the school capacity standards contained in Table 42 in Chapter VII, the school enrollment estimates indicate that there may be a need for up to three new elementary schools, in addition to the Summit View School, and an additional middle school by the year 2010.

It should be noted that the enrollment estimates contained in this plan do not address the demand for short-term school facilities, which can vary over a five-year period, or the need for specialized facilities such as laboratories or special-education classrooms. A comprehensive study should be conducted by school district officials, in cooperation with local government officials and planning agency staff, to determine short- and long-term school facility needs definitively.

Fire Stations: In 1990, there were six fire stations in the Waukesha urban service area. Four of the stations were operated by the City of Waukesha, one was operated by the Town of Waukesha, and one was operated by the Town of Pewaukee. The land use plan standards call for all urban development, with the exception of one- and two-family residential buildings,² to be within 1.5 miles of a fire station. Certain areas of existing or planned multi-family residential and institutional development, including the Springbrook and Legend Hills residential projects in the southeastern portion of the urban service area, the new high school in the southwestern portion of the urban service area, and the residential areas near the intersection of CTH TT and Madison Street on the west side of the City, lie outside the recommended 1.5 mile travel distance from a fire station. This indicates

²The standards call for one- and two-family buildings to be within two miles of a fire station. This distance may be increased to four miles in areas where such buildings are separated by 100 feet or more.

that there may be a need for additional fire stations within the urban service area by 2010.

THE LAND USE PLAN

The land use plan for the City of Waukesha and environs is described in Chapter IX of this report. For plan preparation purposes, the planning area was divided into the four subareas shown on Map 54: a newly defined year 2010 Waukesha urban service area, the Waukesha rural service area, the combined Brookfield and Pewaukee urban service areas, and lands lying in the City of New Berlin. The recommended land use plan for the Waukesha planning area does not present any new information relating to the City of New Berlin or to the Pewaukee or Brookfield urban service areas. Proposed land use patterns for these areas were developed through other local planning efforts and are included on the plan map for informational purposes and to provide a context for reviewing recommended land uses in the Waukesha urban and rural service areas. Lands within the Waukesha rural service area are not expected to be provided with urban services during the planning period, and, as such, should be maintained in agricultural, open space, or very-lowdensity residential uses through at least the year 2010.

The recommended land use plan for the Waukesha planning area represents a pattern of land use development that could effectively accommodate the physical, social, and economic needs of the residents of the City of Waukesha and environs through and beyond the plan design year 2010. The land use plan is long range, providing a means of taking into account longterm development needs and objectives as individual development projects are proposed. The proposed Waukesha land use plan, which is shown in graphic summary form on Map 57, is designed for a planning period extending up to and beyond the year 2010. The land use plan is intended to provide for the probable future as well as present needs of the urban service area under the intermediate decentralized future scenario, and the related resident population, household, and employment forecasts. The recommended plan is designed to accommodate a resident population of about 86,300 persons in the urban service area by the year 2010.

Table 52 presents data regarding population, households, employment, public utilities, and major land uses for the Waukesha urban and rural service areas for the years 1985 and 2010. The plan provides somewhat more urban land than the minimum required to meet needs envisioned under the selected forecast population and employment levels. This is intended to provide for some flexibility to accommodate the market demand with respect to the location and density of new residential development in areas within the proposed expanded urban service area.

The land use plan should not be considered as a rigid and unchangeable mold to which all development proposals must conform, but rather as a flexible guide to help local officials and concerned citizens review development proposals. As conditions change from those used as the basis for the preparation of the plan, the plan should be revised as necessary. Accordingly, the plan should be reviewed periodically to determine whether the land use development objectives are still valid, as well as to determine the extent to which the various objectives are being realized through plan implementation.

Land Use Categories

The protection of primary environmental corridors in essentially open, natural uses is an important objective of the land use plan. The plan proposes to preserve about 4,595 acres, or about 17 percent of the expanded urban service area, as primary environmental corridors. Other environmentally sensitive lands, including secondary environmental corridors and isolated natural areas, should be carefully integrated into urban development to protect natural resources to the extent practicable. Such areas are often well suited for such public open space uses as parks, drainageways, and stormwater detention areas.

The plan identifies five classifications of residential land use. Housing types in three of the five classifications, suburban-, low-, and medium-density, would consist primarily of single-family housing units. The medium-high-density classification would consist primarily of buildings containing two to four housing units. The high-density residential classification would consist primarily of buildings containing five or more housing units. Generally, residential development in areas proposed to remain under Town jurisdiction would fall in the low- or suburban-

density classifications, while residential development in the medium-, medium-high-, and high-density residential classifications are proposed to be located in the City of Waukesha, where they would be served by a full range of public services, including sidewalks, engineered stormwater drainage, public transit, and full-time emergency rescue services, as well as public water supply and sanitary sewer services.

The recommended land use plan depicts a variety of areas devoted to commercial land uses. Together these areas encompass approximately 1,185 acres, or about 4 percent of the urban service area. The plan calls for the development of three new neighborhood shopping centers, two new community shopping centers, and one new office center.

The land use plan standards recommend that all new retail commercial uses be located within planned shopping centers. Shopping centers are classified as major, community, or neighborhood centers, depending on the size and the types of goods and services located in the center. Shopping centers include both retail establishments, such as grocery, drug, variety, and clothing stores; and service establishments such as banks, dry cleaners, hair salons, and restaurants. The amount of land designated for retail uses on the plan map has been adjusted to compensate for service-oriented establishments that often locate in shopping centers.

Three new neighborhood shopping centers are recommended by the plan. They are proposed to be located on the north side of STH 59 and west of the extension of Brookhill Drive, near Roseglen School; at the intersection of CTH J and CTH JJ, near Crites Field; and on the east side of Oakdale Drive north of Dale Drive. The plan map designates a specific location for each of the proposed centers based upon preliminary analysis; however, final selection of a site for neighborhood shopping center development should be based on a detailed plan for each of the neighborhoods concerned.

Community shopping centers should provide for the sale of convenience goods that are normally found in neighborhood centers as well as shopper goods, such as clothing, furniture, or building supplies, and specialty items such as jewelry, hobby, or music. Two new community shopping centers have been proposed to serve the anticipated population by the year 2010. The centers are proposed to be located on the northeast corner of the intersection of USH 18 and the future western bypass and at the northwest corner of the intersection of Lawnsdale Road and STH 164. As is the case for the proposed neighborhood shopping centers, final selection of the community shopping center sites should be based upon more detailed neighborhood development plans.

Existing community shopping centers include the Waukesha Central Business District; the Westbrook, Fox Run, and Silvernail Shopping Centers; and the K-Mart and Pick 'n Save Center on Sunset Drive. The plan recommends that the Fox Run Shopping Center be expanded to include a site for a small department or discount store and designates an area to the north of the existing center for that expansion. At present, the proposed expansion area is developed with older single-family homes on lots ranging from one to three acres in size.

The plan also recommends that the City continue to maintain and improve the vitality of the Waukesha central business district. To this end, continued implementation of the Fox River Corridor Plan, adopted by the City in 1991, would serve to enhance the attractiveness of the downtown area for residents, workers, and visitors to the area.

A new office center, approximately 50 acres in size, has been designated on the north side of Blue Mound Road, between CTH J and Busse Road. This site has characteristics suitable for the development of a community office park, including adequate size, ready access to, and high visibility from, the arterial street system, and proximity to both the freeway system and the Waukesha County Airport at Crites Field.

The areas proposed for industrial land uses would total about 2,320 acres, or about 8.5 percent of the urban service area by the year 2010. Most of the increase in industrial land would be due to the infilling of vacant industrial lots in the Airport Industrial Park, development of the Hillcrest Business Center, and additional industrial development in the area bounded by STH 59, Center Road, Lawnsdale Road, and STH 164.

Neighborhoods and Community Facilities
The plan indicates locations of existing and proposed elementary schools, parks, and shop-

ping centers. The locations of these facilities were selected based upon the delineation of 23 identified neighborhoods and six special planning districts, as shown on Map 55. Detailed development and redevelopment plans should be prepared for each of these neighborhoods and special planning districts as an important means of guiding and shaping urban land use development and redevelopment in the urban service area. The preparation of such plans is based upon the concept that an urban area should be formed of, and developed in, a number of spatially organized, individually planned units, rather than as a single, formless mass. Ultimately, a residential neighborhood should promote convenience in living and traveling within an urban area, promote the attractiveness of the built environment and protect the beauty of any remaining natural features, and provide a comfortable living situation at a scale that encourages residents to take an active part in neighborhood and community affairs.

Fire Stations: To provide adequate fire protection services for anticipated future urban development, the plan recommends the construction of one new City of Waukesha fire station and the relocation of two existing fire stations. It is recommended that the new and relocated stations be located near the Waukesha bypass. Such a location would afford rapid access to most areas of the City and also to outlying areas, should the surrounding Towns wish to contract with the City at some time in the future for fire and emergency rescue services. Specifically, it is recommended that the existing Sentry Drive Station be relocated to the south and west to the vicinity of the intersection of STH 59 with the Fox River, that the existing station on Stardust Drive be relocated to the south to the vicinity of STH 164 and Arcadian Avenue, and that one new station be constructed near the intersection of USH 18 and CTH TT.

Schools: School enrollment estimates developed as part of the planning process indicate that there may be a need for up to three new elementary schools, in addition to the Summit View School, and an additional middle school by the year 2010. If enrollments reach or exceed the higher end of the those projected by the plan, it may be necessary to expand existing schools in addition to constructing new facilities. Three potential elementary school sites are identified by the plan. The selection of these sites was

based upon recommended area and service radius standards. Proposed sites were located in neighborhoods that currently do not have an elementary school and that have or are expected to be faced with additional residential growth. New schools have been proposed in the southeastern portion of the Town of Waukesha, north of the subdivisions developed in the Mill Creek area in the late 1980s; in the area east of the new high school, which is experiencing growth from several recently-approved subdivisions; and in the area west of CTH TT, near its intersection with MacArthur Road, which is expected to develop during the planning period. New elementary school sites were located in residential areas away from major arterials to promote the neighborhood school concept and to maximize the number of students that could safely walk to school. An additional middle school, if needed, could be constructed on the grounds of the new West High School.

A comprehensive study has been initiated by school district officials, in cooperation with planning staff from the City and County of Waukesha and the Regional Planning Commission, to determine short- and long-range school facility needs more definitively. The study is expected to determine the need for school additions or new schools in the Waukesha area during the next 15-to 20-year period, as well as identify sites for new schools. If the sites identified differ from those shown on the land use plan, the plan will be amended as appropriate.

Parks: The plan recommends that ten new neighborhood parks and one additional community park be provided to serve the recreational needs of Waukesha area residents. Each of the neighborhoods identified in the plan will be served by a neighborhood park. In some neighborhoods, more than one park is recommended so that each resident is within 0.50 to 0.75 mile of a park. A new community park is proposed to be located at the northeast corner of the intersection of Northview and Meadowbrook Roads, next to the Town of Pewaukee Fire Station.

The plan map also designates an approximately 25-acre site at the southeast corner of the intersection of USH 18 and CTH TT for the development of a youth baseball and softball complex. It is envisioned that a warehouse for use by the City Parks Department would also be constructed on the site. As described earlier, it is proposed that a new fire station be constructed

in the vicinity of the USH 18-CTH TT intersection. If feasible, development plans for the site should be designed to accommodate the new fire station as well as the youth baseball/softball complex and park warehouse.

The plan also recommends that Waukesha County continue to acquire land for major parks, parkways, and recreational trails as an integral part of a countywide park system, as recommended in the adopted Waukesha County park plan. It also recommends that the City of Waukesha continue to implement the adopted Fox River corridor plan, which calls for the construction of a riverwalk, nature center and trails, and other facilities to increase access to, and enjoyment of, the Fox River.

PLAN IMPLEMENTATION

The recommended land use plan provides a design for the attainment of the community development objectives expressed in Chapter VII of this report. The plan is not complete, however, until the steps necessary to implement the plan are specified. An important step in plan implementation is the formal adoption of the plan by the Waukesha City Plan Commission and the Common Council. Following plan adoption, the City Plan Commission should initiate the amendments to the City zoning ordinance and zoning district map described in Chapter X of this report. The plan map should also serve as a basis for the review of land subdivision plats and certified survey maps by city officials.

Detailed plans should also be prepared for the 23 residential neighborhoods and six special planning districts that the plan has identified. The preparation of neighborhood plans will serve to further refine and detail the adopted land use

plan by designating future collector and land access street locations and alignments, pedestrian paths and bikeways, and lot and block configurations. After the adoption of the neighborhood plans, lands designated on such plans for public use should be incorporated into the official map of the City and environs. Proposed facilities requiring public expenditures should be integrated into the appropriate municipality's capital improvements program.

It is also recommended that the plan commissions for each of the Towns in the planning area, Brookfield, Delafield, Genesee, Pewaukee, and Waukesha, adopt the land use plan and integrate the plan recommendations into their local master plans. It is also recommended that each of the Towns review and update the Town zoning ordinance and zoning district map to afford more protection to environmentally significant and prime agricultural lands, and to discourage premature urban development. Specific recommendations regarding plan implementation within the Towns in the planning area are set forth in Chapter X of this report.

CONCLUSION

The recommended land use plan for the City of Waukesha and environs, together with supporting implementation devices, provides an important means for promoting the orderly growth and development of the Waukesha area and for preserving and enhancing the unique and highly desirable urban and rural characteristics of the area over time. Consistent application of the plan will assure that individual development proposals are properly related to the development of the City and surrounding areas and will help to avoid costly developmental and environmental problems.

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Appendix A

IDENTIFIED HISTORIC PLACES IN THE WAUKESHA PLANNING AREA: 1991

Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
1	1702 White Rock Avenue City of Waukesha	WIHP WLB PWP	Individual site	c. 1913	White Rock Mineral Spring Company—Complex of build- ings including a bottling house, a one-story gabled structure, several warehouses, and springhouse; one of the most prominent mineral spring water companies in the United States
2	1616 White Rock Avenue City of Waukesha	NRHP WIHP WLB PWP	Individual site	Pre-1890	C. A. Welch House—Late Queen Anne style with Vernacular influence; two stories plus attic, with steeply pitched hip roof; features include porches, bay windows, and turret; between 1909 and 1913 this building housed the Still Rock Sanitarium (or Spa)
3	307 E. Main Street City of Waukesha	NRHP WIHP WLB HG PWP	Individual site	1877	Dr. Volney L. Moore House—Italianate style; two stories with three-story square tower; Waukesha's only example of a tower in Italian villa style
4	900 N. Hartwell Avenue City of Waukesha	NRHP WIHP WLB HG PWP	Individual site	c. 1885; c. 1891-95; c. 1930	Arcadian Bottling Works—Complex of buildings includ- ing a bottling house, springhouse, and warehouse structures; one of the earliest and the last remaining bottling structure from Waukesha's Springs Era
5	915 N. Hartwell Avenue City of Waukesha	NRHP WIHP WLB HG	Individual site	1905	Resthaven Hotel—Classical Revival style; large Y-shaped building consisting of three three-storied wings above a raised basement; significant as the last of the large resort hotels built in Waukesha during the Springs Era
6	511 Lake Street City of Waukesha	NRHP WIHP WLB PWP	Individual site	c. 1892	William A. Nickell House—Late Queen Anne style with Classical influence; two stories plus attic with gable roof; features include porches, dormer, and distinctive chimney
7	609 E. Broadway City of Waukesha	WIHP WLB HAWW PWP	Individual site	1879	John P. Buchner House—Italianate design; the main rectilinear block is covered by a hip roof and the side wings are covered by gabled roofs; the exterior is Cream City brick
8	501 Barney Street City of Waukesha	NRHP WIHP WLB PWP	Individual site	Between 1874 and 1880	Mrs. Hannah Pratt Home—Victorian Gothic style; two stories with multiple gables and a great amount of ornamentation
9	Waukesha Springs Park near Post Office City of Waukesha	NRHP WIHP WLB HG HAWW PWP	Individual site	1927	Silurian Mineral Springhouse—One-story concrete springhouse; mosaic panels decorate each of the eight sides; associated with the Springs Era in Waukesha's history
10	507 E. College Avenue City of Waukesha	NRHP WIHP WLB	Individual site	1886	Caspar M. Sanger House—Eclectic design with Victorian Gothic influence; two stories plus attic, with rectangular stair tower and cream brick exterior; used by Dr. Byron M. Caples to house the Waukesha Springs Sanitarium
. 11	401 Central Avenue City of Waukesha	NRHP WIHP WLB HG HAWW PWP	Individual site	1845	Morris D. Cutler House—Greek Revival design; two stories with full pediment and a one-story porch; this house was moved from its original site in Cutler Park to its present site in 1902; Morris D. Cutler was the founder of Waukesha
12	442 W. College Avenue City of Waukesha	NRHP WIHP WLB PWP	Individual site	1885-1890	George Dwinnell House—Queen Anne design with Ver- nacular influence; two stories plus attic, with detailed porch and tower; George Dwinnell was a local carpen- ter and contractor, and in 1906 became County Sheriff

Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
13	501 W. College Avenue City of Waukesha	NRHP WIHP PWP HG WLB	Individual site	1897	Robert O. Jones House—Late Picturesque style; two stories plus attic with a large veranda culminating in a corner pavilion with conical roof; Robert O. Jones is listed as a postal clerk in the 1898 City Directory
14	621 W. College Avenue City of Waukesha	NRHP WIHP WLB	Individual site	1914	Wisconsin Industrial School for Boys, Manual Training Building—Two stories above a raised basement; the sparse ornamentation of this building is in keeping with the plain styles of the 1910s and 1920s; this is one of two buildings that made up the Wisconsin Industrial School for Boys
15	627 W. College Avenue City of Waukesha	NRHP WIHP WLB	Individual site	1914	Wisconsin Industrial School for Boys, Dining Room and Assembly—Two stories above a raised basement and plain in appearance; along with the Manual Training Building located next door, this is one of two buildings that made up the Wisconsin Industrial School for Boys
16	550 Elizabeth Street City of Waukesha	NRHP WIHP PWP HG WLB	Individual site	1916 with later additions	Waukesha Pure Food Company—Industrial Gothic design; constructed of structural tile and poured concrete, with a tile roof; the multi-story main building is dominated by a seven-story tower
17	501 Dunbar Avenue City of Waukesha	NRHP WIHP PWP WLB	Individual site	c. 1891; c. 1900	Dr. F. C. Elliott House—Initially in Victorian Picturesque style, remodeled into a Queen Anne design at the turn of the century; two stories plus attic, with bay windows and a large fieldstone porch
18	307 N. West Avenue City of Waukesha	NRHP WIHP PWP WLB	Individual site	c. 1885	Perry Grace House—Queen Anne style; two stories plus attic with a three-story tower adjoining the gabled roof of the main section of the house; the ornamentation, especially around the windows, is representative of the angular Stick style
19	346 Maple Avenue City of Waukesha	NRHP WIHP PWP HG WLB	Individual site	1897	William G. Mann House—Queen Anne design; features include asymmetrical massing, a bulbous tower, and classical ornamentation; associated with the Waukesha Women's Club, an organization instrumental in establishing Waukesha's Public Library
20	309 Arlington Street City of Waukesha	NRHP WIHP WLB	Individual site	Between 1922 and 1929	Arlington Apartments—Tudor Revival design; three-story apartment building with a great deal of ornamentation on the facade; half-timbering and stucco on the third story, gable roofs, and a stone arch entrance lend to its Tudor style
21	407 N. Grand Avenue City of Waukesha	NRHP WIHP PWP WLB	Individual site	Between 1874 and 1880	John Howitt House—Victorian Gothic style; two stories plus attic, covered in Cream City brick with a steeply gabled, wood-shingle roof; features include brick window arches with stone keystones and two chimneys extending from a hip roof
22	234 Carroll Street City of Waukesha	NRHP WIHP PWP HAWW HG WLB	Individual site	c. 1876	David J. Hemlock House—Victorian Gothic style; two stories plus attic with complex roof design; features include irregular massing, dormers, ornamented window arches and a "faux tower"
23	507 N. Grand Avenue City of Waukesha	NRHP WiHP PWP HAWW HG WLB	Individual site	c. 1879	Andrew Frame House—Cubical Italianate style, designed by Edward Townsend Mix; two stories plus attic distinguished by pairs of windows set into the frieze and framed by brackets; facade features include a pavilion and a lunette window
24	515 N. Grand Avenue City of Waukesha	NRHP WIHP PWP HAWW HG WLB	Individual site	c. 1850	Totten-Butterfield House—Greek Revival style; two stories with a one-story north wing; the projecting second story creates a recessed front porch; a full pediment with columns is the focus of the facade
25	Cutler Park City of Waukesha	NRHP WIHP HG	Individual site	c. 100 A.D.	Cutler Park—Includes the Morris D. Cutler Homestead site, war memorial statue, and bandshell; three prehis- toric Indian mounds of archaeological interest are located in the park

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Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ⁸ and Description of Historic Place
26	120 E. Broadway City of Waukesha	WIHP HAWW	Individual site	c. 1885	Wisconsin Central Depot—Consists of three structures: a central rectangular office/waiting room structure and two square storage structures on either side of the main structure; constructed of stone with hip roofs; a common platform roof, which unified the three structures, has been removed
27	603 N. West Avenue City of Waukesha	NRHP WIHP PWP HG WLB	Individual site	1883	Camillia Smith House—Queen Anne style; a polygonal tower and overlapping gables lend to its angular design; two stories plus attic; detailed with turned posts and carved railings on the porches and shinglework on tower ends
28	600 E. North Street City of Waukesha	NRHP WIHP PWP HG WLB	Individual site	1865	Alexander Cook House—Gothic Revival design; unusual in that the prominent style during the 1860s was Greek Revival rather than Gothic Revival; two stories plus attic; gable roofs with flared eave lines
29	500 Riverview Avenue City of Waukesha	NRHP WIHP PWP WLB	Individual site	c. 1911	Grand View Health Resort/Moor Mud Baths—Classical Revival design; large brick H-shaped building; significant because of its association with the Health Resort Era (an outgrowth of the Springs Era) and for its use of mud for therapeutic treatment
30	1942 Madison Street City of Waukesha	WIHP WLB	Individual site	N/A	Chandler-Blair House—Greek Revival style; one story plus attic, with a veranda on the south and east; dormers disrupt and dissect the main eave line
31	247 Wisconsin Avenue City of Waukesha	NRHP WIHP PWP HAWW HG WLB HABSC	Individual site	c. 1872/1922/1959	First Baptist Church—Victorian Gothic Ecclesiastical design by Edward Townsend Mix; two stories with local limestone exterior and steep gable roof, dominating tower; the second-story sanctuary is lit by pointed stained-glass windows
32	229 Wisconsin Avenue City of Waukesha	NRHP WIHP HAWW HG HABSC WLB	Individual site	1842-48	Lain-Estberg House—Greek Revival design; two and one-half stories tall and three bays wide, covered by a low-pitched gabled roof; the facade includes a full pedimented portico with four slender Doric columns; Isaac Lain was a carpenter involved in local and state government. Edward R. Estberg was mayor of Waukesha from 1914 to 1919
33	223 Wisconsin Avenue City of Waukesha	NRHP WIHP PWP HAWW WLB	Individual site	1901	Frank H. Putney House—"English" style design; two stories, with the first story constructed of stone, while the second is of stucco and half-timber; a multi-gabled roof enhances the asymmetrical massing of the building; Frank Putney was a prominent local businessman and state politician responsible for the construction of the Putney Block and the New Putney Block
34	121 Wisconsin Avenue City of Waukesha	NRHP WIHP PWP HAWW HG WLB	Individual site	1895-98	First Methodist Church—Richardsonian Romanesque design; constructed of random-coursed limestone; the main portion of the building is rectangular, while the sanctuary is circular, as can be seen in the slightly curved walls of the side elevations and the circular pavilion at the roof
35	710-712 N. East Avenue City of Waukesha	WIHP PWP HG WLB	Individual site	1883	Joseph J. Hadfield House—Victorian Gothic style; constructed of local limestone, the walls are two full stories plus attic; there is an interesting contrast between sturdy stone walls and delicate turned and sawn ornamentation; Joseph J. Hadfield was a prominent real estate speculator and businessman
36	726 N. East Avenue City of Waukesha	WIHP WLB HG PWP	Individual site	1871	Samuel D. James House—Italianate design; frame, two stories, with a great amount of detailing evidenced in brackets, shaped window heads, and bargeboards on the front pavilion; the facade is symmetrical, with paired windows on either side of the featured pavilion
37	809 Martin Street City of Waukesha	WIHP WLB	Individual site	1849-55; 1867-68; 1922	First Presbyterian Church—Constructed in phases between 1850 and 1922; the exterior is of coursed limestone; windows are round-headed and capped by simple arches

Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
38	818 N. East Avenue City of Waukesha	WIHP PWP WLB	Individual site	c. 1878	Martin Brown House—Transitional style with Greek Revival and Italianate influence; brick L-shaped house; features include the main gable end containing three round-headed windows on the second story and seg- mentally arched openings on the first story
39	818 N. East Avenue City of Waukesha	NRHP WIHP PWP HAWW HG WLB	Individual site	c. 1888	St. Joseph's Church Complex—High Victorian Gothic Ecclesiastical design; sturdy limestone walls contrast the thin cylindrical spires and rectangular steeple and spire on the northeast corner of the church; other features include pointed-arch windows, with stained glass
40	111 E. Main Street City of Waukesha	NRHP WIHP PWP HAWW HG WLB	Individual site	c. 1851; alt. 1887	St. Matthias Episcopal Church—Gothic Revival style; constructed of local limestone; simple buttresses divide the nave into four bays, each containing a pointed-arch window; dominant feature is the rectangular tower and steeple, housing the main entrance to the structure
41	101 W. Main Street City of Waukesha	NRHP WIHP HAWW HG WLB	Individual site	c. 1885; c. 1893; c. 1938	Old Waukesha County Courthouse—Richardsonian Romanesque design; constructed in three sections, all of which are limestone; the east wing features a turret on each of the four corners of the rectangular 1893 structure and a multi-storied tower on the north face of the building, as well as arched windows and dormers
42	142 W. Main Street City of Waukesha	WIHP WLB PWP	Individual site	1877	William Carroll House—Transitional style with Greek Revival and Italianate influence; composed of two intersecting gable-roofed blocks, forming an L pattern; constructed of brick, with a simple cornice and return eaves
43	912 N. Barstow Street City of Waukesha	NRHP WIHP PWP HAWW HG WLB	Individual site	1841	William P. Sloan House—Greek Revival style; first stone building in Waukesha; features include return eaves and the placement of second-story windows and first-story entrance and windows
44	235 W. Main Street City of Waukesha	NRHP WIHP PWP HAWW HG WLB	Individual site	1871 with addition in 1880s	National Hotel—Italianate Commercial design; three- story structure constructed of rock-faced ashlar; both segmentally arched windows and round-headed arch windows exist on the structure (because of a second phase in its original construction), but stone caps on all windows lend continuity; the hotel is associated with the Springs Era in Waukesha
45	235 W. Broadway City of Waukesha	NRHP WIHP PWP HAWW HG WLB	Individual site	1913	Old Waukesha Post Office—Classical Revival design; the dominating feature is a semicircular portico, supported by six fluted Doric columns; other features include a shallow dome, capped by copper, extending from the roof and the unifying entablature encircling the building
46	200 Madison Street City of Waukesha	NRHP WIHP PWP HAWW HG WLB	Individual site	1892	Louis Yanke Saloon—Queen Anne Commercial design; two stories, free-standing building, veneered with granite and limestone; hints of Classical design are found in the corner bartizan and the oriel windows
47	128 E. St. Paul Avenue City of Waukesha	NRHP WIHP PWP WLB	Individual site	c. 1892-96	Pokrandt Blacksmith Shop—Free-standing, two-story structure of the local dolomitic stone; features of the facade are arched windows, cornice, and oriel; the finest remaining example of a blacksmith shop or any other light industrial structure
48	115 Delafield Street City of Waukesha	WIHP HG WLB	Individual site	N/A	Waukesha Water Works—Includes the Water Utility building and the surrounding stone wall; the building is decorated with round-headed window openings, simple arches, and a parapet roof line; constructed of Lannon stone
49	20900 Cleveland Avenue (CTH D) City of New Berlin	WIHP	Individual site	N/A	Residence—Vernacular style with Greek Revival influence; two stories, L-shaped design; special features include return eaves, stone lintels around the windows, and a brick chimney dissecting the main gable roof; Cream City brick exterior

Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^B and Description of Historic Place
50	20635 Cleveland Avenue (CTH D) City of New Berlin	WIHP	Individual site	N/A	Residence—Vernacular style with Greek Revival influence; brick exterior: gable roof with returned eaves; additions are noncontributing
51	Racine Avenue at Swartz Road City of New Berlin	NBHS	Individual site	N/A	Cornfalfa Farms—Nationally known experimental and educational farm; the farm, however, no longer exists and the land has been subdivided
52	20440 Coffee Road City of New Berlin	WIHP	Individual site	1870	Jacob Kern House—Vernacular style with Greek Revival influence; two stories, L-shaped design with gable roofs and returned eaves; Jacob Kern was the founder of New Berlin's German Reformed Lutheran Church
53	21800 Lawnsdale Road (CTH I) City of New Berlin	WIHP NBHS HWB HG	Individual site	1840	John Konrad Meidenbauer Pioneer Farm House— Vernacular style; constructed of hewn square logs; rectangular block with gable roof and chimney; recently relocated to the City of New Berlin Historic Park
54	20635 Watertown Road, south side; 0.3 mile west of CTH Y Town of Brookfield	WIHP	Individual site	N/A	Residence—Victorian Vernacular style; Cream City brick exterior; segmental arched windows; two stories, with gable roof
55	North Avenue (CTH M), south side; 0.3 mile west of Barker Road Town of Brookfield	WIHP	Individual site	N/A	Residence—Late Victorian Vernacular style; two stories with intersecting gables; clapboard exterior; latticework is of special note
56	CTH D, north side; 1.5 miles east of CTH GD Town of Genesee	WIHP	Individual site	N/A	Barn—Vernacular style; the exterior is wood and fieldstone
57	CTH DE, (northeast corner of CTH DE and CTH GD) Town of Genesee	WIHP	Individual site	N/A	Residence—Greek Revival Vernacular style; clapboard exterior; special features include returned eaves, cornice, and lintel over entrance
58	CTH DE, north side; 0.1 mile west of CTH GD Town of Genesee	WIHP	Individual site	N/A	Residence—Greek Revival Vernacular style; clapboard exterior; features include returned eaves, L-shaped design, and cornice
59 	CTH DT (southwest corner of CTH DT and CTH DE) Town of Genesee	WIHP	Individual site	N/A	Residence—Italianate Vernacular design; clapboard exterior; two stories plus attic with one-story porch; multiple gables with side bays
60	CTH DE, north side; 0.1 mile west of Town Line Road Town of Genesee	WIHP	Individual site	N/A	Residence—Greek Revival design; two stories, rectangular block structure; gable roof with returned eaves
61	CTH DE, north side; 0.6 mile west of CTH DT Town of Genesee	WIHP	Individual site	N/A	Residence—Italianate Vernacular design; two stories plus attic with gable and hip roofs; elaborately carved window hoods are of special note
62	S57 W29687 Saylesville Road (CTH X) Town of Genesee	NRHP WIHP HG HGT HABSC	Individual site	1850-52	J. C. Booth House (Alexander Rankin House)—Modified Federal style; one story, gray limestone cottage; stone lintels over windows and entrance
63	STH 59, south side; one mile east of CTH ZZ Town of Genesee	WIHP	Individual site	N/A	Barn—Vernacular style; large fieldstone structure; features include gambrel roof with dormers, multiple windows, lintels, chimney, and chicken statue out front
64	Holiday Road, north side; 0.4 mile east of STH 83 Town of Genesee	WIHP	Individual site	N/A	Barn—Vernacular design; low gable roof over one-story barn; constructed of fieldstone; large fieldstone silo
65	CTH X, north side; 0.1 east of Holiday Road Town of Genesee	WIHP	Individual site	N/A	Residence—Greek Revival Vernacular design; large structure of two stories plus attic; L-shaped blocking with intersecting gable roofs; returned eaves and cornice
66	STH 59, south side; one mile east of CTH ZZ Town of Genesee	WIHP	Individual site	N/A	Residence—Vernacular design; large, two-story structure; main block is rectangular with hip roof and porch; side wing hints of Greek Revival style with returned eaves
67	S52 W28809 CTH X, south side; 0.1 mile west of Point Drive Town of Genesee	WIHP	Individual site	N/A	Residence—Victorian Vernacular design; two stories plus attic; clapboard exterior with special features of bargeboards, latticework, spindle porch, and gingerbread shinglework

Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
68	Holiday Road and CTH X (northwest corner) Town of Genesee	WIHP	Individual site	N/A	Residence—Vernacular style with Greek Revival influence; two stories with gable roof, recessed porch, returned eaves, clapboard exterior
69	Woods Road and CTH X (northeast corner) Town of Genesee	WIHP HG	Individual site	1896	Saylesville School—Vernacular style with Victorian and Queen Anne influences; one story plus attic; corner braces with ball drops; pedimented entrance; special feature is a square belfry with brackets and arches
70	S52 W28713 CTH X, south side; 0.1 mile west of Point Drive Town of Genesee	WIHP HG	Individual site	1890	Saylesville Community Hall—Classical Vernacular design; one story with gable roof facing street; double-door entrance; raised stone foundation
71	S52 W28799 CTH X, south side; 0.1 mile west of Point Drive Town of Genesee	WIHP	Individual site	N/A	Residence—Victorian Vernacular style; two stories with clapboard exterior; multi-gabled roof; gingerbread-worl under facade gable; elaborate entrance with sidelights
72	S53 W28988 CTH X, north side; 0.3 mile north of Holiday Road Town of Genesee	WIHP	Individual site	N/A	Residence—Greek Revival design; two stories with clapboard exterior; special features include full cornice returned eaves, and decorated pilasters
73	CTH X, north side; 0.3 mile west of Point Drive Town of Genesee	WIHP	Individual site	N/A	Residence—Victorian Italianate design; two stories plus attic with clapboard exterior; special features include bay windows with brackets on both stories, spindle-and scrollwork porch
74	CTH X, south side; 0.3 mile west of Point Drive Town of Genesee	WIHP	Individual site	N/A	Farm Building—Vernacular style; one story plus attic/ loft; first story constructed of fieldstone; second-story constructed of wood; gable roof
75	STH 59, north side; 0.5 mile east of Hillside Drive Town of Genesee	WIHP	Individual site	N/A	Silo—Wide fieldstone silo; conical roof with gabled dormer; located near Johnson Quarry
76	CTH X, north side; 0.3 mile west of Point Drive Town of Genesee	WIHP HG	Individual site	1876	Saylesville Grist Mill—Vernacular style; large rectangular block with clapboard exterior; raised limestone foundation
77	STH 59, north side; 0.6 mile west of Hillside Drive Town of Genesee	WIHP	Individual site	N/A	Silo—Vernacular style; tall limestone silo with conical, mansard roof and gabled dormer
78	S287 W4485 Woods Road (southwest corner of Woods Road and STH 59) Town of Genesee	WIHP	Individual site	N/A	Residence—Victorian Vernacular design; regularly coursed limestone exterior; two-story structure; archeowindows with segmented lintels.
79	STH 59, north side; 0.5 mile east of Hillside Road Town of Genesee	WIHP	Individual site	N/A	Residence—Vernacular design; two-story structure with gable roof; limestone exterior with stone lintels
80	STH 59, north side; 0.5 mile east of Hillside Drive Town of Genesee	WIHP	Individual site	1842	Johnson Quarry House—Vernacular style; two stories plus attic with limestone exterior; stone lintels; lime- stone quarry and limestone farm buildings on property
81	STH 59; 0.1 mile north of intersection of STH 59 and Woods Road Town of Genesee	NRHP WIHP	Individual site	1870 (inscription on structure)	William Johnston Lime Kilns—Vernacular design; constructed of limestone blocks and built into the side of a hill
82	CTH D, south side; 0.1 mile east of CTH GD, 657 Wern Way Town of Genesee	WIHP	Individual site	N/A	Wern Farm Residence—Victorian Vernacular style; two stories plus attic with clapboard exterior; bargeboards and latticework of special note; both deck- and gable-roof sections
83	S31 W29419 CTH D, south side; 0.4 mile west of CTH GD Town of Genesee	WIHP	Individual site	N/A	Residence—Italianate style; two stories plus attic; Crear City brick exterior with deck roof; features include arched segmented windows, dentillation and brackets at cornice, and decorative porch details
84	W287 S3159 CTH DT, west side; 0.1 mile south of CTH DE Town of Genesee	WIHP	Individual site	N/A	Bethesda Presbyterian Church—Gothic Vernacular design; clapboard exterior with gable roof; special features include limestone foundation and Gothic windows
85	S36 W22903 CTH D, south side; 0.3 mile west of CTH GD Town of Genesee	WIHP	Individual site	N/A	Residence—Vernacular style with Greek Revival influence; two stories with gable roof and one-story addition; clapboard exterior; features include returned

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86	CTH DD, north side; 0.4 mile west of CTH DT Town of Genesee	WIHP	Individual site	N/A	Residence—Turn of the Century Vernacular design; two stories plus attic with complex gable roof; and heavy, bracketed cornice on second-story gable and repeated on first-story porch entrance; arched porch detail; leaded glass
87	W287 S3141 CTH DD (southwest corner of CTH DD and CTH DE) Town of Genesee	WIHP	Individual site	N/A	Residence—Greek Revival design; two-story structure or raised stone foundation; features include returned eaves and covered side entrance
88	S11 W28228 Summit Avenue Town of Delafield	WIHP	Individual site	1890	Residence—Vernacular Queen Anne design; two stories plus attic with clapboard and shingle exterior, complex roof; features include porches with lattice detail and chimney detail
89	S11 W28228 Summit Avenue Town of Delafield	WIHP	Individual site	N/A	Barn—Vernacular design; large, two-story plus loft structure; constructed of wood with gable roof; a field-stone silo is of note
90	N14 W29542 Golf Road; 0.3 mile west of CTH G Town of Delafield	WIHP	Individual site	N/A	Residence—Victorian style; deck roof with gables; two stories plus attic of Cream City brick; features include bay windows on both stories, porches, and segmented arch windows
91	Silvernail Road, south side; 0.1 mile west of CTH G Town of Delafield	WIHP	Individual site	N/A	Zion School—Vernacular design; rectangular block with sperse detail; constructed of concrete with gable roof; now connected with newer structure
92	Silvernail Road, south side; 0.5 mile west of CTH G Town of Delafield	WIHP	Individual site	N/A	Stony Hill Stables—Vernacular style; complex of several structures; two-story main house with gable roof
93	W291 N1539 Thomas Road; 0.1 mile west of Elmhurst Road Town of Delafield	WIHP	Individual site	1850s	Residence—Greek Revival style; constructed of lime- stone; two stories, L-shaped design with intersecting gable roofs and a one-story porch; segmented arch lintels
94	Elmhurst Road (CTH G), east side; 0.1 mile north of Northview Road Town of Delafield	WIHP	Individual site	N/A	Barn and Residence—Vernacular barn and Greek Revival influenced house; house is two stories with gable roof and returned eaves, constructed of stone block; barn is a rectangular structure, connected to a fieldstone silo with conical roof
95	W289 N520 Elmhurst Drive (CTH G) Town of Delafield	WIHP	Individual site	N/A	Residence—Greek Revival style; L-shaped design with gable roofs; clapboard exterior; features include returned eaves, cornice, and dentils
96	N10 W28398 Northview Road Town of Delafield	WIHP	Individual site	N/A	Residence—Vernacular style; two-story structure with front porch; features a fieldstone saltbox section on the back of the house
97	Elmhurst Road (CTH G), east side; 0.3 mile north of STH 18 Town of Delafield	WIHP	Individual site	1866	Little Tabernacle Church—Greek Revival style; one story plus attic; constructed of clapboard with gable roof; simple design, full pediment and cornice
98	Elmhurst Road (CTH G); southwest corner of Bryn Drive and Elmhurst Road Town of Delafield	WIHP	Individual site	N/A	Silo—Vernacular design; constructed of fieldstone; conical, mansard roof is constructed of wood shingles; removed
99	Summit Avenue (STH 18), south side; 0.3 mile west of CTH G Town of Delafield	WIHP	Individual site	N/A	Barn and Silo—Vernacular style; rectangular barn with shingled gable roof; fieldstone silo with a wooden gable roof
100	Summit Avenue (STH 18), south side; 0.1 mile east of CTH G Town of Delafield	WIHP	Individual site	N/A	Residence and Barns—Greek Revival style residence; Vernacular style barns; two-story residence covered with asbestos siding; features returned eaves and strong cornice; 3 barns with stone foundations stand across the street
101	W290 N1187 Elmhurst Drive at Northview Road Town of Delafield	WIHP	Individual site	N/A	Residence—Victorian Vernacular design; two stories plus attic with Cream City brick exterior and stone foun dation; features include wide eaves, segmental arches with carved keystones, and a pent roof at the first story
102	N3 W29350 Bryn Drive Town of Delafield	WIHP	Individual site	Pre-1898	Residence—Vernacular design; two-story main structure with painted brick exterior, connected to one-story wings on either side; gable roofs; features include

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103	N4 W29535 Bryn Drive Town of Delafield	WIHP	Individual site	N/A	Residence—Greek Revival style with Italianate influence; two stories plus attic main section with one-story L extension; features include corner pilasters, classical entrance, denticated cornice with returned eaves and fan gable ornament
104	N7 W29938 Bryn Drive Town of Delafield	WIHP	Individual site	N/A	Barn—Vernacular design; wood barn with gable roof; one story wood wing; fieldstone silo, in decay
105	S10 W26950 Summit Avenue Town of Pewaukee	WIHP	Individual site	N/A	Residence—Vernacular design; constructed of Cream City brick; two stories with gable roof; features include semicircular arch windows and strong cornice
106	S10 W26080 Summit Avenue Town of Pewaukee	WIHP	Individual site	N/A	Residence—Vernacular style with Italianate influence; square, two-story house with hipped roof; constructed of Cream City brick; features include distinctive wide eaves with brackets, and lintels in the frieze
107	S10 W27683 Summit Avenue Town of Pewaukee	WIHP	Individual site	N/A	Torhorst School—Vernacular style; clapboard exterior; one story plus attic with gable roof; plain features with very little detail
108	S1 W26417 Northview Road Town of Pewaukee	WIHP	Individual site	N/A	Residence—Vernacular design; two stories plus attic with gable roof; Cream City brick exterior; features include original window shutters, scroll-cut brackets on porch, and struts in gable ends
109	S10 W26392 Summit Avenue Town of Pewaukee	WIHP	Individual site	N/A	Residence—Greek Revival style; L-shaped, two stories plus attic, stone exterior; features include door in right bay of three bay section, returned eaves, dentils under cornice, keystones in stone arches over all openings, and sunburst design on main gable end
110	Northview Road, north side; between CTH T and CTH J Town of Pewaukee	WIHP	Individual site	N/A	County Hospital/Northview Hospital—Eclectic design; multi-story structure over a raised stone foundation; red brick exterior, stone lintels
111	N3 W26833 Northview Road Town of Pewaukee	WIHP	Individual site	N/A	Residence—Vernacular design; two stories plus attic with gable roofs; clapboard exterior; shingles on gable ends; turned columns and latticework under cornice on porches
112	N5 W27295 Northview Road Town of Pewaukee	WIHP	Individual site	N/A	Residence—Vernacular style with Italianate influence; two-story Cream City brick exterior above a raised stone foundation; deck roof with one projecting gable; seg- mented arch windows
113	0.1 mile north of IH 94 and 0.4 mile east of CTH F Town of Pewaukee	WIHP	Individual site	N/A	Residence—Vernacular style; two stories with coursed limestone exterior; features later fieldstone porch
114	Watertown Road (CTH M), north side; 0.4 mile west of Springdale Road Town of Pewaukee	WIHP	Individual site	N/A	Residence—Greek Revival design; painted brick exterior with returned eaves
115	Springdale Road, west side; 0.2 mile south of IH 94 Town of Pewaukee	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories with gable roof and one-story addition; coursed limestone exterior features include cornice, returned eaves, lintels and quoin
116	W22 N24496 Blue Mound Road Town of Pewaukee	WIHP	Individual site	N/A	Residence—Vernacular with Greek Revival influence; two stories plus attic with coursed stone exterior and gable roof; features include cornice, stone lintels and sills
117	STH 164, west side; 0.1 mile north of Blue Mound Road (CTH JJ) Town of Pewaukee	WIHP	Individual site	N/A	Residence and Industrial Building—Vernacular style; limestone exterior with gable roof; several building sections have been added; associated with nearby limestone quarries
118	STH 164, east side; 0.3 mile south of IH 94 Town of Pewaukee	WIHP	Individual site	N/A	Smokestack—Vernacular design; constructed of Cream City brick; some detail at top
119	0.3 mile northwest of intersection of STH 164 and CTH JJ Town of Pewaukee	NRHP WIHP	Individual site	N/A	Hadfield Lime Kilns—Vernacular style; six kiln structures in this complex, constructed of limestone; now abandoned
120	0.4 mile south of IH 94; 0.5 mile north of CTH JJ on Busse Road Town of Pewaukee	WIHP	Individual site	N/A	Residence—Transitional style with Italianate and Greek Revival influence; two stories with coursed limestone exterior; features include stone lintels and sills, side-

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121	N75 W24198 W. Blue Mound Road Town of Pewaukee	WIHP HG	Individual site	1843	John Hodgeson House—Italianate design; two stories with hip roof and limestone exterior; special features include stone lintels and sills, brackets and dentils under cornice, and raised foundation with water table
122	W269 N1911 Meadowbrook Road Town of Pewaukee	WIHP	Individual site	c. 1845	Residence—Vernacular style; two stories plus attic with gable roof; limestone exterior; features include lintels and sills, returned eaves, and strong cornice
123	N15 W24824 Blue Mound Road Town of Pewaukee	WIHP	Individual site	N/A	Residence—Greek Revival design; two stories plus attic with gable roof and porch; clapboard exterior; features include returned eaves and sunburst window in main gable
124	W240 N2213 Pewaukee Road, west side; 0.5 mile south of Wisconsin Avenue (CTH SS) Town of Pewaukee	WIHP	Individual site	N/A	Residence—Transitional style with Late Greek Revival and Early Italianate influences; two stories with gable roof and light brick exterior; features include returned eaves, circular window above porch, arched windows, scroll bargeboards, and chimney detail
125	W264 S3641 CTH X, west side; 0.1 mile south of STH 59 Town of Waukesha	WIHP HG	Individual site	c. 1878	Sebina Barney House—Victorian Italianate style; two stories with Cream City brick exterior; special features include segmented round-arch windows, heavy cornice, cresting, and dormers; barn with cupola is to rear of property
126	CTH D, south side; 0.2 mile east of Town Line Road Town of Waukesha	WIHP	Individual site	N/A	Residence—Italianate Vernacular design; two stories plus attic with clapboard exterior; features include bargeboards with latticework, window frames with pedimented hood, and chimney detail; stone outbuilding on property
127	S26 W2651 CTH DE Town of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival design; two stories with gable roof; L-shaped design; features include returned eaves, cornice, and hooded entrance
128	CTH X, east side; 0.4 mile south of STH 59 Town of Waukesha	WIHP	Individual site	1931	Lawrence School—Bungalow style; complex hip roof with gables and angles; orange brick exterior; features include cornice with brackets, bargeboards, and detailed windows below main gable
129	Big Bend Road, west side; 0.25 mile north of Town Line Road Town of Waukesha	WIHP	Individual site	N/A	Barn—Vernacular design; rectangular with gable roof and wood exterior; special feature is cupola
130	CTH X, south side; one mile east of Woods Road Town of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival design; two stories with gable roof; sided exterior; features include cornice, returned eaves, and ornamented entrance
131	W270 S5745 CTH I 1.4 miles south of Lawnsdale Road Town of Waukesha	WIHP	Individual site	N/A	John Hille House—Italianate style; two stories with hip roof; exterior is painted brick; features include shutters, light cornice, and stone sills
132	CTH XX, west side; 0.6 mile south of CTH I Town of Waukesha	WIHP	Individual site	N/A	Residence—Victorian Vernacular style; two stories plus attic with clapboard exterior; features include latticework and arched window frames
133	CTH I, west side; 0.2 mile south of Lawnsdale Road Town of Waukesha	WIHP	Individual site	N/A	Residence—Victorian Vernacular design; two stories with gable roof and brick exterior; features include double bay window, cornice, and segmented arch windows
134	CTH XX, west side; 0.4 mile south of CTH I Town of Waukesha	WIHP	Individual site	N/A	Residence—Victorian Vernacular design; two stories plus attic with clapboard exterior; features include shinglework in gable, double porch, and chimney detail
135	CTH XX, east side; 1.1 miles north of Town Line Road Town of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories with gable roof and clapboard exterior; features include returned eaves, transom, sidelights, cornice, and thin pilasters
136	S52 W24336 Glendale Road, north side Town of Waukesha	WIHP	Individual site	N/A	Residence—Victorian Vernacular design; two stories with attic and gable roof; features include latticework, pent roof, and porches
137	STH 164, west side; 0.25 mile south of Glendale Road Town of Waukesha	WIHP	Individual site	N/A	Residence—Victorian Vernacular style; two stories plus attic with gable roof and clapboard exterior; features include latticework, porch detail, and arched window frames
138	Big Bend Road, south of inter- section with Lawnsdale Road Town of Waukesha	WIHP	Individual site	1847-48	Wright House—Greek Revival style

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139	S53 W24265 Glendale Road, south side Town of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories with gable roof and clapboard exterior; features include returned eaves
140	S47 W22455 Lawnsdale Road, south side Town of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories plus attic on one wing and two stories on other; gable roof and clapboard exterior; features include returned eaves, classical doorframe, and arched window frames
141	S225 W5201 CTH U, west side Town of Waukesha	WIHP	Individual site	N/A	Residence—Victorian Vernacular design; two stories plus attic with gable roof and clapboard exterior; features include latticework, double pent roofs with brackets, round-arch window frames, and chimney crown
142	S229 W4106 Milky Way Road, east side Town of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories plus attic with gable roof and fieldstone exterior; features include returned eaves, quoins, stone lintels, and half-circle windows on gable ends
143	West side of S. Grand Avenue and north of W. Newhall Avenue City of Waukesha	HG	Individual site	N/A	Site of Fountain Springhouse—Multi-story hotel structure built to accommodate 600 guests; the largest and grandest hotel in the City of Waukesha during the Springs Era; the hotel closed in 1905 and was razed in 1957
144	Blue Mound Road, north side; at Goerke's Corners Town of Brookfield	WIHP	Individual site	N/A	Landsbury's Outdoor Bar-B-Que—Pagoda style; one- story, rectangular structure with wood exterior; fea- tures include red tile roof and arcaded, arched windows
145	515 W. Moreland Boulevard City of Waukesha	НG	Individual site	N/A	"Justice" Statue—Pewter representation of Justice (woman holding scales and sword); constructed in 1893 and restored in 1972; stood atop the Old Courthouse on Main Street in downtown Waukesha; now in New Courthouse lobby
146	Moor Downs Golf Course City of Waukesha	HAWW	Individual site	N/A	Springhouse—Constructed of concrete with wood doors and gable roof; spring is now capped and not in use
147	324 N. West Avenue City of Waukesha	HAWW	Individual site	1908	Casa de Flores—Razed
148	232 N. West Avenue City of Waukesha	HG	Individual site	N/A	Abram H. Hadfield Residence—Razed
149	1101 Buckley Street City of Waukesha	NRHP	Individual site	1894	Patrick J. Buckley House—Queen Anne style; features a wraparound veranda on one corner of the house
150	429 E. Broadway City of Waukesha	WIHP	Individual site	Late 1930s	Residence—Vernacular style with both Tudor and Swiss influences; two stories with stucco exterior; features include decorative half-timbering, railings, and balcony
151	817 E. Broadway City of Waukesha	WIHP	Individual site	N/A	Residence—Queen Anne Cottage style; two stories with pressed metal hip roof; features include projecting gables with turned post supports
152	422 E. Broadway City of Waukesha	WIHP	Individual site	Early 1930s	Service Station—Tudor inspired design; small in scale; one story with steeply pitched roof
163	419 E. Broadway City of Waukesha	WIHP	Individual site	1938	Erling Larsen Funeral Home—Vernacular design with Tudor influence; two stories plus attic with Lannon stone facade and stucco side exteriors; features include stone arched entrances and first-story windows
154	326 E. Broadway City of Waukesha	WIHP	Individual site	c. 1885	Charles Williams House—Vernacular style; two stories plus attic with clapboard exterior and gable roof; features include paired windows on main gable end, trusswork, lintels, and chimney detail
155	400 E. Broadway City of Waukesha	WIHP	Individual site	1859/1925/1977	John Gaspar Residence—Colonial Revival style; two stories plus attic with gable roof; originally a Greek Revival style and altered in the 1920s; features include sidelights and blind fanlight around main entrance, shutters on facade, and returned eaves
156	448 W. College Avenue City of Waukesha	WIHP	Individual site	1895 with later porch	Residence—Vernacular style; two stories plus attic with gable roof; clapboard and asbestos shingle exterior; features include dormer and plain bargeboards with supporting brackets
157	438 W. College Avenue City of Waukesha	WIHP	Individual site	1895-1900	Residence—Queen Anne design; two stories plus attic with aluminum siding exterior; features include over-lapping gables, corner tower, flared eaves, and dormer

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158	817 N. East Avenue City of Waukesha	WIHP	Individual site	1931	Mary Freney House—Mediterranean style; two-story main block with single-story wings; feature include red tile roof, unique entrance, and cupola
159	804 N. East Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular with Greek Revival influence; two stories plus attic with gable roof and clapboard exterior; features include returned eaves, porches, and chimney detail
160	529 Dunbar Avenue City of Waukesha	WIHP	Individual site	c. 1885	Residence—Vernacular design; two stories plus attic with gable roofs; building is significantly altered and few distinguishing characteristics remain; a converted carriage barn still exists in rear of property
161	525 Dunbar Avenue City of Waukesha	WIHP	Individual site	c. 1895	Wardrobe's Boarding House—Vernacular design; two stories plus attic with clapboard exterior; features include dominating facade gable with peak ornamentation, symmetrical design, and porch-covered entrance
162	121 N. Hartwell Avenue City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	1918	Residence—Bungalow style; one story plus attic with overlapping gable roofs and stucco exterior; wide bargeboards on gables
163	608 N. Grandview Boulevard City of Waukesha	WIHP	Individual site	c. 1930/1980	Westowne Subdivision Land Office—Small, one story with gambrel roof and fieldstone exterior; recessed porch and circular window on facade
164	122 S. Grand Avenue City of Waukesha	WIHP	Individual site	Between 1911 and 1917	Residence—Vernacular design; one story plus attic with steep gable roof and stucco exterior; features include T-shaped design, returned eaves, and little ornamentation
165	831 N. Grand Avenue City of Waukesha	WiHP	Individual site	1902/1918	Waukesha County Bank—Vernacular design; two-story structure with stone exterior; features include marble columns and rusticated piers; however, a metal "cornice" has altered the original appearance of the building
166	525 N. Grand Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Prairie design; two-story rectilinear structure with low hip roof and stucco exterior; features include battered walls and central vestibule, entrance detail, and brackets
167	603 N. Grand Avenue City of Waukesha	WIHP	Individual site	c. 1918	Residence—Italianate design; large, two stories with hip roof and brick exterior; features include brackets, distinctive porch, dormers, and oriel window
168	425 N. Grand Avenue City of Waukesha	WIHP	Individual site	1915	W. H. Sherman House—Bungalow style; two stories with gable roof and stucco exterior; features include brackets and bands of windows
169	516 N. Grand Avenue City of Waukesha	NRHP WIHP	Individual site	1910	Charles E. Nelson House—English Gothic design; two stories plus attic with gable roof; limestone and stucco exterior; features include dominating front porch, dormers, and chimney detail
170	406 N. Grand Avenue City of Waukesha	WIHP	Individual site	1919	High School—Vernacular design; two-story structure over a raised basement with brick exterior; features include regularly spaced windows, lintels, and spandrel ornamentation
171	419 N. Grand Avenue City of Waukesha	WIHP	Individual site	1890-95	Residence—Queen Anne Revival style; two stories plus attic with truncated hip roof and projecting gables; features include shinglework, pent roofs, and decorative gablet
172	123 N. Grand Avenue City of Waukesha	WIHP	Individual site	1850-60s	Residence—Greek Revival design; frame, two stories plus attic with gable roof; asphalt siding, scored to imitate brickwork detracts from its integrity; features include returned eaves and one-story porch with Tuscan columns
173	307 N. Grand Avenue City of Waukesha	WIHP	Individual site	1912/rear; addition, post 1917	Davies Brothers Commercial Building—rectangular, two-story building with addition in rear; features include segmentally arched windows placed in an irregular rhythm
174	220 Fountain Street City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; one story with gable roof and aluminum siding over brick; projecting gable on facade with returned eaves contains entrance

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175	1018 Ellis Street City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular Cottage style; small, one story plus attic with clapboard exterior; features include splii fieldstone foundation, shingles at attic level, and turne posts at porch
176	Frame Park City of Waukesha	WIHP	Individual site	1928	Restrooms, Pergola, and Plaque—The pergola base and piers are constructed of limestone slabs and the sides are split wood latticework with a log roof; the rectiliner restrooms are constructed of limestone with a hip roof and latticework detail; the plaque is mounted on a larg stone in the park
177	Frame Park City of Waukesha	WIHP	Individual site	c. 1880s	Hobo Spring—An open spring surrounded by concentric rings of limestone; never covered by an elaborate springhouse and used by "common people"; a remnar of the Springs Era
178	101 N. Grand Avenue City of Waukesha	WIHP	Individual site	N/A	ResidenceRazed
179	831 Gaspar Street City of Waukesha	WIHP	Individual site	N/A	Commercial Building—One-story Cream City brick structure with gable roof; newer facade is constructed of red brick and is dominated by tile roofs, arranged to suggest a mansard roof
180	605 N. Barstow Street City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular style with Queen Anne influ- ence; two stories plus attic with overlapping gables an clapboard exterior; features include cut-stone founda- tion, fish-scale shingles, corner tower, and bay window
181	321 N. Barney Street City of Waukesha	WIHP	Individual site	Between 1874 and 1880	Residence—Vernacular style; two stories with gable ro and Cream City brick exterior; L-shaped floor plan; features include cornice, segmented arched windows, and chimney crown
182	130 N. W. Barstow Street City of Waukesha	WIHP	Individual site	c. 1910-20	Waukesha Gas and Electric—Razed
183	341 N. Barstow Street City of Waukesha	WIHP	Individual site	Pre-1891	Residence—Razed
184	128 W. Broadway City of Waukesha	WIHP	Individual site	N/A	Commercial Block—Vernacular style; two-story structu with stucco exterior and round-headed windows on second story
185	131 W. Broadway City of Waukesha	WIHP	Individual site	c. 1930s	Commercial Building—Eclectic style with Tudor and Mediterranean influences; two stories with brick exterior; features include limestone frames around storefront and entrances, second-story balconies, pen roofs, and brackets
186	714 N. East Avenue City of Waukesha	WIHP	Individual site	1860s	Residence—Greek Revival style; one story plus attic wi one-story side wing and clapboard exterior; features include exterior chimney which bisects the main gable end, returned eaves, and bay window
187	503 N. East Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; two stories plus attic with clapboard exterior and intersecting gable roofs; features include bargeboards on main gable, bullseye window, and front porch with detail
188	390 W. Main Street City of Waukesha	WIHP	Individual site	N/A	Commercial Building—altered Transitional style with Greek Revival and Italianate characteristics; two storie with gable roof and concrete plaster exterior; segmen- tally arched window openings
189	400 W. Main Street City of Waukesha	WIHP	Individual site	N/A	Commercial Building—Greek Revival design; two storie with gable roof; features include returned eaves and shutters on second-story facade
190	264 W. Main Street City of Waukesha	WIHP	Individual site	N/A	Theater—Vernacular with Art Deco influence; one-stor structure with smooth exterior surface; features inclustepped parapet and carrara glass on first story to the marquee
191	487 W. Main Street City of Waukesha	WIHP	Individual site	Between 1922 and 1929	Filling Station—Tudor design; one story with steeply pitched, intersecting gable roofs and half-timbering on second-story exterior; additions and alterations are noncontributing
192	200 E. Main Street City of Waukesha	WIHP	Individual site	Between 1917 and 1922	Filling Station—Vernacular style with Tudor influence; one story with aluminum siding; features include steeply pitched gable roofs and chimneys with crowns

		Source			
Identification Number ^b	Historic Place Location	of Historic Listing	District Association	Significant Date(s)	Name ⁸ and Description of Historic Place
193	214 E. Main Street City of Waukesha	WIHP	Individual site	N/A	Commercial Building—Vernacular style; two stories with gable roof and clapboard exterior; features include false facade with central pediment, brackets, and simple cornice
194	819 Buena Vista City of Waukesha	WIHP	Individual site	c. 1920s	Residence—Bungalow style; one story plus attic with gable roof; features include shed-roof dormer and recessed fieldstone porch
195	909 Buena Vista City of Waukesha	WIHP	Individual site	c. 1920s	Residence—Bungalow style; one story plus attic with gable roof; features include shed-roof dormer and recessed fieldstone porch
196	913 N. East Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Razed
197	827 N. East Avenue City of Waukesha	WIHP	Individual site	Between 1895 and 1901	Residence—Queen Anne style; two stories plus attic with a steep gable roof; features include prominent eave line, bay windows, porch, and three-story tower
198	1241 Lincoln Avenue City of Waukesha	WIHP	Individual site	c. 1929	Quality Aluminum Casting Company—Industrial Vernacular design; two stories with brick exterior and large areas of factory glass
199	401 Madison Street City of Waukesha	WIHP	Individual site	Between 1901 and 1911	B. H. Wright Building—Commercial Vernacular design; two-story structure; constructed of concrete block formed to suggest stone; features include pediment, vertical coursing above windows, and entrance detail
200	222 Carroll Street City of Waukesha	WIHP	Individual site	c. 1880-85	Residence—Vernacular design; two stories, L-shaped design with steep gable roofs and clapboard exterior; features include corner entrance placement, porch, and bay windows
201	618 Chicago Avenue City of Waukesha	WIHP	Individual site	c. 1889; alt. 1930; alt. 1949	Blair School—Eclectic Queen Anne and Vernacular design; two stories above a raised basement with brick exterior; features include stone window surrounds and semicircular openings
202	210 Carroll Street City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival design; one story plus attic with gable roof and one-story side wing; clapboard exterior; features include returned eaves
203	218 Carroll Street City of Waukesha	WIHP	Individual site	c. 1895-1900	Residence—Vernacular design; frame, two stories plus attic above a cut-stone foundation; features include rectangular bay window and sunbursts at gable ends
204	139 W. Broadway City of Waukesha	WIHP	Individual site	1916	Ruekert Building—Vernacular design; two-story com- mercial building with brick exterior; features include entablature on facade
205	143-147 W. Broadway City of Waukesha	WIHP	Individual site	1916	Ruekert Building—Vernacular design; two-story brick building; bevelled west corner with entrance; features include tin cornice, brackets, and pediment
206	149-151 W. Broadway City of Waukesha	WIHP	Individual site	c. 1890-95	Commercial Building—Razed
207	916 Buena Vista City of Waukesha	WIHP	Individual site	c. 1920s	Residence—Bungalow style; two-story frame house with gable roof; features include fieldstone front porch with fieldstone piers and kneewall and shed-roof dormer
208	161-167 Bank Street City of Waukesha	WIHP	Individual site	N/A	Industrial Building—Vernacular design with moderniza- tion; three sides of this structure have been remodeled with a red brick veneer; the original design on the remaining side includes a Cream City brick exterior on a limestone base and a double row of windows with stone sills
209	319 Barney Street City of Waukesha	WIHP	Individual site	Between 1874 and 1880	Residence—Vernacular design with Picturesque influ- ence; two stories with gable roofs and stone founda- tion; features include brick exterior, segmentally arched windows, and turned posts on open porch
210	632 Delafield Street City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories with gable roof and clapboard exterior; features include cornice, returned eaves, entablature, and corner posts
211	434-436 Dunbar Avenue City of Waukesha	WIHP	Individual site	c. 1880-85	Residence—Italian Villa design; two-story frame structure with clapboard exterior and a complex roof; features include tower with shinglework and occasional window caps

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212	425 N. East Avenue City of Waukesha	WIHP HG	Individual site	c. 1890	Frank E. Allen House—Queen Anne Cottage design; on story plus attic with clapboard exterior and steeply pitched hip roof; features include symmetrical design and two pedimented window bays around entrance with dentils and paterae
213	Bethesda Spring Park City of Waukesha	WIHP HG	Individual site	1868	Dunbar Oak—marks the location of Richard Dunbar's discovery of the supposed curative powers of Waukesha's mineral water, which gave birth to the Springs Era in Waukesha; felled by storm in 1991
214	133 Baxter Street City of Waukesha	WIHP HAWW	Individual site	1916	Waukesha Dairy and Sale Pavilion—Razed
215	814 Arcadian Avenue City of Waukesha	WIHP HG	Individual site	Pre-1891	Jackson House—Vernacular style with Italianate influence; two-story brick structure with cubical design features include two-story porch, hip and gable roof design, and brackets under eave line
216	121 Arcadian Avenue City of Waukesha	WIHP HG	Individual site	c. 1885	Presbyterian Parsonage—Vernacular style with Picturesque influence; two stories plus attic above a cut-stone foundation; features include shinglework, bargeboards, and spindlework
217	139 W. North Street City of Waukesha	WIHP HAWW	Individual site	Between 1880 and 1884	Waukesha Manufacturing Company's Wool Storage Building/Waukesha Motors Company—Vernacular design; two stories with rubble limestone exterior; features include semielliptical arches on facade openings; lintels, sills, and cornice
218	319 Williams Street City of Waukesha	WIHP HG HAWW	Individual site	1881	Milwaukee and Madison Depot—Vernacular design; constructed of Cream City brick with gable roof; features include gable ornament, limestone trim, and railroad cars
219	429 N. Grand Avenue City of Waukesha	WIHP	Individual site	1870	Andrew Aitken House (Aitken-Gaspar Home)—Italianat style; two stories with Cream City brick exterior above cut-stone foundation; features include segmentally arched and round-headed windows and dormers
220	413 Wisconsin Avenue City of Waukesha	NRHP WIHP HG	Individual site	c. 1891; alt. 1956	First German Reformed Church—High Victorian eclecti ecclesiastical design; features include large central steeple, steeply pitched roof, and tall arched windows with painted glass
221	353-354 W. St. Paul Avenue City of Waukesha	WIHP HAWW	Individual site	N/A	O. M. Hubbard Boarding House—Greek Revival style; one story plus attic with stucco exterior; features include veranda and shed-roof dormer
222	430 Wisconsin Avenue City of Waukesha	WIHP	Individual site	c. 1865	Residence—Greek Revival design; one story plus attic with single-story wing; features include stucco exterio and returned eaves
223	332-334 Wisconsin Avenue City of Waukesha	WIHP	Individual site	1914	Dr. W. T. Murphy Apartment Building—Prairie style; rectangular two stories with brick exterior; features include horizontal bands of windows, belt courses, water table, cornice, and double porch
224	611 N. Grand Avenue City of Waukesha	WIHP	Individual site	1922	First Baptist Parsonage—Vernacular design; rectangula two-story home of brown brick; features include porch pent roofs, and large frame brackets
225	717 N. Grand Avenue City of Waukesha	WIHP	Individual site	1920	Park Theatre—Razed
226	102 S. Grand Avenue City of Waukesha	WIHP	Individual site	1915	W. H. Hardy, Jr. Residence—Swiss Chalet with Prairie influence; two stories with stucco exterior; features include simple trim, and overhanging roofline, large porch, and pavilion
227	511 N. Grand Avenue City of Waukesha	WIHP	Individual site	N/A	Carriage House-Frame Residence—Two stories with board and batten siding exterior and two-story wing; features include elongated windows with frame hood molds, dormers, balcony, and shutters
228	203 N. Hartwell Avenue City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1918	McFarlane House—American Foursquare design with Prairie influence; two-story structure with brick and stucco exterior; features include overhanging eaves,

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identification Number ^b	Historic Place Location	of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
229	211 N. Hartwell Avenue City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	с. 1919	Charles Brasted House—Bungalow style; one-story structure; features include porch and pergola composed of fieldstone and fieldstone chimney
230	510-512 N. Hartwell Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular style with Picturesque influence; two-story rectangular home with steeply pitched gable roof; features include entrance vestibule, upper bay window, and front gable
231	318 N. Hartwell Avenue City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1885	Phillip and Elizabeth Imig House—Picturesque design; two stories with gable roofs and clapboard exterior; fea- tures include decorated porch with chamfered posts and spindlework, iron cresting on roof, and bargeboards
232	705 N. Hartwell Avenue City of Waukesha	WIHP	Individual site	c. 1890-95	Residence—Vernacular design; two stories plus attic with intersecting gable roof and clapboard exterior; features include shinglework at attic level, bargeboards, and swan detail
233	824 N. Hartwell Avenue City of Waukesha	WIHP	Individual site	Pre-1911	Waukesha Manufacturing Company-Garage/Fire Department Station Number 2Vernacular design; rusticated concrete block exterior with gambrel roof; features include parapet on facade
234	730 Maple Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Razed
235	716 Maple Avenue City of Waukesha	WIHP	Individual site	c. 1870	Residence—Transitional design with Greek Revival and Picturesque influences; frame, two stories with gable roof; features include repeated fenestration, corner posts, frieze, and porch with curvilinear brackets
236	620 Maple Avenue City of Waukesha	WIHP	Individual site	c. 1920	Jay Laing House—American Foursquare design; two stories plus attic with hip roof and stucco and brick exterior; features include dormers, flared eaves, front porch with returned eaves, bow window, and oriel
237	523 Maple Avenue City of Waukesha	WIHP	Individual site	Between 1890 and 1895	Residence—Razed
238	521 Maple Avenue City of Waukesha	WIHP	Individual site	1890-95	Residence—Razed
239	515 Maple Avenue City of Waukesha	WIHP	Individual site	c. 1885-90	Residence—Vernacular design; two stories with brick exterior and intersecting gable roofs; features include front porch with columns resting on stone bases, attic window lintels and sills, and pediment over porch entrance
240	430 Maple Avenue City of Waukesha	WIHP	Individual site	c. 1875-80	Residence—Italianate style influence; two stories with T-shaped massing and brick exterior; features include stilted segmental windows and 20th century porch
241	429 Maple Avenue City of Waukesha	WIHP	Individual site	N/A	Church—Vernacular design with Italianate influence; two stories with clapboard exterior and hip roof; fea- tures include modest ornamentation, corner pilasters, porches over entrances, and frieze
242	223 Maple Avenue City of Waukesha	WIHP	Individual site	Pre-1929	Fox Head Brewery—Vernacular Industrial design with Moderne influence; two stories with Cream City brick exterior; features include a fox head ornament and vertical lines
243	222 Maple Avenue City of Waukesha	WIHP	Individual site	N/A	School—Vernacular design with Tudor influence; two-story structure with red brick exterior; features include stone foundation, stone entrance arch, and entrance detail
244	210 Maple Avenue City of Waukesha	WIHP	Individual site	1860s	Residence—Greek Revival style; frame, two-story structure with one-story side wing; features include returned eaves and noncontributing porch
245	121 W. Broadway City of Waukesha	WIHP	Individual site	Between 1922 and 1929	Commercial Building—Razed
246	280 W. Broadway City of Waukesha	WIHP	Individual site	1915-16	Andrews Block—Commercial Prairie School design; two stories, flatiron building with reddish-brown brick exterior; features include horizontal limestone coursing and roof coping
247	117 W. Broadway City of Waukesha	WIHP	Individual site	N/A	Commercial Building—Razed

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248	238 W. Broadway City of Waukesha	WIHP	Individual site	1890s	Blacksmith and Wood Shop—Commercial Vernacular design; two-story building with limestone exterior; features include stone pilasters, parapet, and simple capitals at the level of the entablature
249	1013 E. Broadway City of Waukesha	WIHP	Individual site	c. 1900	Residence—Late Queen Anne design; two stories plus attic with clapboard exterior; features include lunette window with exaggerated keystone, pedimented porch, and brackets
250	720 N. East Avenue City of Waukesha	WIHP	Individual site	Pre-1899	Addison C. Nickell House—Vernacular design; two stories plus attic with clapboard exterior and hip roof; features include cut-stone foundation, pedimented porch, porte cochere, and dormers
251	100 E. Broadway City of Waukesha	NRHP ^C WIHP HAWW HG	Individual site	1867/1899/1922/ 1928	First Congregational Church—Vernacular design; rectangular block building with red brick exterior and gable roofs; features include tower with slender spire, flared eaves, and arched stained-glass windows
252	414 S. East Avenue City of Waukesha	WIHP	Individual site	1939	William Stare House—International style; two stories with smooth stucco exterior; features include wide eaves, bands of windows, and a porthole window
253	505 S. East Avenue City of Waukesha	WIHP	Individual site	c. 1930	Nicholas Werner House—Georgian Revival style; rectangular, two stories plus attic with red brick exte- rior; features include white trim and shutters, central pedimented entrance, and symmetrical design
254	128 S. East Avenue City of Waukesha	WIHP	Individual site	1895-1900	Residence—Vernacular design; two stories plus attic with clapboard exterior; features include modest detailing, shinglework at attic, porch, and latticework in gable peak
255	201 S. East Avenue City of Waukesha	WIHP	Individual site	c. 1917	George Haynes House—Vernacular design with Italianate influence; two stories plus attic with stucco exterior and hip roof; features include central pavilion and symmetrical design
256	400 N. East Avenue City of Waukesha	WIHP	Individual site	1860s	Residence—Greek Revival style; L-shaped, two stories with gable roofs; features include returned eaves, port addition, and cornice
257	408 N. West Avenue City of Waukesha	WIHP	Individual site	c. 1905	Residence—Vernacular American Foursquare design; two stories plus attic with steeply pitched hip roof; features include dormers, gable pediment on east side, and a round-headed window
258	412 N. West Avenue City of Waukesha	WIHP	Individual site	c. 1905	Residence—Vernacular American Foursquare design; two stories plus attic with steeply pitched hip roof; features include gable pediment on facade and round- headed window
259	413 N. West Avenue City of Waukesha	WIHP	Individual site	c. 1890-95	Residence—Vernacular design; two-story frame structure with clapboard exterior and deck roof; features include modest ornamentation, porches, and double-story bay windows
260	420 N. West Avenue City of Waukesha	WIHP	Individual site	c. 1911-17	James Brimmer House—Prairie style; two stories with limestone first story and stucco second story; features include horizontal bands above first story and at eave line, arched entrance, and bands of windows
261	421 N. West Avenue City of Waukesha	WIHP	Individual site	c. 1905	Residence—Colonial Revival style; two stories plus attic with hip roof and clapboard exterior; features include pavilion with gable roof on facade, porch, dormers, and chimney detail
262	500 N. West Avenue City of Waukesha	WIHP	Individual site	c. 1919; remodeled in 1929	Hugo Hoeveler House—Vernacular design with Bungalow influence; two stories plus attic with stucco exterior and hip roof; features include dormers, porch, and brackets
263	112 S. West Avenue City of Waukesha	WIHP	Individual site	c. 1875	Residence—Vernacular design; T-shaped, two stories with gable roofs; features include segmentally arched windows and entrances and wide eaves
264	208 S. West Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival design; two stories with gabl roofs and asphalt-shingle exterior; features include unusual placement of long axis parallel to the street

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Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
265	236 S. West Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; one story plus attic with gable roof and clapboard exterior; features include unusual placement of long axis as facade of building, returned eaves, and cornice
266	201 N, West Avenue City of Waukesha	WIHP	Individual site	c. 1920s	Residence—Vernacular design; one story plus attic with gable roof; features include log exterior on first story and shed-roof dormers
267	129 N. West Avenue City of Waukesha	WIHP	Individual site	c. 1865	Residence—Greek Revival style; T-shaped, two stories with one-story wing; gable roofs and clapboard exterior; features include returned eaves and porch
268	402 N. West Avenue City of Waukesha	WHIP	Individual site	c. 1895-1900	Residence—Vernacular design; frame, two stories plus attic with overlapping gable roofs and clapboard exterior; features include pediments, porch, and dormer
269	108 E. St. Paul Avenue City of Waukesha	WIHP	Individual site	Between 1890 and 1895	Commercial Building—Vernacular Commercial style; two stories plus attic with gable roof and painted brick exterior; features include false facade and bracketed cornice
270	285 E. St. Paul Avenue City of Waukesha	WIHP	Individual site	N/A	Waukesha American Gas Company—Razed
271	625 E. St. Paul Avenue City of Waukesha	WIHP	Individual site	c. 1865	Milwaukee Road Locomotive House—Vernacular Industrial design; constructed of brick with numerous additions
272	124 W. St. Paul Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; T-shaped, two stories with one-story wing and gable roofs; features include returned eaves, clapboard exterior, and shutters
273	304 W. St. Paul Avenue City of Waukesha	WIHP	Individual site	N/A	Commercial BuildingRazed
274	314 W. St. Paul Avenue City of Waukesha	WIHP	Individual site	1917	Park School—Vernacular style; two stories with red-brown brick exterior above a raised basement; features include inset tiles in spandrels and frieze
275	901 W. St. Paul Avenue City of Waukesha	WIHP	Individual site	Pre-1922	Waukesha Motor Company—Vernacular Industrial design; two stories constructed of steel and concrete; features include brick pilasters and factory sash on wall
276	304 E. College Avenue City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	1928	John H. Hoff House—Georgian Revival style with Dutch Colonial influence; two-story rectangular block with gable roof and two-story wings with gambrel roof; features include elaborate entrance and dormers
277	214 E. College Avenue City of Waukesha	WIHP	Individual site	c. 1870	Residence—Razed
278	512 Elizabeth Street City of Waukesha	WIHP	Individual site	c. 1885	Residence—Vernacular design; two stories with inter- secting gable roofs and clapboard exterior; features include bargeboards, L-shaped plan, and detailed lintels
279	706 E. Main Street City of Waukesha	WIHP	Individual site	1886	Wisconsin Central Car Shops—Complex of structures of Vernacular design; main building is a large gable-roofed rectangular block; this complex was used to repair railroad cars
280	108 W. Main Street City of Waukesha	WIHP	Individual site	c. 1895	Residence—Razed
281	145 W. Main Street City of Waukesha	WIHP	Individual site	Between 1922 and 1929	Texaco Filling Station—Pagoda style; one story with steeply pitched gable roof and stucco exterior; features include tile roof and flared eaves
282	250 W. Broadway City of Waukesha	WIHP	Individual site	N/A	Metropolitan Building—Vernacular Commercial style; one-story brick structure with awnings; converted into an interior mall
283	280 W. Main Street City of Waukesha	WIHP	Individual site	c. 1880-84	Hadfield Block—Twentieth Century design; two- and three-story building with smooth brick exterior; bands of windows across facade
284	351 W. Main Street City of Waukesha	WIHP	Individual site	N/A	Commercial Building—Vernacular design; two stories constructed of brick and stone; features include pilasters, round-headed windows, and cornice with dentil detail
285	362 W. Main Street City of Waukesha	WIHP	Individual site	c. 1890	Saloon—Vernacular Commercial design; two stories with brick exterior; features include plain design, false front, and cornice

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286	363 W. Main Street City of Waukesha	WIHP	Individual site	N/A	Commercial Building—Vernacular design; one story with gable roof and stone exterior; features include clapboard false front with cornice
287	401 W. Main Street City of Waukesha	WIHP	Individual site	Between 1895 and 1901	Commercial Building—Vernacular design; two stories with limestone exterior; features include oriel windows tile pent roof, and bracketed cornice
288	404 W. Main Street City of Waukesha	WIHP	Individual site	N/A	Commercial Building—Vernacular design; two stories with brick exterior; features include stepped parapet
289	412 W. Main Street City of Waukesha	WIHP	Individual site	Between 1890 and 1895	Commercial Building—Vernacular Commercial design; two stories with rubblestone exterior; features include oriel window with pediment, a corbel, and bracketed cornice
290	431 W. Main Street City of Waukesha	WIHP	Individual site	c. 1930s	Commercial Building—Moderne design; one-story struc- ture with curved wall in the front and porthole window
291	156 W. Main Street City of Waukesha	WIHP	Individual site	Between 1874 and 1880	Residence—Italianate design; two stories with brick exterior and a low hip roof; features include bracketed cornice, round-headed arched windows on upper floor, and segmentally arched windows on lower floor
292	160 W. Main Street City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; two stories above a cut-stone foundation with brick exterior; features include corbelled cornice, jerkinhead roof, and recessed second-story window
293	161 W. Main Street City of Waukesha	WIHP	Individual site	Between 1875 and 1880	Residence—Razed
294	115 Madison Street City of Waukesha	WIHP	Individual site	1890	Milwaukee Road Passenger Depot—Vernacular design; one story with low gable roof; features include overhanging eaves with brackets, bullseye window, and segmentally arched openings
295	1000 Madison Street City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; two stories plus attic with noncontributing aluminum siding and gable roofs; features include a carriage barn on property with globe weather vane
296	220 Madison Street City of Waukesha	WIHP	Individual site	1879	Cambrian House—French Second Empire style; two and one-half story structure with mansard roof; features include dormers, cornice, and stone window frame detail including keystones
297	407 Madison Street City of Waukesha	WIHP	Individual site	c. 1875-80	Residence—Vernacular design with Italianate influence two stories with gable roofs; features include L-shaped plan, cornice, and slightly pedimented window caps
298	808 Madison Street City of Waukesha	WIHP	Individual site	c. 1875	Residence—Vernacular design; two stories with brick exterior above a raised limestone basement; features include stilted segmental arches and porch
299	1029 Madison Street City of Waukesha	WIHP	Individual site	c. 1924	Louis Will House—Bungalow style; frame structure with gable roof; features include pedimented porch, brackets, and heavy cornice
300	212 Wisconsin Avenue City of Waukesha	WIHP	Individual site	c. 1900-10	Judge Muchlestone House/First United Methodist Parsonage—Dutch Colonial style; two stories plus attic with gable and gambrel roof and clapboard exterior; features include fieldstone porch and lunette window
301	207 Wisconsin Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; two stories with low gable roof and aluminum siding exterior; features include bargeboards and one-story enclosed porch
302	435 Wisconsin Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; one story plus attic with gable roof and shingle exterior; features include returned eaves, shed-roof dormers, and porches
303	431 Wisconsin Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival design; one story plus attic with stucco exterior and gable roofs; features include returned eaves and porch
304	519-521 Wisconsin Avenue City of Waukesha	WIHP	Individual site	Early 1930s	Spring City Pattern—Vernacular design; one-story structure with red tile roof
305	204 Wisconsin Avenue City of Waukesha	WIHP	Individual site	c. 1885-90	Residence—Queen Anne design; two stories plus attic with hip and gable roofs; features include two stacked porches, semicircular tower with candle-snuffer roof,

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306	131 Wisconsin Avenue City of Waukesha	WIHP	Individual site	c. 1880-85	Residence—French Second Empire design; two and one-half stories with mansard roof; features include three-story tower and flared eaves
307	929 Rosemary Street City of Waukesha	WIHP	Individual site	c. 1900-05	Residence—Vernacular design; frame, two stories plus attic with gable roof and covered with various exterior materials; features include one-story porch and pedi- mented vestibule
308	702 Lincoln Avenue City of Waukesha	WIHP	Individual site	1926	Henry Kunkel House—Georgian Revival design; two stories with a one-story conservatory wing; stucco exterior; features include portico over entrance, segmental arch openings, pilasters, and dormer
309	120 S. Porter Avenue City of Waukesha	WIHP	Individual site	1939-40	Everett Barrett House—Eclectic design with Chateau influence; two stories with main gable roof; features include front chimney, cylindrical tower, and projecting gables
310	124 Wright Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1905	Eva Warden House—Shingle style; two stories plus attic with steeply pitched gable roof; features include recessed porch, pedimented gable, bow windows, and brackets
311	125 Wright Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	1922	Arthur and Lucille Libby House—Bungalow style; one story plus attic with gable roof; features include porch and shed-roof dormer
312	202 Wright Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1900	William and Alice Leadley House—Cross-Gable Cottage design; one story plus attic above a cut-stone foundation with gable roof; features include dormers, porch, and turned posts
313	205 Wright Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1885	Residence—Vernacular design; L-shaped plan, two stories with steeply gabled roofs; features include pedimented porch with spindlework
314	209 Wright Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	1890	Morgan and Mary Holmes House—Vernacular design; two stories plus attic above a cut-stone foundation; features include bargeboards and pedimented porch with detail
315	117 Wright Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	1932	Fred and Dora Wolf House—Tudor Revival style; two stories with gable roof and Lannon stone exterior; fea- tures include round-headed entrance arch and steeply pitched entrance wing
316	215 Wright Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	1890	Jacob Ruby House—Queen Anne style; two stories plus attic with multiple gable roofs and clapboard exterior; features include projecting porch, shinglework, and side wing with bevelled corners
317	138 South Street City of Waukesha	WIHP	Individual site	Between 1922 and 1929	Auto Sales and Repair Shop—Razed
318	1204-1208 The Strand City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; two L-shaped, two-story structures with intersecting gable roofs; features include bay windows and one-story porches
319	150 South Street City of Waukesha	WIHP	Individual site	c. 1901; alt. 1948-53; alt. 1966	Salem Evangelical Church—Razed
320	119-21 Wright Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1875	Residence—Vernacular design with Greek Revival influence; two stories with clapboard exterior; features include pedimented gable, one-story porch, and heavy cornice
321	120 Wright Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1892	John Wright House—Vernacular design; two stories plus attic with gables extending from a hip roof; features include one-story porch with fluted columns and heavy entablature
322	610 E. North Street City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival design; one story plus attic with intersecting gable roofs; features include returned eaves and cornice
323	1530 E. North Street City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular with Italianate influence; two stories with low hip roof and buff stone exterior; features include brick window surrounds and quoins

Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ⁸ and Description of Historic Place
324	212 E. North Street City of Waukesha	WIHP	Individual site	N/A	Weber-Bethesda Brewery—Vernacular design; large stone complex which has been greatly altered; remain ing features include roughcut stonework on side eleva tions and tower and segmentally arched windows
325	1008 Northview Road City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival design; T-shaped, one story plus attic with one-story wing with noncontributing asbestos shingles
326	1721 Northview Road City of Waukesha	WIHP	Individual site	N/A	Northview School—Vernacular design; one-story struc- ture with hip roof and orange brick exterior; features include projecting entrance and raised basement
327	200 Maria Street City of Waukesha	WIHP	Individual site	c. 1890	Residence—Vernacular design; two stories plus attic with shingle and clapboard exterior; features include corner porch with sawn and chiselled details and sunburst
328	220 Maria Street City of Waukesha	WIHP	Individual site	c. 1885	Residence—Vernacular design; two-story structure in L-shaped plan with clapboard exterior and gable roofs; features include original bargeboards, rectangular bay and porch
329	704 Westowne Avenue City of Waukesha	WIHP	Individual site	1931	Residence—Bungalow style; hip roofs and fieldstone exterior is of note; features include gambrel roof on porch, exterior chimney, and dormers
330	1050 University Drive City of Waukesha	WIHP	Individual site	N/A	Residence—Late Queen Anne design; two stories plus attic with complex roof and fieldstone and clapboard exterior; features include shingle apron between floor and tall chimney
331	2020 Easy Street City of Waukesha	WIHP	Individual site	c. 1923	Residence—Bungalow design; one story plus attic with fieldstone exterior and gable roof; features include arched openings, projecting entrance, and dormer
332	115 Ann Street City of Waukesha	WIHP	Individual site	c. 1850-60	Residence—Vernacular style with Greek Revival influ- ence; one story plus attic with gable roof and clapboar exterior; features include returned eaves and porch with simple railings and turned posts
333	114 S. Charles Street City of Waukesha	WIHP	Individual site	Between 1922 and 1929	Alexander W. Randall Public School—Vernacular style; two stories above a raised basement; features include brick exterior, oriel window, horizontal bands, and arched entrance
334	209 N. Charles Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1875-80	Residence—Vernacular design; two stories above a raised limestone foundation; features include window caps and porch
335	437 W. Newhall Avenue City of Waukesha	WIHP	Individual site	N/A	Pumping Station—Vernacular design; one story with gable roof and concrete block exterior; features include corner piers and arched openings
336	430 W. Newhall Avenue City of Waukesha	WIHP	Individual site	Between 1922 and 1929	Residence—Vernacular design; three stories with gable roof and asbestos exterior; features include brick fire wall which forms a parapet and a simple porch
337	115 N. Charles Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1880-85	George and Magdatena Imig House—Vernacular style; two stories plus attic with gable roofs and clapboard exterior; features include window caps, porch, and bay window
338	204 N. Charles Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	N/A	Residence—Vernacular style; frame, two stories with gable roof; plain design with the exception of a porch with turned posts and decorative brackets
339	603 McCall Street City of Waukesha	NRHP ^C WIHP	Proposed McCall Street (contributing)	c. 1890	Daniel and Ella Nickels House—Queen Anne style; frame, two stories plus attic with hip and gable roofs; features include bevelled corners and veranda with polygonal pavilion
340	1234 W. Moreland Boulevard City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories with gable roof and aluminum siding; features include returned eaves and one-story porch
341	Mountain Avenue City of Waukesha	WIHP	Individual site	N/A	Water Tower—Vernacular design; a large drum structu constructed of concrete slabs; vertical emphasis result from the streamlined pilasters
342	1102 Murray Avenue City of Waukesha	WIHP	Individual site	c. 1860	ResidenceGreek Revival design; two stories with gab roof and aluminum siding; features include returned

ldentification Number ^b	Historic Place Location	of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
343	1601 Murray Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories with gable roof and asphalt siding; features include returned eaves, cornice, and porch with pediment
344	1200 National Avenue City of Waukesha	WIHP	Individual site	c. 1929	Hein Werner Building—Vernacular Industrial design; two-story building which has been greatly remodeled; original building section is on the west end and is con structed of Cream City brick with red brick piers
345	403 Arcadian Avenue City of Waukesha	WIHP	Individual site	c. 1930	Waukesha Asbestos Company—Tudor style; two storie with broad gable roof and brick and stucco exterior; fe tures include second-story half-timbering, bargeboard and stone entrance detail
346	807 Arcadian Avenue City of Waukesha	WIHP	Individual site	c. 1865 with additions	Residence—Greek Revival design; two stories with gal roof; features include returned eaves and lunette win dow on gable end
347	302 Arcadian Avenue City of Waukesha	WIHP	Individual site	c. 1880-85	Residence—Vernacular design; L-shaped, two stories with gable roof and clapboard exterior; features incluoriginal window caps with carved floral motif
348	322 Williams Street City of Waukesha	NRHP ^C WIHP	Individual site	c. 1881-85	Northwestern Hotel—Vernacular Commercial design; two stories with brick exterior; features include detail cornice and rounded pediment
349	330 Williams Street City of Waukesha	WIHP	Individual site	N/A	Commercial Building—Vernacular design; two stories with gable roof and clapboard exterior; features includormers, false front, and pediment
350	316 Williams Street City of Waukesha	WIHP	Individual site	c. 1881-85	Chicago Hotel—Vernacular style; two-story frame structure with gable roof and aluminum siding; featul include false front, pediment, brackets, and cornice
351	121-123 Carroll Street City of Waukesha	WIHP	Individual site	c. 1850-60	Residence—Greek Revival style; frame, two-story rectangular block with wing additions to the east and south; features include porches and pediment
352	117-119 Carroll Street City of Waukesha	WIHP	Individual site	c. 1850-60	Residence—Greek Revival style; frame, two stories wit gable roof; original exterior has been remodeled, cove ing corner pilasters, clapboard, and cornice detail; fea tures include returned eaves and cornice
353	461 Dunbar Avenue City of Waukesha	WIHP	Individual site	Between 1880 and 1887	Residence—Vernacular design with Picturesque influence; asymmetrical two stories plus attic with complex hip and gable roof; features include cut-ston foundation, porches with brackets and spindlework, a bay windows
354	507 Dunbar Avenue City of Waukesha	WIHP	Individual site	c. 1902	Fred Gaspar House—Colonial Revival style with Queer Anne influence; two-story structure; features include dormers, porch, columns, and bay window
355	326 Barney Street City of Waukesha	WIHP	Individual site	c. 1870-75	Residence—Italianate style; cubical, two-story building with hip roof and clapboard exterior; features include corner pilasters, plain entablature, and detailed porch
356	108 Baxter Street City of Waukesha	WIHP	Individual site	c. 1850-60	Residence—Greek Revival style; two stories with gable roof and clapboard exterior; features include corner pilasters, returned eaves, and cornice
357	123 N. W. Barstow Street City of Waukesha	WIHP	Individual site	Between 1874 and 1880	Residence—Razed
358	217 N. W. Barstow Street City of Waukesha	WIHP	Individual site	c. 1855-60	Residence—Greek Revival design with alterations; two stories with gable roofs; features include pediment, returned eaves, cornice, and noncontributing porch
359	429 Lake Street City of Waukesha	WIHP	Individual site	c. 1890-95	Residence—Vernacular design; two stories plus attic with intersecting gable roofs and clapboard exterior; features include stone foundation, shinglework, and window surrounds
360	525 Lake Street City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; two stories with compl hip and gable roof and painted stucco exterior; feature include bay window, one-story porch, and circular pavilion
361	505 Lake Street City of Waukesha	WIHP	Individual site	Between 1891 and 1895	Residence—Vernacular design; two stories plus attic with gable roofs; features include bevelled corners,

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362	1002 White Rock Avenue City of Waukesha	WIHP	Individual site	c. 1870s	Commercial Building—Italianate Commercial design; two stories with gable roof and clapboard exterior; fea- tures include storefront, pediment, and cornice
363	1031 White Rock Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories with clapboard exterior and gable roofs; features include cornice, returned eaves, and lunette window
364	1076 White Rock Avenue City of Waukesha	WIHP	Individual site	c. 1860-75	Residence—Italianate design; two stories with aluminum siding exterior; features include pediment, returned eaves, and pent roof
365	1421 White Rock Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; one story plus attic with one-story addition in rear; features include modest ornamentation, hip roof, and shutters
366	407 N. West Avenue City of Waukesha	WIHP	Individual site	c. 1885-90	Residence—Vernacular design; frame, two stories plus attic with clapboard exterior; features include asymmet- rical massing, bevelled corners on side wing, and win- dow canopies
367	410 N. East Avenue City of Waukesha	WIHP	Individual site	c. 1880	Residence—Vernacular design; frame, two stories with gable roofs; features include truss-like ornament, modest frame lintels, and one-story porch
368	321 Wisconsin Avenue City of Waukesha	WIHP	Individual site	c. 1902-03; alt. 1964; alt. 1988	Public Library—Classical Revival style with alterations and additions; features include side pavilions and semi- circular limestone wing
369	327 Bethesda Court City of Waukesha	WIHP	Individual site	c. 1920	Harvey Frame House—Vernacular style; two stories plus attic with complex gable roof and brick and stucco exterior; features include chimney detail
370	514 W. College Avenue City of Waukesha	WIHP	Individual site	c. 1880-90	Residence—Vernacular style; frame, two stories with L-shaped plan and gable roofs; features include tower with round-headed arched windows, flared eaves, and dormers
371	128 Cook Street City of Waukesha	WIHP	Individual site	1895-1900	Residence—Vernacular design; two stories plus attic with hip and gable roofs; features include trusswork and sunburst in porch pediment
372	2000 E. Davidson Road City of Waukesha	WIHP	Individual site	1888	School—Vernacular design; one story plus attic with Cream City brick exterior; features include cut-stone foundation and frame belfry
373	900 Arcadian Avenue City of Waukesha	WIHP	Individual site	N/A	Commercial Building—Vernacular design; two stories with stucco and clapboard exterior; features include as the only ornament a simple metal cornice
374	108 Corrina Boulevard City of Waukesha	WIHP	Individual site	N/A	Residence—Twentieth Century design with Greek Revival influence; one story with gable roof and asbes- tos shingle exterior; features include returned eaves and raised concrete block foundation
375	210 Arcadian Avenue City of Waukesha	WIHP	Individual site	c. 1865	Residence—Vernacular design; frame, two stories with clapboard exterior and gable roof; features include centrally located chimney, lunette window and one-story porch with brackets and chamfered posts
376	115 Arcadian Avenue City of Waukesha	WIHP	Individual site	c. 1885	Residence—Vernacular design; two stories plus attic with clapboard exterior and gable roof; features include cut-stone foundation, gable peak detail, and window hoods
377	212 Cutler Street City of Waukesha	WIHP	Individual site	1927	Mastercraft Leather Company—Vernacular Industrial design; two stories with Cream City brick exterior and red brick facade; features include plain pilasters and limestone caps
378	954 Oakland Avenue City of Waukesha	WIHP	Individual site	c. 1880-85	Residence—French Second Empire Cottage design; two stories with mansard roof; features include rectangular window dormers and enclosed porch
379	1128 Oakland Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; one story plus attic with gable roof; features include porch with turned posts and spindlework
380	938 Oakland Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular style; two stories with gable roofs and clapboard exterior; features include picturesque porch with turned poets, spindlework, and brackets

ldentification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
381	819 Oakland Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Queen Anne Cottage style; frame, one story plus attic with hip roof and projecting gable; features include front bay, denticated cornice, and dormer
382	611 Oakland Avenue City of Waukesha	WIHP	Individual site	c. 1885	Residence—Vernacular design with Picturesque influence; two stories plus attic with gambrel roof and projecting gables; features include bay windows and porch with spindlework frieze
383	519 Oakland Avenue City of Waukesha	WIHP	Individual site	c. 1875-80	Residence—Vernacular style; two stories with one-story wing and gable roofs; features include round-headed windows on facade, recessed porch, and cut-stone foundation
384	1824 Oakdale Drive City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular style; L-shaped, two stories with brick exterior and gable roof; features include segmen- tally arched windows, bullseye window, and porch
385	1401 Perkins Avenue City of Waukesha	WIHP	Individual site	1891 with later additions	Waukesha Malleable Company—Vernacular Industrial style; two-story complex; constructed of brick and glass with stucco sections
386	200 Park Place City of Waukesha	WIHP	Individual site	1936-37; 1961 rear wing addition	Former Waukesha Freeman Building—Art Deco influ- ence; two stories above raised basement with Lannon stone exterior; features include pilasters with caps
387	222 Park Place City of Waukesha	WIHP	Individual site	1928	Avalon Hotel—Tudor design; five stories with limestone first story and brick upper stories; features include quoins and ornamented cornice
388	206 E. Park Avenue City of Waukesha	WIHP	Individual site	c. 1875-80	Residence—Vernacular design with Italianate influence; two stories with gable roof and one-story wing; fea- tures include slightly pointed window caps
389	221 E. Park Avenue City of Waukesha	WIHP	Individual site	c. 1875-80	Residence—Vernacular design with Italianate influence; two stories with gable roof; features include brackets, window caps, and porch
390	415 W. Park Avenue City of Waukesha	WIHP	Individual site	c. 1885-90	Residence—Vernacular design; two stories plus attic with clapboard exterior; features include shinglework at attic and panels, one-story porch, and raised foundation
391	419 W. Park Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Victorian Vernacular design; frame, two stories with main gable and side wing and clapboard exterior; features include corner posts and round-headed windows under a denticated arch on main gable end
392	423 W. Park Avenue City of Waukesha	WIHP	Individual site	c. 1905	Residence—Vernacular style; frame, L-shaped, two stories plus attic with gable roof; features include paired windows with frame caps and round-headed window under gable peak
393	426 W. Park Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Razed
394	427 W. Park Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Razed
395	439 W. Park Avenue City of Waukesha	WIHP	Individual site	c. 1880-85 with later additions	Residence—Italian Villa style; frame, two stories with hip and gable roof; features include three-story rectan- gular tower with denticated cornice
396	441 W. Park Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Greek Revival style; two stories with asbestos-shingle exterior which conceals original details; features include returned eaves
397	749 N. Perkins Avenue City of Waukesha	WIHP	Individual site	c. 1927 with later additions	Manitowoc Church Furniture Company—Vernacular Industrial design; constructed of concrete and tile with a sawtooth roof
398	132 W. Laflin Avenue City of Waukesha	WIHP	Individual site	c. 1895-1900	Residence—Picturesque design; two stories above a raised stone foundation; features include two stage construction and trusswork at gable peak
399	804 Clinton Street City of Waukesha	WIHP	Individual site	c. 1870	Commercial Building—Vernacular design; two stories with brick exterior; features include slender round-headed windows and cornice
400	211 South Street City of Waukesha	WiHP	Individual site	c. 1925	Commercial Building—Vernacular design; two stories with brick exterior; features include stone window surrounds and stone parapet coping

Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
401	225 South Street City of Waukesha	WIHP	Individual site	1916	Wisconsin Gas and Electric—Classical design; two stories with brick exterior; features include brick pilasters and horizontal belts
402	231-235-237 South Street City of Waukesha	WIHP	Individual site	Between 1922 and 1929	Commercial Building—Vernacular design with Prairie influence; two stories with brick exterior; features include lintels and sills
403	206 Spring Street City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular design; L-shaped, two stories plus attic with clapboard exterior and gable roofs; features include shinglework at gables and scroll- and spindlework on porch
404	1115 W. Sunset Drive City of Waukesha	WIHP	Individual site	c. 1875-80	Residence—Italianate design; two stories plus attic with brick exterior and gable roof; features include stilted segmental arched windows and chimney detail
405	625 Lincoln Avenue City of Waukesha	WIHP	Individual site	c. 1895	Residence—Queen Anne style with Shingle style influence; two stories with one-story wing; features include recessed porch, tower, and arched openings
406	744 Lawnsdale Avenue City of Waukesha	WIHP	Individual site	N/A	Residence—Vernacular style; two stories with clapboard exterior and overlapping gable roofs; features include three-story tower
407	945 Blackstone Avenue City of Waukesha	WIHP	Individual site	1928	Palmer Products, Inc.—Vernacular Industrial design; two-story structure with detailed facade; features include parapet, arched openings, and vertical reliefs rising above parapet
408	708-710 Pleasant Avenue City of Waukesha	WIHP	Individual site	c. 1895-1900	Residence—Razed
409	814 Pleasant Avenue City of Waukesha	WIHP	Individual site	c. 1885-90	Residence—Vernacular design; frame, two stories plus attic with hip and gable roofs and clapboard exterior; features include shinglework at attic and gable ornament
410	201 N. Prairie Avenue City of Waukesha	WIHP	Individual site	c. 1888-90	Residence—Vernacular design; two stories above a cut-stone foundation with clapboard exterior and gable roofs; features include shingles at attic level, gable ornament, and porch with polygonal section
411	402 Prospect Avenue City of Waukesha	WIHP	Individual site	c. 1900; alt. 1930; alt. 1946	Residence—Shingle style with Queen Anne influence; frame, two stories with gable roofs above a cut-stone foundation; features include polygonal tower, occasional arches, and chimney detail
412	520 Prospect Court City of Waukesha	WIHP	Individual site	N/A	Residence—Late Queen Anne style; two stories plus attic with overlapping gable roof and clapboard exterior, features include pedimented porch, scroll-sawn orna- ment, and lunette window on gable end
413	321 N. Racine Avenue City of Waukesha	WIHP	Individual site	c. 1895-99	Bessie Brown House—Late Queen Anne design; two stories with gable roofs and clapboard exterior; feature; include cylindrical tower with dormer in roof and shinglework
414	294 W. Main Street City of Waukesha	NRHP WIHP WLB PWP	Downtown (contributing)	c. 1901	Schlitz Hotel—Queen Anne design; three stories with Cream City brick exterior; features include jack erches and keystones over windows, corner bartizan, oriels, and cornice
415	300 W. Main Street City of Waukesha	NRHP WIHP	Downtown (contributing)	Pre-1884	Brehm Store—Vernacular design; two stories with stone exterior; features include semicircular pilasters, lintels, and recessed panels on upper story
416	308 W. Broadway City of Waukesha	NRHP WIHP	Downtown (contributing)	N/A	Commercial Building—Vernacular design; two stories with stone exterior; features include smooth stone win dow hoods and sills and stone dentils below cornice
417	312 W. Broadway City of Waukesha	NRHP WIHP	Downtown (contributing)	N/A	Commercial Building—Italianate design with alteration; two-story structure with painted exterior; features include segmentally arched window caps with keystones
418	316 W. Broadway City of Waukesha	NRHP WIHP	Downtown (contributing)	N/A	Commercial Building—Vernacular design with alteration; two stories with brick exterior; features include a pressed metal cornice above a band of brick corbelling

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419	318 E. Broadway City of Waukesha	NRHP	Downtown (contributing)	N/A	Commercial Building—Vernacular design with severe alteration; two-story structure with plain exterior; interrupts a row of Italianate buildings
420	320-328 W. Broadway City of Waukesha	NRHP WIHP	Downtown (contributing)	N/A	Commercial Building—Italianate design; two stories with brick exterior; features include pilasters, horizontal stone bands, stone arches over windows, and detailed cornice
421	332 W. Broadway City of Waukesha	NRHP WIHP	Downtown (contributing)	1916	Blair Building—Prairie style; two stories with reddish- brown brick exterior; features include terra cotta as ornament above windows and as capitals on second- story pilasters
422	357 W. Broadway City of Waukesha	NRHP WIHP	Downtown (noncontributing)	c. 1860	Former Post Office—Vernacular design with alterations; two stories with stone exterior; features include round- arched windows with sills on second story
423	314-338 W. Main Street City of Waukesha	NRHP WIHP	Downtown (contributing)	c. 1875; alt. 1916	Clark Block—Vernacular design with alterations; two stories with stucco exterior; originally, this structure was four buildings
424	338-340 W. Main Street City of Waukesha	NRHP WIHP WLB HG PWP	Downtown (contributing)	1901	Nickell Building—Queen Anne Commercial design; two stories with rock-faced ashlar exterior; features include bevelled corner with corner turret, oriel windows, pressed metal on oriels, turret, and parapet
425	920 Clinton Street City of Waukesha	NRHP WIHP WLB PWP	Downtown (contributing)	Pre-1880	R. C. Beggs Hardware Store—Italianate Commercial design; three-story structure with brick and stone exterior; features include stone-arch window caps, cast iron pilasters, keystones, and a pedimented metal cornice
426	916-918 Clinton Street City of Waukesha	NRHP WIHP	Downtown (contributing)	N/A	Commercial Building—Italianate Commercial design; three-story building with brick exterior; features include segmental hood molds, oriel with brackets, and brickwork
427	912 Clinton Street City of Waukesha	NRHP WIHP WLB PWP	Downtown (contributing)	c. 1890; alt. 1910	W. T. Lyles Building—Queen Anne Commercial design; three stories with ornamented facade; features include oriel windows and repeating gable detail
428	342-344 W. Main Street City of Waukesha	NRHP WIHP WLB HG HAWW PWP	Downtown (contributing)	1857	Robinson Block—Italianate design with Greek Revival influence; three stories with Niagara dolomite stone exterior; features include stone lintels, metal entablature, and heavy curved cornice
429	337 W. Main Street City of Waukesha	NRHP WIHP WLB HG HAWW PWP	Downtown (contributing)	1868	Angrave-Waite Block—Vernacular Commercial design; two-story structure with stone exterior; features include round-arched windows with stone lintels and a curved cornice with dentils
430	807-813 Clinton Street City of Waukesha	NRHP WIHP	Downtown (contributing)	N/A	Commercial Building—Vernacular Commercial design; two-story building with Cream City brick exterior; fea- tures include stilted segmental arches and cornice with brackets
431	805 Clinton Street City of Waukesha	NRHP WIHP	Downtown (noncontributing)	N/A	Commercial Building—Vernacular Commercial design; one-story structure with Lannon stone exterior; devoid of features
432	332 South Street City of Waukesha	NRHP WIHP PWP WLB	Downtown (contributing)	1903	Dieman Building—Queen Anne Commercial design; two stories with stone and Cream City brick exterior; features include pilasters, brackets, oriels, and stone lintels and sills
433	321-325-327 South Street City of Waukesha	NRHP WIHP WŁB PWP	Downtown (contributing)	Between 1890 and 1895	Columbia Block—Late Nineteenth Century Commercial design; two-story structure with stone and brick exterior; features include cut-stone piers, parapets, stone sills, and iron lintels
434	317 South Street City of Waukesha	NRHP WIHP WLB HG PWP	Downtown (contributing)	1904	Masonic Temple—Classical Revival design; two stories above a raised basement with a rockfaced ashlar exterior; features include stone columns and pilasters and portico

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435	726 N. Grand Avenue City of Waukesha	NRHP WIHP WLB HAWW PWP	Downtown (contributing)	1927	Dr. David Roberts Building—Mediterranean Commercial design; three-story structure with brick exterior; features include three-sectioned facade, terra cotta spiral columns, and round-headed window arches
436	736 N. Grand Avenue City of Waukesha	NRHP WIHP	Downtown (contributing)	c. 1927	Commercial Building—Mediterranean design with alterations; one story with aluminum siding exterior; features include pent roof of painted tile and terra cotta spiral columns
437	740 N. Grand Avenue City of Waukesha	NRHP WIHP	Downtown (noncontributing)	Between 1901 and 1911	Commercial Building—Vernacular Commercial design; frame, one story with aluminum siding exterior
. 438	744 N. Grand Avenue City of Waukesha	NRHP WIHP WLB PWP	Downtown (contributing)	Between 1890 and 1895; alt. 1920s	First State Bank—Moderne Commercial design; two stories with smooth stone exterior; features include corner piers around windows, fluted pilasters with flat capitols, and spandrels with paterae between stories
439	305-309 South Street City of Waukesha	NRHP WIHP	Downtown (contributing)	N/A	Commercial Building—Vernacular Commercial design; two stories with scored concrete and red brick exterior; features include stone foundation, stone horizontal course, and stone sills
440	318-320 South Street City of Waukesha	NRHP WIHP	Downtown (contributing)	N/A	J. B. Christoph Block—Vernacular Commercial design; three stories with reddish brick facade; features include recessed entrance with Corinthian columns and smooth stone window surrounds
441	314 South Street City of Waukesha	NRHP WIHP	Downtown (contributing)	Between 1895 and 1901	Land Block—Vernacular Commercial design; three-story structure with rock-faced ashlar and rubblestone exterior; features include symmetrical facade and denticated cornice
442	802 N. Grand Avenue City of Waukesha	WIHP	Downtown (contributing)	1891	The New Putney Block—Queen Anne Commercial design; two stories with random coursed ashlar exterior; features include metal corner bartizan, horizontal courses, and roof line detail
443	816-840 N. Grand Avenue City of Waukesha	NRHP WIHP WLB HG PWP	Downtown (contributing)	1870	New Exchange Hotel/The Orient Block—Vernacular Commercial design; three-story structure with lime-stone exterior; features include round-headed window openings, arcade design at third story, and denticated cornice
444	301 W. Main Street City of Waukesha	NRHP WLB HG HAWW PWP WIHP	Downtown (contributing)	1882	Putney Block—Victorian Commercial design; three-story structure with limestone exterior; features include stone pointed-arch windows, pressed metal mansard roof, cornice, and side elevation pediments
445	309-311 W. Main Street City of Waukesha	NRHP WIHP HAWW	Downtown (contributing)	1921	National Exchange Bank—Classical Revival design with alterations; three-story structure and addition with pent roof; features include two end pavilions with brackets and pilasters, denticated cornice, and Classical detail
446	321 W. Main Street City of Waukesha	NRHP WIHP WLB HG HAWW PWP	Downtown (contributing)	1858-59	Jackson Block—Italianate Commercial design; three stories with local stone exterior; features include windows with carved hood molds, lug sills, and metal cornice
447	323-325 W. Main Street City of Waukesha	NRHP WIHP WLB HG PWP	Downtown (contributing)	1888	John J. Clarke Dry Goods Store—Victorian Commercial design; two stories with ashlar exterior; features include two large arched windows and one narrow window, iron balcony, and cornice
448	327 W. Main Street City of Waukesha	NRHP WIHP	Downtown (contributing)	1886	Commercial Building—Vernacular Commercial design; two-story structure with a delicate pediment as the prominent feature
449	329-331-333 W. Main Street City of Waukesha	NRHP WIHP WLB HG HAWW PWP	Downtown (contributing)	1858	Barnes Block—Italianate Commercial design; three-story structure with local limestone exterior; features include cornice with brackets, corner piers, and stone lintels over windows

dentification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place
450	335 W. Main Street City of Waukesha	NRHP WIHP WLB HG HAWW PWP	Downtown (contributing)	1868	Jameson and James Block—Italianate Commercial design; two stories with cut ashlar exterior; features include stone piers, round-headed stone windows, and arcade pattern under cornice
451	Springhouse Plaza City of Waukesha	NRHP WLB	Downtown (noncontributing)	N/A	Springhouse—Vernacular design; replica of the Silurian Springhouse, which existed in Waukesha during the Springs Era at the turn of the Century
452	406 Wisconsin Avenue City of Waukesha	NRHP WIHP PWP HG WLB	Wisconsin Avenue (contributing)	Pre-1871	Aaron Putney House—Italianate Cottage design; two stories with clapboard exterior and low-pitched gable roof; features include modest ornamentation, wide eaves with brackets, and pendants at gable peaks
453	402 Wisconsin Avenue City of Waukesha	NRHP WIHP HAWW PWP HG WLB	Wisconsin Avenue (contributing)	1883-84	Samuel Hadfield Guest House—French Second Empire design; two stories with mansard roof and clapboard exterior; features include central pavilion at entrance, simple pedimented window hood molds, dormers, and three-story bay window
454	352 Wisconsin Avenue City of Waukesha	NRHP WIHP PWP WLB	Wisconsin Avenue (contributing)	c. 1900	W. F. Showerman House—French Second Empire design; two and one-half stories with mansard roof and clapboard exterior; features include dormers, central pediment, and porch
455	348 Wisconsin Avenue City of Waukesha	NRHP WIHP PWP HG HAWW WLB	Wisconsin Avenue (contributing)	Between 1880 and 1887	Richard Street Residence/John Waite Residence— Victorian Italianate design; two stories with intersecting gable roofs; features include two-story bay window with iron cresting, arched windows with keystones, and dormers
456	224 W. Laflin Avenue City of Waukesha	NRHP WIHP	Laflin Avenue (contributing)	N/A	Residence—Vernacular design; two stories with gable roof and stucco exterior; features include pedimented gable over porch and simple piers
457	218 W. Laflin Avenue City of Waukesha	NRHP WIHP WLB	Laftin Avenue (contributing)	c. 1890	Andrew Smith House—Vernacular design; T-shaped, two stories plus attic with gable roofs and clapboard exterior; features include shinglework at attic level and one-story porch with turned posts and spindlework
458	214 W. Laflin Avenue City of Waukesha	NRHP WIHP HG PWP WLB	Laflin Avenue (contributing)	1890s; alt. 1906	Andrew Wadsworth House/Moses Weeks Residence— Classical Revival style; two-story structure with gable roofs and clapboard exterior; features include full pediment, supporting columns, and lunette window
459	210 W. Laflin Avenue City of Waukesha	NRHP WIHP WLB HG PWP	Laflin Avenue (contributing)	c. 1904	Frank Patterson Home—Queen Anne style; two stories above a raised basement with gable roofs and clapboard exterior; features include brackets, porch with posts, and window configuration on facade
460	204-206 W. Laflin Avenue City of Waukesha	NRHP WIHP WLB PWP	Laflin Avenue (contributing)	c. 1897	James Trainor House—Late Picturesque design; L-shaped, two stories plus attic with gable roofs and clapboard exterior; features include shinglework at attilevel and below windows, bevelled corners, and one-story porch
461	154 W. Laflin Avenue City of Waukesha	NRHP WLB PWP	Laflin Avenue (noncontributing)	N/A	Residence—Vernacular style; one-story structure with stone exterior and flat roof; stone windowsills
462	150 W. Laflin Avenue City of Waukesha	NRHP WLB PWP	Laflin Avenue (noncontributing)	N/A	Residence—Vernacular style; two stories with limestone exterior and gable roof; features include symmetrical design, dormers, and dentils
463	142 W. Laflin Avenue City of Waukesha	NRHP WLB PWP	Laflin Avenue (noncontributing)	N/A	Residence—Vernacular style; one story plus attic with gable roof and aluminum siding exterior
464	136 W. Laflin Avenue City of Waukesha	NRHP WLB PWP	Laflin Avenue (contributing)	N/A	Residence—Picturesque style; two stories with intersecting gable roofs and clapboard exterior; features include oriel window, bevelled corners,

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465	132-134 W. Laffin Avenue City of Waukesha	NRHP WLB PWP	Laflin Avenue (contributing)	N/A	Residence—Picturesque style; two stories with inter- secting hip and gable roof with clapboard exterior; fea- tures include shinglework at attic level and between windows on facade, latticework, and porch with arches
466	139 W. Laflin Avenue City of Waukesha	NRHP WLB PWP	Laflin Avenue (contributing)	N/A	Residence—Italianate style; two stories on raised concrete block foundation with hip roof; features include dormer, wide eaves, and front porch
467	143 W. Laflin Avenue City of Waukesha	NRHP WLB PWP	Laflin Avenue (contributing)	N/A	Residence—Picturesque style; two stories plus attic on a raised foundation with clapboard exterior and gable roofs; features include pointed windows in gable peaks shinglework at attic level, and one-story porch with latticework and brackets
468	147 W. Laflin Avenue City of Waukesha	NRHP WLB PWP	Laflin Avenue (noncontributing)	N/A	Residence—Vernacular design; two-story rectangular structure with aluminum siding on second floor and brick on first; low gable roof
469	149 W. Laflin Avenue City of Waukesha	NRHP WIHP WLB PWP	Laflin Avenue (contributing)	c. 1886	William A. Sinsel Home—Vernacular design; frame, two stories plus attic with gable roofs and asbestos shingle exterior; features include original window surrounds and front porch with chamfered posts and frieze
470	201 W. Laftin Avenue City of Waukesha	NRHP WIHP WLB PWP	Laflin Avenue (contributing)	с. 1900	H. E. Osbourne House—Vernacular design; frame, two stories plus attic above a cut-stone foundation with clapboard exterior and gable roofs; features include bevelled corners, one-story pavilion, and enclosed porch
471	205 W. Laflin Avenue City of Waukesha	NRHP WIHP	Laflin Avenue (noncontributing)	N/A	Residence—Vernacular style; one-story contractor-built modern house
472	211 W. Laflin Avenue City of Waukesha	NRHP WIHP	Laflin Avenue (contributing)	c. 1905	William Runkel House—Vernacular style with Picturesque influence; frame, two stories plus attic wit gable roofs and clapboard exterior; features include porch with turned posts and bay window
473	215 W. Laflin Avenue City of Waukesha	NRHP WIHP PWP	Laflin Avenue (contributing)	c. 1895-1904	Residence—Late Picturesque style; two stories plus atti with intersecting gable roofs; features include bevelled corners, shinglework at attic level, tracery bergeboards and detailed porch
474	219 W. Laflin Avenue City of Waukesha	NRHP WIHP	Laflin Avenue (contributing)	c. 1926	Erv Junemann House—Vernacular design; frame, two stories with gable roof and clapboard exterior; features include symmetrical design, returned eaves, and lunette window
475	225 W. Laflin Avenue City of Waukesha	NRHP WIHP	Laflin Avenue (contributing)	c. 1920	Richard Roberts House—Vernacular design; two stories plus attic with gable roof and stucco exterior; features include pedimented porch, half-timbering, and bargeboards
476	105 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	N/A	Henry A. Youmans Residence—Georgian Revival design two stories with cream brick exterior; features include central entrance with sidelights, pedimented porch, keystone lintels, and lunette windows
477	321 S. East Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	N/A	Roy L. Benjamin Residence—Georgian Revival style; two stories with gable roof and brick facade; features include columned portico over central entrance, porch wings, and French windows
478	115 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1929	G. Willard Meyer House—Vernacular design; two storie with clapboard exterior; features include simple design with modest detail and shed-roof dormer
479	119 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1929	Richard H. Smelter Home—Vernacular style; two stories with multiple hip roof and aluminum siding exterior; features include side entry with canopy and shutters
480	123 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1929	Oliver J. Freckman House—Vernacular style with Tudor influence; one and one-half stories with clapboard exterior and gable roof; features include asymmetrical design and pedimented porch over front entrance
481	127 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	N/A	William E. Weber House—Vernacular style with Tudor influence; two stories with clapboard exterior and gable roof; features include front-facing gable entrance whic extends to cover the side garden entrance

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482	205 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (noncontributing)	N/A	Residence—Vernacular Cottage style; one and one-half stories with stone exterior
483	316 S. Charles Street City of Waukesha	NRHP WLB	Caples Park (contributing)	1928	Clarence Anderson Residence—Tudor Revival style; two stories with one-story side wing; brick exterior with cor rugated tile roof; features include shed and pent roofs, round-headed windows with stone surrounds, and dominating front gable
484	315 S. Charles Street City of Waukesha	NRHP WLB	Caples Park (contributing)	1929	Herbert G. Ritter Home—Tudor Revival style; two stories with brick and stucco exterior and steep gable roofs; features include half-timbering, shed-roof dormer, and rounded window caps at attic level
485	325 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1928	Lloyd L. Bower Residence—Tudor Revival design; two stories with brick and stucco exterior and intersecting gable roofs; features include stone quoins, half-timbering, and arched entrance
486	401 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (noncontributing)	c. 1960	Residence—Ranch design; one-story structure
487	407 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (noncontributing)	c. 1960	Residence—Ranch design; one-story structure
488	411 E. Newhall Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1935	Morris Teplinsky Residence—Tudor Revival style; two stories with hip and gable roofs and stone exterior; fea tures include rounded openings, false buttress, and leaded glass
489	314 S. Hartwell Avenue City of Waukesha	NRHP WLB	Caples Park (noncontributing)	N/A	Residence—Vernacular design; tri-level with clapboard exterior
490	315 S. Hartwell Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1937	J. Lee Uhlenhopp House—Vernacular design; L-shaped one and one-half stories with multiple gable roofs and stone exterior; features include dormers, stone chimney, and arched entrances
491	321 S. Hartwell Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1938	Virginia Frame Residence—Colonial Revival style; two stories with gable roof and Lannon stone exterior; features include shutters and entrance with sidelights
492	329 S. Hartwell Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1936	Richard S. Hippenmeyer Home—Tudor Revival style; tw stories with brick and stucco exterior and hip and gable roofs; features include half-timbering, stone detail, and leaded glass
493	335 S. Hartwell Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1930	Theo C. Thompson Mansion—Tudor Revival style; two stories with brick exterior and complex roof; features include two-story tower with conical roof, arched entrance, and arched window on front gable end
494	420 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (noncontributing)	c. 1960	Residence—Vernacular design; two-story structure with brick exterior
495	412 Windsor Drive City of Waukesha	NRHP WLB WHIP	Caples Park (contributing)	1929	Floyd H. Christoph House—Tudor Revival style; two stories with stone and stucco exterior and flared gable roofs; features include arched openings on front gable and a dormer
496	406 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1938	Clarence M. Eason House—Colonial Revival style; two stories with gable roof and 1940s enclosed porch addi- tion; features include simple design and original garag
497	400 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1929	Christian Helker Home—Colonial Revival design; one and one-half stories with gable roof and clapboard exterior; features include dormer, shutters, and original garage on alley
498	328 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1929	Harry M. Cramer House—Colonial Revival style; frame, two stories with gable roof; features include one-story sun room, shutters, and entrance detail
499	326 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1931	Ralph E. Carr House—Vernacular design; one and one-half story structure with brick exterior
500	320 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (noncontributing)	N/A	Residence—Vernacular design; one and one-half story frame structure
501	316 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (noncontributing)	N/A	Residence—Vernacular design; one and one-half story frame structure

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502	314 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1926	John L. Davies Home—Colonial Revival design; two stories with brick exterior and gable roof; features include shutters and pedimented entranceway with returned eaves
503	308 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1928	Edward D. Eichelberger Residence—Tudor Revival style; two stories with brick exterior and intersecting gable roofs; features include arched openings and terra cotta trim
504	300 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1926	Rudolph F. Thomann Residence—Tudor Revival style; two stories with brick and stucco exterior; features include half-timbering, hip and gable roofs, and rounded windows
505	208 Windsor Drive City of Waukesha	NRHP WHIP WLB	Caples Park (contributing)	1928-29	John E. Estberg Mansion—Tudor Revival design; two stories with brick and stucco exterior; features include fieldstone quoins, leaded glass, dormers, and half-timbering
506	204 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1928	Oscar G. Lehnbeuter Residence—Tudor Revival design; L-shaped, two stories with stucco exterior and gable roofs; features include half-timbering, pedimented porch, and returned eaves
507	200 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1928	Andrew S. Cronk Residence—Tudor Revival design; two stories with stone and stucco exterior; intersecting gable roofs; features include half-timbering, arched entrance, and original garage
508	124 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1928	Edward J. Burns House—Vernacular design; two stories with clapboard exterior and gable roofs; features include shed-roof dormer, eyebrow hood over entrance, and flared eaves
509	120 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1928	J. Herbert Herold Home—Dutch Colonial design; frame, two stories with clapboard exterior and gambrel roof; features include shed-roof dormer, central entrance with sidelights, and diamond cutout pattern in shutters
510	116 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1928	Curtis G. Callow Residence—Tudor Revival style; two stories with brick and stucco exterior and gable roofs; features include pent roof, dormer, and wooden win- dow and door lintels
511	104 Windsor Drive City of Waukesha	NRHP WIHP WLB	Caples Park (contributing)	1931	Gothard D. Hein Mansion—Mediterranean Revival design; two stories with hip and gable roofs; features include terra cotta tile roof, pent roof, arched openings, and brick lintels
512	406 S. East Avenue City of Waukesha	NRHP WLB	Caples Park (contributing)	1930	James DeLong Mansion—Tudor Revival design; rectangular, two-story structure with Cream City brick exterior; features include two-story entrance bay and copper canopy over entrance
513	301 Windsor Drive City of Waukesha	NRHP WIHP WLB	Caples Park (contributing)	1928-29	Mark E. Cahill Residence—Tudor Revival style; two stories with brick and stucco exterior and jerkinhead roofs; features include half-timbering, quoins, and arched openings
514	311 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1926	Reuben V. Pfeiler House—Vernacular design; two storie with gable roofs and clapboard exterior; features include shutters and entry porch; among the first homes built in Caples Park subdivision
515	329 Windsor Drive City of Waukesha	NRHP WLB	Caples Park (contributing)	1934	Jesse M. Boorse House—Tudor Revival style; two stories with gable roof; features include half-timbering, leaded glass windows, wooden slat shutters, and flagstone entrance surround
516	423 Windsor Drive City of Waukesha	NRHP WIHP WLB	Caples Park (contributing)	1928	Harry D. Hopkins House—Georgian Revival style; two stories with gable roof and red brick exterior; features include symmetrical design, arched windows, portico, and balustrades below second-story windows
517	208 Oxford Road City of Waukesha	NRHP WIHP WLB	Caples Park (contributing)	1930	Adolph E. Winzenreid Residence—Tudor Revival design; two stories plus attic with hip and gable roofs and Lan- non stone exterior; features include dormers, tall chim- ney, and arched windows on first story

dentification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ⁸ and Description of Historic Place
518	222 W. College Avenue City of Waukesha	NRHP WIHP WLB PWP	College Avenue (contributing)	c. 1928	Frank Roberts House—Mediterranean and Spanish Revival styles; rectangular two-story building with stucco exterior and gable roof; features include round- arched entrance, iron balconies, and red clay tile roof
519	216 W. College Avenue City of Waukesha	NRHP WIHP WLB PWP	College Avenue (contributing)	1931	Hattie James Residence—Tudor Revival style; two stories with gable roofs and ashlar exterior; features include half-timbering, shinglework at attic level, and dormers
520	210 W. College Avenue City of Waukesha	NRHP WIHP WLB PWP	College Avenue (contributing)	1929	Chauncey Ross House—Tudor Revival design; two stories plus attic with gable roofs and ashlar exterior; features include lintels and window bands
521	202 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	c. 1925	Residence—Georgian Revival design; frame, two stories with gable roof; features include simple ornamentation one-story wing, and shutters
522	108 N. Barstow Street City of Waukesha	NRHP WIHP WLB HAWW PWP	College Avenue (contributing)	c. 1858	Barnes House/Henry Bryant House—Transitional design; two stories with stone exterior and gable roofs; features include rectangular bay windows, segmentally arched openings, and blind lunette at gable peak
523	100 N. East Avenue City of Waukesha	NRHP WIHP WLB	College Avenue (contributing)	1923	William A. Ganfield Gymnasium—Eclectic with Prairie style influence; two stories with limestone and brick exterior and hip and gable roofs; features include red tile roof, cupola, overhanging eaves, and chimney
524	100 N. East Avenue City of Waukesha	NRHP WIHP	College Avenue (noncontributing)	1948-1961	Lowry-Maxon Halls—Vernacular design; two-story buildings with stone exterior
525	100 N. East Avenue City of Waukesha	NRHP WIHP WLB HAWW	College Avenue (contributing)	1885 (north wing 1900)	Main Hall—Eclectic design with Richardsonian Roman- esque influence; two stories with quarried stone exterior; features include three-story pavilions and polygonal towers, cupola, and arched windows
526	100 N. East Avenue City of Waukesha	NRHP WIHP WLB HAWW	College Avenue (contributing)	1906	Rankin Hall of Science—Vernacular design; two stories plus attic above a raised basement with limestone exterior; features include symmetrical design, dormers, and limestone window surrounds
527	100 N. East Avenue City of Waukesha	NRHP WIHP WLB PWP	College Avenue (contributing)	1906; addition 1929	Elizabeth Voorhees Dormitory—Vernacular design; three stories with limestone and stucco exterior and gable roofs; features include half-timbering and limestone arches
528	105 S. East Avenue City of Waukesha	NRHP WIHP WLB PWP	College Avenue (contributing)	c. 1893	George Wilbur House—Transitional design with Queen Anne and Colonial Revival influences; two stories plus attic with ashlar and brick exterior; features include eave line with modillions and front porch with swag detail
529	115 N. East Avenue City of Waukesha	NRHP WIHP WLB PWP	College Avenue (contributing)	1925	H. W. Wilbur House—Georgian Revival design; two stories with gable roof and red brick exterior; features include dormers, pedimented porch over entrance, and denticated cornice
530	123 S. East Avenue City of Waukesha	NRHP WIHP WLB PWP	College Avenue (contributing)	1922	Edmund D. Walsh Residence—Georgian Revival design; two stories plus attic with gable roof; features include classical cornice, one-story conservatory wings, and front porch over detailed entryway
531	122 S. East Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	N/A	Residence—Late Picturesque style; two stories plus atti with intersecting gable roofs and clapboard exterior; features include latticework at gable peaks and shutter
532	114 S. East Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	Between 1887 and 1890	R. C. Beggs House—Late Picturesque design; two storie plus attic with clapboard exterior and gable roofs; features include shinglework between floors and latticework at gable peaks
533	110 S. East Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	N/A	Residence—Vernacular design; two stories plus attic with hip roof and projecting gables; features include porch on the facade
534	101 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (noncontributing)	N/A	Residence—Vernacular design; two stories with hip roo and aluminum siding exterior; features include chimne

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535	115 W. College Avenue City of Waukesha	NRHP WIHP WLB HG PWP	College Avenue (contributing)	1896	William Powrie House—Queen Anne design; frame, two stories plus attic with clapboard exterior; features include corner tower and front pavilion
536	119 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	N/A	Residence—Vernacular design; two stories plus attic with steep gable roof; features include oversized dormer and porch with turned posts
537	123 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (noncontributing)	N/A	Residence—Vernacular Duplex design; rectangular, two stories with aluminum siding and imitation brick exterior
538	125-127 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	N/A	Residence—Vernacular design; frame, two stories plus attic with intersecting gable roofs; features include bargeboards
539	129-131 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	N/A	Residence—Vernacular design; frame, two stories plus attic above a cut-stone foundation with clapboard exte- rior and hip and gable roofs; features include bands of shinglework and front porch with brackets
540	133 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	Pre-1891	William Horne House—Vernacular style; two stories plus attic with steep gable roofs and clapboard exterior; fea- tures include bevelled corners, shinglework, brackets, and latticework
541	137-139 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (noncontributing)	N/A	ResidenceVernacular Duplex design; two stories with hip roof and red brick exterior
542	151 W. College Avenue City of Waukesha	NRHP WIHP WLB HG HAWW PWP	College Avenue (contributing)	с. 1876-77	Walter S. Chandler House—Victorian Gothic design; frame, two and one-half stories with intersecting gable roofs; features include porte cochere, cupola, and three-story tower
543	211 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	Pre-1890	McNair Boyd House—Vernacular style with Picturesque influence; two stories with clapboard exterior and gable roofs; features include shaped lintels and decorative trusswork
544	215 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	N/A	Residence—Vernacular design; two stories above a concrete block foundation; features include jerkinhead roof and porch with repeating roof design
545	221 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	Late 1860s; later modifications	Residence—Greek Revival design; frame, two stories with gable roof and clapboard exterior; features include returned eaves and pedimented porch
546	227 W. College Avenue City of Waukesha	NRHP WIHP WLB PWP	College Avenue (contributing)	1901	Richard Labar House—Late Queen Anne design; two stories plus attic with clapboard and shingle exterior and gable roofs; features include Palladian window, returned eaves, and pedimented porch
547	233 W. College Avenue City of Waukesha	NRHP WIHP	College Avenue (contributing)	N/A	Residence—Victorian design; two stories plus attic above a cut-stone foundation with aluminum siding exterior and gable roofs; features include vertical emphasis and window surrounds with shaped lintels
548	239 W. College Avenue City of Waukesha	NRHP WIHP WLB HG HAWW PWP	College Avenue (contributing)	c. 1850	Methodist District Parsonage—Greek Revival style; two stories with cut limestone exterior and low gable roof; features include heavy cornice, returned eaves, and one-story side wing with porch
549	246 N. East Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1885	Residence—Queen Anne style; frame, two stories plus attic with hip and gable roof; features include rectangular oriel, front porch with brackets and detail, carriage house in rear
550	304-306 N. East Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	1929	Sam Thompson Building—Tudor Revival Commercial design; two stories with gable roof and brick and stucco exterior; features include half-timbering and double arched entrance
551	310 N. East Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1875	Residence—Greek Revival and Italianate designs; frame, two stories with gable roof and clapboard exterior; features include corner pilasters, shutters, and segmentally arched window caps

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552	315 N. East Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1895	Joseph and Lydia Monroe House—Queen Anne style; two stories plus attic with gable roof and aluminum siding	
553	309-311 N. East Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1870	Absalom Miner House—Greek Revival design with alterations; frame, two-story structure; features include one-story porch with enlarged windows and two doors	
554	303 N. East Avenue City of Waukesha	NRHP WIHP PWP	McCall Street (contributing)	c. 1885	Walter and Mary Rankin house—Queen Anne style; two stories plus attic with gable roofs; features include latticework, corner brackets, and spindlework on rear porch	
555	116-118 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	с. 1892	George and Clara Hoag House—Vernacular with Victorian influence; two stories plus attic with gable roofs; features include a cut-stone foundation	
556	120 McCall Street City of Waukesha	NRHP WIHP PWP	McCall Street (contributing)	c. 1870	Alexander W. Randall House—Vernacular design with alterations; two stories with gable roof and stucco exterior; features include shed-roof dormer and sun- room addition	
557	124 McCall Street City of Waukesha	NRHP WIHP	McCall Street (noncontributing)	1926; alt. 1970	Residence—Vernacular design; two stories with brick exterior; features include metal panels and gable roofs	
558	200 McCall Street City of Waukesha	NRHP WIHP WLB HG PWP	McCall Street (noncontributing)	1885	James Teller House—Late Queen Anne style; L-shaped, two stories plus attic with gable roof and clapboard and shingle exterior; features include porte cochere and veranda; partially destroyed by fire in 1990	
559	210 McCall Street City of Waukesha	NRHP WIHP WLB PWP HG	McCall Street (contributing)	1867	Henry Carl George Residence—Late Greek Revival style T-shaped, two stories with one-story side wing and gable roof; features include stone lintels and typical fenestration	
560	308 McCall Street City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	1930	Walter and Jessie Sleep House—Georgian Revival and Italianate designs; two stories with cream brick exterior and one-story conservatory; features include central pavilion and round-headed arched window	
561	316 McCall Street City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	c. 1890	Francis and Mary Gault House—Queen Anne design; two stories plus attic with clapboard exterior; features include facade conservatory, pilasters, and windows with fanlights	
562	322 McCall Street City of Waukesha	NRHP	McCall Street (contributing)	1902	William and Ada Daniel House—Queen Anne style; two stories plus attic; one-story porch; hip roof with gable wings	
563	326 McCall Street City of Waukesha	NRHP WIHP WLB	McCall Street (contributing)	1916	George Cable House—Bungalow design; frame, one story plus attic; features include fieldstone porch acros the facade	
564	400-402 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	1870	Mary Chamberlain House—Vernacular style with Italianate influence; frame, two stories with clapboard exterior; features include two-story bay window and ornamented porch	
565	408-410 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	1895	Mary Keene House—Queen Anne style; two stories plu attic above a cut-stone foundation; features include shinglework at attic level and arched peak ornament	
566	414-416 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	1896	John Lacher House—Transitional design with Queen Anne and Colonial Revival influences; two stories plus attic with clapboard exterior; features include corner tower, brackets, pedimented dormer, and carriage house in rear	
567	418-420 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1920	Albert and Nellie Love House—American Foursquare style; two stories with hip roof; features include dormer, one-story porch across facade, and carriage hous in rear	
568	424 McCall Street City of Waukesha	NRHP WIHP WLB	McCall Street (contributing)	c. 1895	Residence—Queen Anne style; two stories plus attic with hip and gable roof; features include tower with conical roof, shinglework, and rectangular bay	
569	502 McCall Street City of Waukesha	NRHP WIHP WLB	McCall Street (contributing)	1914	Arthur and Mary Nickell House—Bungalow design; one story plus attic with broad gable roof and stucco exterior; features include overhanging eaves with brackets and sunken garden with pergola	

ldentification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ⁸ and Description of Historic Place	
570	251 N. Hartwell Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	1898	James and Estelle Darby House—Late Queen Anne design; two stories plus attic with gable roofs and clapboard exterior; features include Palladian window, frieze between second floor and attic, and carriage house in rear	
571	245 N. Hartwell Avenue City of Waukesha	NRHP WIHP WLB PWP HAWW	McCall Street (contributing)	1901	Lee Ovitt House—Queen Anne style; two stories plus attic with cut-stone foundation; features include recessed porch with arched openings, semicircular tower with conical roof, bullseye window in gable peak, and carriage house in rear	
572	237-239 N. Hartwell Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	1894	Carl Zuege House—Queen Anne style; frame, two stories plus attic above a cut-stone foundation with hip and gable roofs; features include trusswork, porch with simple detail, and carriage house in rear	
573	233 N. Hartwell Avenue City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	1926	Harrie Randle House—Colonial Revival style; two stories with light brick exterior and gable roof; features include central entrance with sidelights and brick surround	
574	214 N. Hartwell Avenue City of Waukesha	NRHP WIHP WLB	McCall Street (contributing)	1899; alt. 1930	Townley/Morton House—Georgian Revival style; two stories with steeply pitched hip roof on facade; features include single dormer on facade, semicircular portico, and one-story conservatory wing	
575	224 N. Hartwell Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1885	Residence—Queen Anne style; frame, two stories plus attic with gable roofs and clapboard exterior; features include shinglework at attic level and one-story porch	
576	228 N. Hartwell Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1890	Residence—Vernacular design; frame, two stories with aluminum siding exterior and intersecting gable roofs; features include one-story porch	
577	232 N. Hartwell Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	1912	Orin Sommers House—Transitional design with Queen Anne and Colonial Revival influences; two stories plus attic with gable roofs; features include Palladian window at attic level and front porch	
578	236 N. Hartwell Avenue City of Waukesha	NRHP WIHP	McCall Street (contributing)	1910	William Stare House—Eclectic design; two stories plus attic with gable roofs and shingle exterior; features include oriel and bay windows, exposed rafters, and bargeboards	
579	242 N. Hartwell Avenue City of Waukesha	NRHP WIHP WLB	McCall Street (contributing)	1919	Michael and Jane McCoy House—Vernacular design; two stories with hip roof and Lannon stone exterior; features include one-story front porch	
580	419 McCall Street City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	c. 1903	Morris and Dora Levin House—Craftsman style; two stories plus attic with stucco exterior and hip roof; features include dormers, porch with Tuscan columns, and central pavilion with bevelled corners	
581	415 McCall Street City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	1898	Lorenzo Riblett House—Queen Anne design; frame, two stories plus attic with clapboard and shingle exterior; features include corner tower with conical roof, dormer, and porch	
582	411 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	1910	John and Louise Lacher House—Craftsman style; two stories plus attic with clapboard, shingle and stucco exterior; features include shallow bay windows, barge- boards, and brackets	
583	403 McCall Street City of Waukesha	NRHP WIHP WLB HG PWP	McCall Street (contributing)	c. 1855	Bowron-Randle House—Greek Revival style; two stories with gable roof and cut limestone exterior; features include returned eaves, heavy cornice, and blind lunette	
584	233 N. James Street City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	c. 1903	Franklin Buchan House—Queen Anne design; two stories plus attic with clapboard exterior and steep roof; features include corner tower, dormer, and scroll-sawn ornament in tympanum area	
585	323 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1885	Residence—Queen Anne style; two stories with intersecting gable roofs and clapboard exterior; features include shinglework at attic level, window detail, and brackets	
586	319 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1880	Residence—Vernacular style; frame, one story with gable roof	

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587	315 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1880	Residence—Vernacular design; two stories with gable roof and stucco exterior; features include front porch and dormer	
588	311 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	с. 1890	Charles H. Howard House—Vernacular design; two stories plus attic with steep gable roof and aluminum siding; features include porch on facade	
589	309 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	1914	Residence—American Foursquare style; two stories plus attic with hip roof and stucco exterior; features include porch on facade and dormer	
590	305 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1895	Issac Cory House—Queen Anne style; two stories plus attic with gable roof and aluminum siding exterior; fea- tures include one-story porch and window at gable end	
591	301 McCall Street City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	1900	Samuel Breese House—Queen Anne style; two stories plus attic with clapboard exterior; features include tower with conical roof and dormer	
592	205-209 McCall Street City of Waukesha	NRHP WIHP WLB	McCall Street (contributing)	c. 1890	Henry Korn House—Queen Anne style; frame, two stories with gable roofs; features include bay window and pent roof	
593	201 McCall Street City of Waukesha	NRHP WIHP	McCall Street (contributing)	c. 1890	Edward and Ella Wells House—Queen Anne style; two stories plus attic with hip and gable roofs and clapboard exterior; features include shinglework, cornice, and a large porch	
594	135 McCall Street City of Waukesha	NRHP WIHP	McCall Street (noncontributing)	N/A	Residence—Vernacular design; two stories with brick and aluminum siding exterior and a gable roof; features include shutters and pediment with columns	
595	125-27 McCall Street City of Waukesha	NRHP WIHP WLB	McCall Street (contributing)	c. 1890	Ira and Jennie Kimball House—Vernacular design; two stories plus attic with clapboard exterior and hip roof with projecting gables; features include shinglework attic level	
596	123 McCall Street City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	c. 1890	Aaron Putney House—Eclectic design with Picturesque, Queen Anne and Classical influences; two stories plus attic with hip and gable roofs; features include two- story bay window, veranda, porte cochere, and carriage house in rear	
597	115 McCall Street City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	c. 1875	Charles and Hattie White House—Italianate style; frame, two stories above a cut-stone foundation with clapboard exterior; features include corner pilasters, porch with denticated cornice, and two-story bay	
598	109 McCall Street City of Waukesha	NRHP WIHP WLB PWP	McCall Street (contributing)	1892	James and Anna Glover House—Picturesque style; two stories plus attic above a cut-stone foundation; features include projecting gables with beveiled corners, simple truss ornamentation, rectangular bay window with detail, and carriage house in rear	
599	239 N. East Avenue City of Waukesha	NRHP WIHP WLB	McCall Street (contributing)	c. 1892	Richard and Mary Wigginton House—Queen Anne style; two stories plus attic with clapboard exterior; features include cut-stone foundation, dormer with shinglework, and gable end detail	
600	530 Madison Street City of Waukesha	NRHP WIHP	Madison Street (contributing)	c. 1885	John Deck/William E. Stephens House—Vernacular design with Queen Anne influence; frame, two stories with clapboard exterior and gable roofs; features include bay window on facade and pointed window at gable peak	
601	524 Madison Street City of Waukesha	NRHP WIHP	Madison Street (contributing)	c. 1885	John Deck House—Queen Anne design; frame, two stories plus attic with hip and gable roofs and clapboard exterior; features include three-story rectangular tower, bevelled corners, and porch on facade	
602	120 Randall Street City of Waukesha	NRHP WIHP	Madison Street (contributing)	Pre-1880	Humphrey R. Price House—Vernacular and Queen Anne designs; frame, two stories with gable roofs and clapboard exterior; features include brackets under eave line and second-story triangular window caps	
603	127 Randall Street City of Waukesha	NRHP WIHP	Madison Street (contributing)	c. 1890	Gustave C. Goerke House—Queen Anne design; frame, two stories plus attic with gable roof and clapboard exterior; features include three-story tower and shinglework	

dentification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place	
604	123 Randall Street City of Waukesha	NRHP	Madison Street (noncontributing)	1915	William Price House—American Foursquare style; rectangular, two stories with aluminum siding exterior and hip roof; features include gabled dormer and front porch	
605	119 Randall Street City of Waukesha	NRHP	Madison Street (noncontributing)	1913-15	Richard O. Mieritz House—American Foursquare designectangular, two stories with aluminum siding extericand hip roof; features include dormer with hip roof at front porch with hip roof	
606	115-117 Randall Street City of Waukesha	NRHP	Madison Street (contributing)	1923	Robert S. Witte Two-Flat Building—American Craftsm: style; rectangular, two stories plus attic with clapboer and wood shingle exterior; features include two multi story rectangular oriels	
607	434 Madison Street City of Waukesha	NRHP WIHP WLB HG PWP HAWW	Madison Street (contributing)	1877	Senator William Blair House—Italianate style; two stories above a limestone foundation with brick exter and multiple gable roof; features include water table, wide eaves with brackets, and trusswork at gable per	
608	500 Madison Street City of Waukesha	NRHP	Madison Street (contributing)	1891-95	Park View Park—triangular open area of trees and grass; features include concrete terrace with bench and drinking fountain	
609	517 Madison Street City of Waukesha	NRHP WIHP	Madison Street (contributing)	Pre-1887	Captain Elihu Enos House—Queen Anne design; two stories plus attic with gable and hip roof and weather board and shingle exterior; features include pedimen porch entryways, porch detail, and two and one-half-story tower with pent roof between floors	
610	1008 E. Broadway City of Waukesha	NRHP ^C WIHP	Proposed East Broadway (contributing)	1924	Albert Hodgson House—Pueblo design; one story with flat roof and stucco exterior; features include blind arches over two windows and multi-colored tiles on roof	
611	1100 E. Broadway City of Waukesha	NRHP ^C WIHP	Proposed East Broadway (noncontributing)	c. 1930	Walter R. Meier House—Tudor Revival design; one sto plus attic with gable roofs and Lannon stone exterior; features include arched openings, adjoining front porch, and copper trim	
612	1110 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (noncontributing)	1949	Lewis W. Youker House—Vernacular design; one story with gable roof and aluminum siding exterior; features include recessed front porch and stone on facade	
613	1114 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1926	Walter E. Scheel House—Vernacular design; one story plus attic with brick exterior and intersecting gable roo features include dormer and stone detail at window	
614	1120 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1925	Dr. Martin Werra House—Vernacular design; two storis with gambrel roof; brick exterior on first story and clap board on second story; features include pedimented porch over entry and dormer	
615	1202 E. Broadway City of Waukesha	NRHP ^C WIHP	Proposed East Broadway (contributing)	1921	Charles J. Schultze House—Spenish Colonial Revival style; symmetrical, two stories with hip roof and brick exterior; features include arched openings, limestone entrance surround, and iron ballustrades	
616	1210 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (noncontributing)	1957	Residence—Vernacular design; one story plus attic with gable roof and stone exterior	
617	1222 E. Broadway City of Waukesha	NRHP ^C WIHP	Proposed East Broadway (contributing)	c. 1870; alt. 1908; alt. 1930	Edward Porter/George B. Harris House—Vernacular design; large, two stories plus attic with stucco exterior; features include one-story stone porch and "G. B. Harris" engraved in front sidewalk	
618	1230 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1931	William Beaumont House—Italianate design; two stories plus attic with hip roofs and fieldstone exterior eatures include wood detail, dormer, and pedimented porch	
619	112 N. Porter Avenue City of Waukesha	NRHP ^C	Proposed East Broadway (noncontributing)	1951	Leo F. Miller III House—Vernacular design; one story with flat roof and stone exterior; features include brackets under wide eaves	
620	1302 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1924	Charles H. Gittner House—Tudor Revival design; two stories with steep gable roof; limestone exterior on first floor and stucco exterior on second floor; features include brackets extending from exterior walls and	

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621	1310 E. Broadway City of Waukesha	иянр ^с	Proposed East Broadway (contributing)	1923	Edwin H. Nowak House—Vernacular design; one story plus attic with aluminum siding exterior; features include shed-roof dormer and shutters with moon-and- star detail	
622	1316 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1919	John H. Bauer House—Bungalow style; two stories wit curved hip roof and shingle exterior; features include unusual entry, stone fence, and sun porch	
623	1400 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1925	Samuel D. Thompson House—Tudor Revival design; multi-level structure with steep gable roof and brick exterior; features include dormer, chimney crown, and arched openings	
624	1416 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1932	Ernest B. Glidden House—Mediterranean Revival design; two stories with low-pitched hip roof and white stucco exterior; features include recessed entry, wood shutters and detail, and side wing	
625	1424 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1935	George G. Town House—Vernacular design; two stories with fieldstone exterior and gable roof; features include stone walkway, dormer, and bay window	
626	1500 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1922	Lewis A. Williams House—Vernacular design; two stories with brick exterior and wood trim; gable roof; features include detail in gable end near entry, brackets, and stone windowsills	
627	1501 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1919	William E. Runkle House—Vernacular design; one story plus attic with brown stucco exterior and gable roof	
628	1439 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1939	James B. Fisher House—Tudor Revival design; two stories with gable roof and brick exterior; features include stucco on upper levels with traditional timbering, and tracery in windows and dormers	
629	1435 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	с. 1939	Leo Federer House—Greek Revival design; two stories with gable roof; limestone and aluminum siding exterior; feature include returned eaves, stone lintels, and bay window	
630	1431 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1928	Russell E, Hartley House—Tudor Revival design; two stories with gable roof and stucco exterior; features include arched entrance, tracery in windows, half-timbering, and dormers	
631	1421 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1935	Dr. Cordelle A. Wood House—Tudor Revival style; two stories plus attic with limestone exterior and overlapping gables; features include tracery in windows, dormers, and a small arched window on facade gable end	
632	1411 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1919	William S. Halladay House—Tudor Revival style; one story plus attic with stucco exterior and gable roofs; features include full pediment, porch, and tracery in windows	
633	1401 E. Broadway Town of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1919	George H. Butler House—Vernacular design; multi-story structure with curved hip roof and stucco exterior	
634	1315 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1922	Otto O. Bloom House—Vernacular design; one story plus attic with gable roof and aluminum siding exterior	
635	1307 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1937	Stanley J. Christoph House—Tudor Revival style; two stories with steep gable roof and limestone exterior; features include a stone fence, tracery in windows, dormer, chimney detail, and arched entryway	
636	1239 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1917	William Weitzel House—Italianate design; two stories with hip roof and white stucco exterior; features include shutters and arched entryway	
637	1233 E. Broadway City of Waukesha	NRHP ^C WIHP	Proposed East Broadway (contributing)	c. 1919	Charles H. Harwood/John G. Kelly House—Vernacular design; two stories plus attic with white stucco exterior and gambrel roof; features include dormers, red shingle	

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638	1227 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1919	Charles H. Harwood/Raymond E. Huppert House— Vernacular design; two stories with aluminum siding exterior and gable roof; features include a recessed porch
639	1221 E. Broadway City of Waukesha	NRHP ^C WIHP	Proposed East Broadway (contributing)	c. 1915	Charles H. Harwood House—Large Bungalow style; two stories with white stucco exterior and hip and gable roofs; features include brackets, segmentally arched windows, and one-story porch
640	1125 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	c. 1918	Jonathon E. Haertel House—Vernacular design; two stories with one-story wing; hip roofs and white stucco exterior; features include bay windows and columns on either side of main entrance
641	1117 E. Broadway City of Waukesha	NRHP ^C	Proposed East Broadway (contributing)	1922	Casper Reichl House—Vernacular design; one story with gable roofs and brick exterior; features include side deck porch and horizontal stone course which is also a sill under windows
642	301 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1920	Elmer and Maude Webb House—Bungalow style; two stories with steeply pitched sloping roof; features include balcony with decorative paneled balustrade
643	305 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1920	Thomas Breaw House—Front Gable style
644	309 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1916	William and Jessie Baird House—Bungalow style
645	312 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1930	Irwin and Margaret Lubbers HouseTudor Revival style
646	315 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1925	Lester and Ida Harkrider House—Colonial Revival style
647	320 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1926	Austin and Amy Baird House—Side Gable style
648	323 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1914	Howard Hubbel House—American Foursquare style
649	400 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1920	Residence—Bungalow style
650	402 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1922	Arthur and Miriam Kuranz House—Front Gable style
651	410 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1924	Robert and Margaret Kimball—Prairie style
652	416 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1924	Gerald and Ingebord Luebben House—Craftsman style
653	422 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1920	Thomas and Anna Bloom House—Bungalow style
654	512 E. College Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1922	Florence Korn House—Gabeled Ell style
655	101 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Residence—Cross Gable style
656	111 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1928	Wilbur and Edith Imig House—Side Gable style
657	114 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Residence—Gabled Ell style; carriage house in rear

ldentification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place	
658	115 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1926	Herbert and Mary Sydow House—Tudor Revival style	
659	208 Wright Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	1951	Residence—Side Gable style	
660	122 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1895	Fred Pennenbecker House—Queen Anne style George and Bertha Wolf House—Dutch Colonial Revival	
661	202 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1912	George and Bertha Wolf House—Dutch Colonial Reviva style; carriage house in rear	
662	215 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1935	John and Nellie Taylor House—Colonial Revival style	
663	513 McCall Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Henry Nickels House—Gabled Ell style; carriage house in rear	
664	517 McCall Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Nicholas and Kate Imig House—Gabled Ell style	
665	523 McCall Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Residence—Cross Gable style	
666	522 McCall Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1914	Stanton Clark House—Craftsman style	
667	518 McCall Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1914	Maude Weaver House—Dutch Colonial Revival style	
668	510 McCall Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1918	Samuel and Jennie Breese House—Bungalow style; o and one-half stories with jerkinhead roof and wide eaves; features include front windows grouped in an elliptical arch and a recessed entry	
669	316 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1910	Clyde Brown House—American Foursquare style; carriage house in rear	
670	317 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1888	Mary Billings House—Queen Anne style	
671	322 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1914	George and Katherine Miller House—Craftsman style	
672	323 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1875 alt. c. 1910	Residence—Front Gable style	
673	327 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1914	Alden Grover House—American Foursquare style	
674	333 N. Hartwell Avenue City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1930	David and Ella Davies House—Tudor Revival style; two and one-half stories with gable roof; features include windows with brick jack arches decorated with keystones	
675	106 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1900	Frank Boeck House—Dutch Colonial Revival style	
676	112 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	William Zimmerman House—Cross Gable style	
677	115 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Henry and Mary Nickell House—Cross Gable style	

Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place	
678	116 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Residence—Cross Gable style	
679	119 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	c. 1963	Apartment building Residence—Side Gable style	
680	124 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	c. 1950	Residence—Side Gable style	
681	125 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	c. 1870	Residence—Gabled Ell style	
682	130 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1890	Frank and Hattie Smith House—Shingle style; two and one-half story house with gable roof and large dorms features include wood shingles on the roof and dorm clapboard siding, elliptically arched windows in the gable peaks, and a front porch supported by square columns	
683	133-35 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Russell Palmer House—Queen Anne style	
684	136 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1900	Reuben Strong House—Side Gable style	
685	137 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1916	Rex and Henrietta Warden House—Craftsman style	
686	201 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1926	John and Mary Rodgers House—One-story Cube style	
687	202 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1895	Residence—Queen Anne style	
688	207 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1880 alt. c. 1910	Residence—Colonial Revival style	
689	210 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1895	Residence—Queen Anne style	
690	215 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1912	Ernest Fritz House—Bungalow style	
691	216 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	c. 1880	Residence—Side Gable style	
692	220 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Joseph and Bridget Hughes House—Queen Anne style; carriage house in rear	
693	221 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1895	ResidenceQueen Anne style; carriage house in rear	
694	226 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1875	Residence—Cross Gable style; carriage house in rear	
695	232 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Residence—Gabled Ell style	
696	232 N. James Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	1967	Residence—Astylistic	
697	109 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1918	Fred and Laura Kummrow House—Front Gable style	

Identification Number ^b	Historic Place Location	Source of Historic Listing	District Association	Significant Date(s)	Name ^a and Description of Historic Place	
698	110 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1900 alt. c. 1910	Residence—Front Gable style	
699	116 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1880	Residence—Cross Gable style	
700	119 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1915	Residence—Front Gable style	
701	120 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	1951	Residence—One-story Cube style	
702	125 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1912	Lloyd and Elizabeth Dancey House—American Foursquare style; two stories with hipped roof and flared eaves and hipped-roofed dormers; features include stucco siding and a large front porch	
703	131 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1880	Residence—Gabled Ell style	
704	201 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	c. 1966	Charles House—Contemporary style	
705	206-208 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Residence—Queen Anne style	
706	212 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Katherine Schley House—Queen Anne style	
707	215 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1902	George and Anna Knipfel House—Queen Anne style	
708	218 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1912	Eli Lyons House—Front Gable style	
709	221 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1885	Residence—Cross Gable style	
710	222 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1908	Agnes Gernon House—American Foursquare style	
711	227 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1905	Perry Friz House-Queen Anne style	
712	228 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	c. 1903	William and Mary McFarlane House—Queen Anne style	
713	230 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	c. 1961	Apartment building	
714	235 N. Charles Street City of Waukesha	NRHP ^C	Proposed McCall Street (contributing)	1918	F. E. and Katherine Kiehl House—American Foursquare style	
715	404 McCall Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	1960	Residence—Front Gable style	
716	412 McCall Street City of Waukesha	NRHP ^C	Proposed McCall Street (noncontributing)	1964	Residence—Side Gable style	

Footnotes to Appendix A

NOTE: The following abbreviations are used in this table:

- Data not available N/A

Historic American Building Survey Catalog HABSC

HAWW The Historical Architecture of Waukesha, Wisconsin

HG

The Heritage Guidebook
"Historic Genesee Township" brochure HGT HWB

Historic Wisconsin Buildings: A Survey in Pioneer Architecture

NBHS New Berlin Historical Society brochure National Register of Historic Places NRHP Preserving Waukesha's Past PWP Wisconsin Inventory of Historic Places
"Waukesha Landmarks" brochures WIHP WLB

Source: U. S. Department of Interior, State Historical Society of Wisconsin, the City of Waukesha, Plaller Herbst Associates, Inc., Howard Needles Tammen & Bergendoff, H. Russell Zimmermann, Douglas A. Kowalski, Genesee Heritage Society, New Berlin Historical Society, Richard W. E. Perrin, and SEWRPC.

^aIncluded when known.

 $^{^{\}it b}$ See Maps 31 through 42 of this report for locations.

^cProposed addition to the National Register of Historic Places.

Appendix B

HISTORIC PRESERVATION BIBLIOGRAPHY

This bibliography is a complete listing of all the sources used, in full or in part, to prepare Chapter V of this report, "Historic Preservation Planning Inventory and Analysis." Unless otherwise indicated, these sources can be obtained from one or more of the following: The State Historical Society of Wisconsin; The Waukesha County Historical Society; The City of Waukesha Landmarks Commission; or The Waukesha Public Library.

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Appendix C

RESOLUTION OF THE WAUKESHA CITY PLAN COMMISSION ADOPTING THE 2010 LAND USE PLAN FOR THE WAUKESHA PLANNING AREA

WHEREAS, the City of Waukesha, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City 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 City of Waukesha and its environs; and

WHEREAS, the City of Waukesha requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) assist the City in the preparation of a land use plan for the City and its environs; and

WHEREAS, the City Plan Commission has completed the preparation of a land use plan for the Waukesha Planning Area, which encompasses the City of Waukesha and its environs. Said plan includes:

- 1. The collection, compilation, processing and analyses of various types of demographic, economic, natural resource, historic resource, recreation and open space, land use, transportation, and other information pertaining to the City and environs;
- 2. A forecast of growth and change;
- 3. Statements of land use objectives, principles, standards, and related urban design criteria;
- 4. A land use plan;
- 5. Recommended activities to implement the plan; and

WHEREAS, the aforementioned forecasts; inventories; analyses; objectives, principles and standards; land use plan; and implementation recommendations are set forth in SEWRPC Community Assistance Planning Report No. 169, A Land Use Plan for the Waukesha Planning Area: 2010; and

WHEREAS, the City Plan Commission has carefully considered the plan over an extended period of time, including consultation with neighboring municipalities; and

WHEREAS, the City Plan Commission considers the plan to be a necessary guide to the future development of the City and its environs;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the City of Waukesha Plan Commission on the 14th day of July, 1993, hereby adopts the land use plan for the Waukesha Planning Area set forth in SEWRPC Community Assistance Planning Report No. 169, <u>A Land Use Plan for the Waukesha Planning Area: 2010</u>, as a guide for the future development of the City of Waukesha and environs.

BE IT FURTHER RESOLVED that the Secretary of the City of Waukesha Plan Commission transmit a certified copy of this resolution, after recording the action on the adopted plan, to the Common Council of the City of Waukesha; Waukesha County; the City of New Berlin; the Towns of Brookfield, Delafield, Genesee, Pewaukee, and Waukesha; and the Southeastern Wisconsin Regional Planning Commission.

Paul M. Vrakas Paul G. Vrakas, Chairman

City of Waukesha Plan Commission

ATTEST:

Frank M. Hedgcock, Secretary

City of Waukesha Plan Commission

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Appendix D

RESOLUTION OF THE WAUKESHA COMMON COUNCIL ADOPTING THE YEAR 2010 LAND USE PLAN FOR THE WAUKESHA PLANNING AREA

RESOLUTION 82-93

WHEREAS, the City of Waukesha, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, the City Plan Commission has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), a land use plan for the physical development of the City of Waukesha and environs, said plan set forth in SEWRPC Community Assistance Planning Report No. 169, A Land Use Plan for the Waukesha Planning Area: 2010; and

WHEREAS, the City Plan Commission has carefully considered the plan over an extended period of time, including consultation with neighboring municipalities; and

WHEREAS, the City Plan Commission on the 14th day of July, 1993, adopted the land use plan set forth in SEWRPC Community Assistance Planning Report No. 169 as the land use component of the City's master plan; and

WHEREAS, the Common Council of the City of Waukesha concurs with the City Plan Commission and with the objectives and recommendations set forth in SEWRPC Community Assistance Planning Report No. 169;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Waukesha hereby endorses the Land Use Plan for the Waukesha Planning Area set forth in SEWRPC Community Assistance Planning Report No. 169 as a guide for the future development of the City of Waukesha and environs; and

BE IT FURTHER RESOLVED that the Plan Commission shall annually report to the Common Council on all amendments to the land use plan adopted by the Plan Commission.

Passed and approved the 7th day of September, 1993.

Paul J. Vnakas Paul G. Vrakas, Mayor City of Waukesha

ATTEST:

Thomas E. Neill, Clerk City of Waukesha

Thomas & Nell

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Appendix E

MODEL RESOLUTION FOR TOWN ADOPTION OF THE LAND USE PLAN FOR THE WAUKESHA PLANNING AREA: 2010

WHEREAS, the Southeastern Wisconsin Regional Planning Commission (SEWRPC), which was duly created by the Governor of the State of Wisconsin in accordance with Section 66.945 of the Wisconsin Statutes on the 8th day of August 1960, upon petition of the Counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha, has the function and duty of making and adopting a master plan for the physical development of the Southeastern Wisconsin Region; and

WHEREAS, the Regional Planning Commission on September 23, 1992, adopted a land use plan for the development of the Region to the year 2010; and

WHEREAS, the implementation of the regional land use plan is fostered by the preparation and adoption of more detailed and refined community land use plans; and

WHEREAS, the City of Waukesha requested that the Regional Planning Commission assist the City in the preparation of a land use plan for the City and its environs; and

WHEREAS, the City Plan Commission, in cooperation with the Southeastern Wisconsin Regional Planning Commission, has completed the preparation of a land use plan for the Waukesha Planning Area, which encompasses the City of Waukesha, the Town of Waukesha, and portions of the Towns of Brookfield, Delafield, Genesee, and Pewaukee. Said plan includes:

- 1. The collection, compilation, processing and analyses of various types of demographic, economic, natural resource, historic resource, recreation and open space, land use, transportation, and other information pertaining to the City and environs;
- 2. A forecast of growth and change;
- 3. Statements of land use objectives, principles, standards, and related urban design criteria;
- 4. A land use plan;
- 5. Recommended activities to implement the plan; and

WHEREAS, the aforementioned forecasts; inventories; analyses; objectives, principles and standards; land use plan; and implementation recommendations are set forth in SEWRPC Community Assistance Planning Report No. 169, A Land Use Plan for the Waukesha Planning Area: 2010; and

WHEREAS, the City of Waukesha Plan Commission on July 14, 1993, adopted the land use plan for the Waukesha Planning Area; and

WHEREAS, the City of Waukesha Plan Commission has transmitted certified copies of its resolution adopting the land use plan, together with the aforementioned Community Assistance Planning Report No. 169, to each of the Towns within the planning area; and

WHEREAS, the Town of _____ has supported and generally concurred in the planning programs undertaken by SEWRPC and believes that the land use plan for the Waukesha Planning Area will be a valuable guide for the development of the City of Waukesha and environs, and that the adoption of such plan by the Town will provide a common basis of understanding by the local governments concerned as to the work needed to implement the plan; and

WHEREAS, the Town of Wisconsin Statutes, has created		nant to the provisions nission; and	of Section 62.2	3(1) of the
WHEREAS, it is the function a of the Wisconsin Statutes, to many of;				
NOW, THEREFORE, BE IT Statutes, the Town of of the Town of set forth in SEWRPC Commun	Plan Comi _ master plan the	mission hereby adopts Land Use Plan for the	as the land use Waukesha Plar	component ning Area,
BE IT FURTHER RESOLVED transmit a certified copy of this Park and Planning Commission Wisconsin Regional Planning C	resolution to the To n, to the City of Wa	own Board of Supervise	ors, to the Wauke	
*		Plan Commission	Chairman	
ATTEST:				

Plan Commission Secretary