

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

KENOSHA COUNTY Leon T. Dreger Thomas J. Gorlinski Sheila M. Siegler

MILWAUKEE COUNTY Daniel J. Diliberti William R. Drew, Vice-Chairman Tyrone P. Dumas

OZAUKEE COUNTY Lerov A. Blev Thomas H. Buestrin, Chairman Elroy J. Schreiner

WAUKESHA COUNTY Duane H. Bluemke

RACINE COUNTY David B. Falstad Martin J. Itzin Jean M. Jacobson, Secretary

WALWORTH COUNTY Anthony F. Balestrieri Allen L. Morrison, Treasurer Robert J. Voss

WASHINGTON COUNTY Lawrence W. Hillman Daniel S. Schmidt Patricia A. Strachota

Robert F. Hamilton Paul G. Vrakas

VILLAGE OF SUSSEX OFFICIALS

VILLAGE BOARD OF TRUSTEES

Ralph Benka Vicki Braden Henry Carlson Patricia Bartlett, President Fred Gallant Michael Knapp Allen Olmstead

VILLAGE PLAN COMMISSION

Roger Johnson Carl Klingbiel Michael Knapp

Patricia Bartlett, Chairman Joe Konyn Robert Schlei **Richard Wegner**

COMMUNITY DEVELOPMENT AUTHORITY

Patricia Bartlett Fred Gallant Dennis Janssen Roger Johnson, Chairman Nancy Kolesari Gordon Schweiger Carl Stolper

VILLAGE ADMINISTRATOR M. Chris Swartz

> VILLAGE ATTORNEY John P. Macy

VILLAGE DEPUTY CLERK Susan Freiheit

VILLAGE ENGINEER Gerry Powell

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION STAFF

Philip C. Evenson, AICP Executive Director
Kenneth R. Yunker, PE Assistant Director
Robert P. Biebel, PE Chief Environmental Engineer
Monica C. Drewniany, AICP Chief Community Assistance Planner
Leland H. Kreblin, RLS Chief Planning Illustrator
Elizabeth A. Larsen Administrative Officer
Donald R. Martinson, PE Chief Transportation Engineer
John G. McDougall Geographic Information Systems Manager
John R. Meland Chief Economic Development Planner
Bruce P. Rubin Chief Land Use Planner

Special acknowledgement is due to Roland O. Tonn, AICP, former SEWRPC Chief Community Assistance Planner, Nancee A. Nejedlo, SEWRPC Senior Planning Draftsman, Jennifer J. Reek, SEWRPC GIS Planning Specialist, and Vanessa L. Opel, SEWRPC Planning Draftsman, for their contributions to the conduct of this study and the preparation of this report.

COMMUNITY ASSISTANCE PLANNING REPORT NUMBER 216

A LAND USE PLAN FOR THE VILLAGE OF SUSSEX: 2010 WAUKESHA COUNTY, WISCONSIN

Prepared by the

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

December 1997

Inside Region \$10.00 Outside Region \$20.00 (This page intentionally left blank)

SOUTHEASTERN WISCONSIN

916 N. EAST AVENUE • P.O. BOX 1607

WAUKESHA, WISCONSIN 53187-1607

REGIONAL PLANNING

COMMISSION TELEPHONE (414) 547-6721

Serving the Counties of: KEN

FAX

f:"	KENOSHA
	MILWAUKEE
	OZAUKEE
	RACINE
	WALWORTH
	WASHINGTON -
	WAUKESHA

(414) 547-1103

December 7, 1997

The Honorable Patricia Bartlett President of the Village of Sussex and Members of the Village Board and Village Plan Commission

Ladies and Gentlemen:

By letter dated September 28, 1993, the Village of Sussex requested that the Southeastern Wisconsin Regional Planning Commission assist the Village in the preparation of a land use plan for the Village and environs. The planning effort was initiated in March 1994 and the Regional Planning Commission staff, working with the Village staff, officials, and the Community Development Authority, has now completed the requested plan, which is represented in this report. The plan is intended to be used over time by Village officials as a tool to help guide and shape land use development and redevelopment in the Village and environs. Consistent application of the plan over time will help to ensure 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 for the Village, this report presents pertinent information on the major factors affecting land use development in the Sussex area, including information on existing and probable future resident population, household, and employment levels, the natural resource base, existing land uses, and existing local plan implementation devices. The plan includes a set of recommended development objectives, together with supporting principles, standards, and objectives. The development plan presented in this report was adopted by the Village Plan Commission and the Village Board on November 11, 1997.

The Regional Planning Commission staff is appreciative of the assistance provided by the Village staff, Village officials, and the Community Development Authority in the preparation of this plan. The Commission staff stands ready to assist the Village in implementing the adopted plan over time.

Sincerely,

Rhilig C- Even son

Philip C. Evenson Executive Director (This page intentionally left blank)

TABLE OF CONTENTS

Page

Chapter I—INTRODUCTION	1
Introduction	1
The Planning Area	1
Historic Urban Growth in the	
Village of Sussex and Environs	1
Regional Influences	1
Local Plans	7
Study Purpose	9
The Community	Ū
Comprehensive Planning Process	9
Inventory and Analysis	11
Formulation of Community	
Comprehensive Planning Objectives	
Principles Standards and	
Related Urban Design Criteria	12
Identification of Community I and Use	14
and Facility Paguiramenta	19
Development and Evolution of	14
Alternative Diversed Selection and	
Alternative Plans and Selection and	10
Adoption of Recommended Plan	13
Plan Implementation	13
Format of Development	10
Plan Report Presentation	13
Chapter II—POPULATION AND	
EMPLOYMENT INVENTORIES,	
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS	15
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS	15 15
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts	15 15 15
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario	15 15 15 15
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario	15 15 15 15 15
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario	15 15 15 15 15 15
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution	15 15 15 15 15 15 15
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts	15 15 15 15 15 15 16 16
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution	15 15 15 15 15 15 16 16 16
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable	15 15 15 15 15 15 16 16 16
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size	15 15 15 15 15 15 16 16 16 16
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Characteristics	15 15 15 15 15 16 16 16 16 19 19
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity:	15 15 15 15 15 16 16 16 16 19 19
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980	15 15 15 15 15 16 16 16 16 19 19
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980 Housing Occupancy	15 15 15 15 15 16 16 16 16 19 19
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980 Housing Occupancy and Vacancy Rates	15 15 15 15 15 16 16 16 16 19 19 19
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980 Housing Occupancy and Vacancy Rates Housing Costs	15 15 15 15 15 16 16 16 16 19 19 19 19 21
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980 Housing Occupancy and Vacancy Rates Housing Costs	15 15 15 15 15 16 16 16 16 19 19 19 19 21 23
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980 Housing Occupancy and Vacancy Rates Housing Costs Economic Characteristics and Forecasts	15 15 15 15 15 16 16 16 16 19 19 19 21 23 23
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980 Housing Costs Housing Costs Economic Characteristics and Forecasts Family Income Occupations and Employment Types	15 15 15 15 16 16 16 19 19 19 19 21 23 23 23
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980 Housing Occupancy and Vacancy Rates Housing Costs Economic Characteristics and Forecasts Family Income Occupations and Employment Types Employment Forecasts	15 15 15 15 16 16 16 19 19 19 19 21 23 23 23 23 24
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980 Housing Occupancy and Vacancy Rates Housing Costs Economic Characteristics and Forecasts Family Income Occupations and Employment Types Employment Forecasts	$15 \\ 15 \\ 15 \\ 15 \\ 15 \\ 16 \\ 16 \\ 16 \\ $
EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS Introduction Population and Employment Forecasts The High-Growth Scenario The Intermediate-Growth Scenario The Low-Growth Scenario Population Distribution Selected Forecasts Age Distribution Historic and Probable Future Household Size Housing Construction Activity: 1970 through 1980 Housing Occupancy and Vacancy Rates Housing Costs Economic Characteristics and Forecasts Family Income Occupations and Employment Types Employment Forecasts Summary Population and	$15 \\ 15 \\ 15 \\ 15 \\ 15 \\ 16 \\ 16 \\ 16 \\ $

Age Distribution	26
Household Size	27
Housing Construction Activity	27
Household Income	27
Occupations and Employment Types	27
Employment Forecasts	28
Chapter III—NATURAL RESOURCE BAS	E
INVENTORY AND ANALYSIS	29
Introduction	29
Soils and Topography	29
Soils	29
Soil Suitability for Development Using	
Onsite Sewage-Disposal Systems	30
Soil Suitability for Development Using	
Public Sanitary Sewer Service	33
Soils Well Suited for Agricultural Use	33
Topography	33
Water Resources	36
Watersheds and Subwatersheds	36
Surface Water Resources	36
Lakes, Rivers and Streams	36
Floodlands	36
Wetlands	39
Woodlands	39
Wildlife Habitat	39
Park and Open Space Sites	41
Park and Open Space Sites	41
Scientific and Natural Areas	41
Environmental Corridors	
and Isolated Natural Areas	41
Primary Environmental Corridors	47
Secondary Environmental Corridors	48
Isolated Natural Areas	48
Summary	48
Environmental Corridors	48
Soils and Topography	48
Soils	48
Prime Agricultural Lands	49
Tonography	49
Water Resources	49
Watersheds and Subwatersheds	49
Rivers and Streams	49
Floodlands	49
Wetlands	49
Woodlands	50
Wildlife Habitat	50
Park and Open Space Sites	50
Scientific and Natural Areas	50
Environmental Corridors	50

Page

Chapter IV—INVENTORY AND	
ANALYSIS OF EXISTING	
LAND USES AND PUBLIC	
FACILITIES AND UTILITIES	53
Introduction	58
Existing Land Uses	58
Urban Land Uses	58
Residential Land Use	58
Commercial Land Use	57
Industrial and Manufacturing	
Land Use	57
Transportation and Utilities	
Land Use	58
Government and Institutional	
Land Use	58
Park and Recreational Land Use	58
Nonurban Land Uses	60
Natural Areas	60
Agricultural and Open Lands	60
Community Facilities	60
Public Schools	60
Public Library	60
Municipal Office Buildings	62
Police Protection Services	
and Facilities	62
Fire Protection Services	-
and Facilities	62
Rating of Fire Protection Services	62
Public Ittilities	63
Sanitary Sower Service	63
Public Water System	64
Summary	65
	00
Chapter V_FXISTING LOCAL PLAN	
IMPLEMENTATION DEVICES	67
Introduction	67
Fruiting Zoning	67
Village of Sugger Zening Ordinance	60
Futnation Sussex Loning Orumanice	74
Town of Lighen Zening Ordinance	74
Weukosho County Shereland and	14
Eloadland Protoction Ordinance	74
The Lond Cubdicision	14
Cantral Online and	
Ville of General Level Cab Reference	41
Village of Sussex Land Subdivision	77
	71
Extraterritorial Platting Authority	18
Town of Lisbon Land Supdivision	-
Waykasha County Shamland and	18
Floodland Land Subdivision	
rioudiand Land Subdivision	00
	90

Ρ	а	g	е
•	~		~

Official Mapping	80
Summary and Conclusions	80
Chapter VI—DEVELOPMENT	
OBJECTIVES, PRINCIPLES,	
STANDARDS, AND RELATED	~~
URBAN DESIGN CRITERIA	83
Introduction	83
Basic Concepts and Definitions	83
Objectives, Principles, and Standards	83
Urban Design Criteria	94
Residential Development Urban	
Design Criteria	94
Relation to Dissimilar Uses	94
School and Park Centrality	94
Limitation of Access to	
Arterial Streets	94
Street Cross-Sections	95
Street Alignment	95
Cul-de-Sac Streets	95
Handicap and Bicycle Access	95
Additional Standards for Multi-Family	
Residential Development	95
Parking Lot Landscaping	95
Parking Lot Screening	95
Parking Lot Lighting	97
Building-Foundation	
Landscaping for Multi-Family	
Residential Development	97
Screening of Dumpsters and	
Mechanical Equipment	98
Industrial Development	
Urban Design Criteria	98
Limitation of Access to	ųU
Arterial Streets	98
Lot Depth and Width	98
Varde	98
Location of Off-Street	00
Parking Lots	98
Parking Lots	98
Parking Lot Landscaning and	
Parking Lot Screening	98
Commercial Development Urban Design	50
Critoria (avaluding the Village of	
Sussey Control Business District	90
Vohicular Circulation	00
Artorial Highway Accord	30
and Street Intersections	02
Loopod Lond Access Stroots	00
Alignment and Chared	33
Ileo of Drivowove	00
Sight Distance and	33
Driveway Placement	00
Driveway Flacement	33

Driveway Spacing	99
Maximum Number of	
Driveways per Parcel	99
Commercial Business Clustering	99
Land Use Buffers	100
Vehicular Circulation between	
Adjacent Properties	100
Onsite Vehicular Circulation	100
Pedestrian Circulation	100
Off-Street Parking	101
Parking Visibility from	
Arterial Streets	101
Onsite Queued Vehicle Storage	101
Parking Lot Lighting	101
Parking Lot Location	101
Parking Lot Landscaping	101
and Parking Lot Screening	101
Off-Street Service and	101
Loading Areas	101
Urban Landscane Plant Selection	101
Site Furniture and Amonities	101
Maintonongo	101
Willage of Sugger Downtown Area	101
Unhon Design Criteria	101
Design Concent	101
	102
Sotheolog	102
Access to Mind Mice Development	102
Access to Inird-Her Development	102
Parking Layout and Linkages	102
Pedestrian Circulation	102
Landscaping	102
Street Furniture	102
Downtown Signage	102
Architectural Design for	
All Commercial Areas	103
Commercial Streetscape Facades	103
Yards	103
Urban Scale and Mass	103
Streetscape Rooflines	
and Roof Shapes	103
Materials	104
Colors	106
Architectural Details	106
Accessory Buildings	106
Screening of Dumpsters	
and Mechanical Equipment	106
Chapter VII—LAND USE	
AND COMMUNITY	
FACILITY REQUIREMENTS	107

Introduction

Urban Land Use Requirements

Commercial Development	110
Industrial Development	110
Governmental and	
Institutional Development	110
Park and Recreational	
Development	110
Transportation System Requirements	110
Community Facility Needs	112
Public Schools	112
Fire Stations	112
Summary and Conclusions	114
Chapter VIII—THE LAND USE PLAN	115
Introduction	115
Plan Structure	116
Plan Determinants	116
Population Forecasts	116
Objectives and Standards	116
Sussey Urban Service Area	116
Sussey Planning Area	116
The Recommended Land Use Plan	110
for the Sussey Urban Service Area	117
Fruironmontally Significant Aroas	120
Environmental Corridors and	120
Isolated Natural Aroos	190
Other Environmentally	120
Significant Areas	190
Posidential Land Llage	120
Commercial Land Uses	101
Rotail Uses	121
Office and Professional	122
Commonical Llass	100
Mixed Commonoial and	144
Posidontial Uso	199
Highway Oriented Puginess	102
Industrial Land Llass	120
	102
Quarries	120
Institutional Land Uses	193
Regrestional Land Uses	120
Porkways and Trails	120
The Recommended Land Use Plan	124
for the Sussey Planning Area	124
Environmentally Significant Areas	125
Other Environmentally	100
Significant Areas	125
Urban Land Uses	125
Residential	125
Commercial	125
Industrial	125
Recreational Land Uses	126

Residential Development

108

107

107

Rural Residential and	
Other Open Lands	127
Future Urban Development	127
Transportation System Development	127
Street and Highway System	127
Summary	129
Chapter IX—PLAN	
IMPLEMENTATION	131
Public Informational	
Meetings and Plan Adoption	131
Downtown Design and	
Development Plan	132
Site Planning Guidelines	132
Streetscape Guidelines	133

Mixed Uses	135
Implementation of the Downtown	
Design and Development Plan	136
Village of Sussex Zoning Regulations	137
Zoning Ordinance	
Regulation Changes	137
Zoning Map Changes	138
Village of Sussex Land	
Division Ordinance	138
Town of Lisbon Zoning Ordinance	143
Environmental Corridors and	
Isolated Natural Areas	143
Urban Areas	143
Rural Areas	143
Summary and Conclusions	143

LIST OF APPENDICES

Appendix		Page
A	Resolution of the Village of Sussex Plan Commission Adopting the 2010 Land Use Plan for the Sussex Planning Area (Resolution 97-67a)	147
В	Resolution of the Village of Sussex Board of Trustees Adopting the 2010 Land Use Plan for the Sussex Planning Area (Resolution 97-67)	149

LIST OF TABLES

Table

Chapter II

1	Alternative Population and Employment Forecasts for	
	Southeastern Wisconsin, Waukesha County, the Sussex Planning	
	Area, and the Sussex Urban Service Area: 1985, 1990, and 2010	17
2	Comparison of Historic Population Levels for the	
	State of Wisconsin, the Southeastern Wisconsin Region,	
	Waukesha County, and the Village of Sussex: 1850-1990	17
3	Age Composition of the Population in the Southeastern Wisconsin	
	Region, Waukesha County, and the Village of Sussex: 1970-1990	18
4	Historic Population and Housing Characteristics of the Southeastern	
	Wisconsin Region, Waukesha County, and the Village of Sussex: 1970-1990	20
5	Comparison of Historic and Probable Future Population per	
	Occupied Housing Unit in the Southeastern Wisconsin Region,	
	Waukesha County, and the Village of Sussex Urban Service Area: 1970-1990	20
6	Residential Building Permits Issued in the Village of Sussex: 1970-1990	21
7	Housing Vacancy Rates for Owner- and Renter-Occupied Year-Round Housing Units	
	in Southeastern Wisconsin, Waukesha County, and the Village of Sussex: 1970-1990	22
8	Number of Owner-Occupied Mortgaged Housing Units by Monthly Owner Costs	
	in Southeastern Wisconsin, Waukesha County, and the Village of Sussex: 1990	23

Page

Page

Page

Table

9	Number of Housing Units by Monthly Contract Rent for Renter-Occupied Housing	
	in Southeastern Wisconsin, Waukesha County, and the Village of Sussex: 1990	23
10	Household Income in the Southeastern Wisconsin Region,	
	Waukesha County, and the Village of Sussex: 1990	23
11	Employed Persons 16 Years of Age and Older by Occupation in	
	Southeastern Wisconsin, Waukesha County, and the Village of Sussex: 1990	24
12	Employed Persons 16 Years of Age and Older by Class of Worker in	
	Southeastern Wisconsin, Waukesha County, and the Village of Sussex: 1990	25
13	Place of Work of Workers 16 Years of Age and Older Living	
	in Waukesha County and the Village of Sussex: 1990	25
14	Actual and Forecast Employment by Type in the	
	Village of Sussex Urban Service Area: 1985, 1990, and 2010	26

Chapter III

15	Park and Open Space Sites in the Village of Sussex Planning Area: 1990	44
16	Scientific and Natural Areas in the Village of Sussex Planning Area: 1990	45
17	Point Values for Natural Resource Base and	
	Natural Resource Base-Related Elements	47

Chapter IV

18	Summary of Land Use in the Village of Sussex Planning Area: 1994	56
19	Summary of Land Use in the Village of Sussex: 1994	57
20	Historic Residential Land Subdivisions in the Village of Sussex: 1948-1994	58
21	Historic Residential Land Subdivisions in the Town of Lisbon: 1926-1994	59
22	Enrollment and Capacity of Schools Operated by the Hamilton School District: 1994	62
23	Selected Data Concerning the Planned Sanitary Sewer Service	
	Areas Attendant to the Village of Sussex Sewage-Treatment Plan	65

Chapter V

24	Summary of Village of Sussex Zoning Districts: 1994	70
25	Summary of Town of Lisbon Zoning Districts: 1994	76
26	Minimum Urban and Rural Street Design Criteria Set	
	Forth in the Village of Sussex Land Division Ordinance	79

Chapter VI

27	Urban Land Use Standards for the Village of Sussex Urban Service Area	84
28	Facility Site Area and Service Radius Standards	
	for the Village of Sussex Urban Service Area	85
29	Standards for Publicly Owned Outdoor Recreation	
	Sites in the Village of Sussex Urban Service Area	91
30	Recommended Street Cross-Sections in the Village of Sussex	
	Urban Service Area for Collector Streets, Industrial Streets, Local	
	Land-Access Streets, Cul-de-Sac Turnarounds, and Cul-de-Sac Barrels	93
31	Fire Company Distribution Standards	94
32	Neighborhood Outdoor Recreation Facility Standards	94
33	Highway Design Speed and Minimum Required	
	Sight Distance for Direct-Access Driveway Placement	100
34	Highway Operating Speeds and Minimum Spacing between Direct-Access Driveways	100

Table		Page
	Chapter VII	
35	Urban Land Requirements in the Village of Sussex Urban Service Area: 2010	109
	Chapter VIII	
36	Summary of 1994 Existing and 2010 Planned	
	Land Use in the Village of Sussex Urban Service Area	117
37	Summary of 1994 Existing and 2010 Planned	
00	Land Use in the Village of Sussex Planning Area	124
38	and Highway System in the Sussex Planning Area: 2010	129
	Chapter IX	
39	Summary of Proposed Village of Sussex Zoning District Regulations	139
	LIST OF FIGURES	
Figure		Paga
rigure		I age
	Chapter I	
1	The Community Planning Process	12
	Chapter II	
2	Historic and Planned Population Levels	
	in the Sussex Sewer Service Area: 1960-2010	16
	Chapter VI	
3	Reversed-Frontage Lots for Limitations of Vehicular Access to Arterial Streets	95
4	Typical Urban Cul-de-Sac Cross-Section	96
5	Typical Parking Lot Landscape Island (with and without Center Island)	96
6	Recommended Landscaping Screen for Off-Street Parking Lots	97
7	Arterial Highway-Access and Driveway and Street Intersections	98
8 9	Desirable Looping of Land-Access Streets in Commercial Areas	99
U	Driveways and Parking Lots in Commercial Areas	99
10	Illustration of a Downtown Gateway	103
11	Pedestrian Circulation Overlaps in Parking Lots	104
12	Traditional Small-Town Style and Scale Street Furniture	105
13	Typical Downtown Sign Designs	105
14	Urban Scale and Mass of Commercial Buildings	106
15 16	Kootlines and Shapes of Commercial Buildings	106
10	Use of materials on Commercial Facades	100
	Chapter VII	
17	Process Used for Determining Year 2010 Land Use	

Chapter VIII

18	Alternative Residential Development Designs	
	Compatible with Primary Environmental Corridors	126
19	A Comparison of Conventional Rural Development	
	With Clustered Rural Development	128

LIST OF MAPS

Мар

Page

Chapter I

1	Location of the Village of Sussex and Environs Study Area in the	
	Southeastern Wisconsin Region	2
2	Historic Growth in the Village of Sussex and Environs: 1850-1990	3
3	Adopted Regional Land Use Plan as Related to	
	the Village of Sussex and Environs Study Area: 2010	5
4	Adopted Regional Transportation System Plan as Related	
	to the Village of Sussex and Environs Study Area: 2000	6
5	Planned Sanitary Sewer Service Areas Tributary	
	to the Village of Sussex Sewage Treatment Plant	7

6	Adopted Village of Sussex Land Use Plan: 2010	8
7	Adopted Sussex Downtown Design and Development Plan	10
8	Adopted Village of Sussex Park and Open Space Plan	11

Chapter III

9	Suitability of Soils for Conventional Onsite Sewage-Disposal	
	Systems in the Village of Sussex Planning Area	31
10	Suitability of Soils for Mound Sewage-Disposal	
	Systems in the Village of Sussex Planning Area	32
11	Suitability of Soils for Residential Development with Public	
	Sanitary Sewer Service in the Village of Sussex Planning Area	34
12	Prime Agricultural Lands in the Village of Sussex Planning Area	35
13	Slope Analysis for the Village of Sussex Planning Area	37
14	Surface Waters, Wetlands, Floodlands, and Watershed	
	Features in the Village of Sussex Planning Area	38
15	Woodlands in the Village of Sussex Planning Area: 1990	40
16	Wildlife Habitat Areas in the Village of Sussex Planning Area: 1990	42
17	Park and Open Space Sites, Trails, and Scientific and	
	Natural Areas in the Village of Sussex Planning Area: 1990	43
18	Environmental Corridors and Isolated Natural	
	Areas in the Village of Sussex Planning Area: 1990	46

Chapter IV

19	Existing Land Use in the Village of Sussex Planning Area: 1994	54
20	Existing Land Use in the Village of Sussex and Environs: 1994	55

Page	Ρ	age
------	---	-----

113

Мар		Page
21	School District Boundaries and Public School	
	Locations in the Village of Sussex Planning Area: 1994	61
22	Fire Stations in the Village of Sussex Planning Area: 1994	63
23	Adopted Village of Sussex Sanitary Sewer Service Area	64
	Chapter V	
24	Village of Sussex Zoning Map: 1995	69
25	Comparison of Zoned and Unzoned Wetland Areas in the Village of Sussex: 1995	73
26	General Zoning in the Town of Lisbon and Areas in the	
	Town of Lisbon under the Jurisdiction of the Waukesha County	
	Shoreland and Floodland Protection Ordinance: 1995	75
27	Waukesha County Established Street and Highway Width	
	Map as It Relates to the Village of Sussex Planning Area: 1995	81
	Chapter VII	
28	Functional Improvements to the Arterial Street and	
	Highway System in the Village of Sussex Planning Area:	
	2010 Final Recommended Regional Transportation System Plan	111

Chapter VIII

in the Village of Sussex Urban Service Area

Optimum Travel Distances for Fire-Fighting Vehicles

29

30	Recommended Land Use Plan for the Sussex Urban Service Area: 2010	118
31	Recommended Land Use Plan for the Sussex Planning Area: 2010	119

Chapter IX

32	Recommended Zoning	g Map for the	e Village of Sussex	Urban Service Area	142
----	---------------------------	---------------	---------------------	--------------------	-----

INTRODUCTION

INTRODUCTION

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

Acting in accordance with this statutory charge, the Village of Sussex on October 6, 1993, requested the Regional Planning Commission to assist the Village Plan Commission in the development of certain key elements of a comprehensive plan for the Village, together with implementing ordinances. This report sets forth the findings and recommendations of the planning effort undertaken in response to that request. It is intended to assist in defining the development objectives of the Village and in defining methods for achieving those objectives over time.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting development in the Village and environs, including the preparation of projections of the possible range of future population and economic activity levels within the planning area, extensive inventories of the natural and man-made resource base, an inventory of existing local plan implementation devices, the formulation of a set of recommended development objectives and urban design criteria for the Village and environs, careful analyses of the inventory findings, the preparation of plans which may be expected to accommodate probable future population and employment levels, and the selection of a recommended plan which best meets the agreed-upon community development objectives. The plan, when adopted by the Village Plan Commission and Village Board, is intended to serve as a guide in making development decisions as the need for such decisions arises in the conduct of the Village's business.

The Planning Area

The planning area considered consists of the Village of Sussex and all the unincorporated areas lying within the Town of Lisbon, which is U.S. Public Land Survey Township 8 North, Range 19 East, in the north-central portion of Waukesha County. As shown on Map 1, the Village proper is bordered on the north and west by the Town of Lisbon, on the east by the Village of Lannon and the Village of Menomonee Falls, and on the south by the Town of Pewaukee. The corporate limits of the Village of Sussex encompass an area of about 4.7 square miles, or about 11 percent of the total study area. The Town of Lisbon consist of about a 31.6-square-mile area, or about 89 percent of the total study area. The total study area encompasses approximately 23,220 acres, or about 36.3 square miles.

Historic Urban Growth in the

Village of Sussex and Environs

The pattern of urban growth in the Village of Sussex and environs from 1850 through 1990 is depicted on Map 2. Between 1850 and 1963, there was little urban development in the study area outside the Village proper. Between 1963 and 1970, urban development began to occur outside, but generally adjacent to, the Village. Beginning in the 1970s, much of the new urban development in the study area became discontinuous and diffused, occurring in scattered enclaves throughout the planning area.

Regional Influences

Sound planning practice dictates that local plans should be prepared within the framework of broader, 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 Village of Sussex. The



Source: SEWRPC.

Map 2



HISTORIC GROWTH IN THE VILLAGE OF SUSSEX AND ENVIRONS: 1850-1990

R. 18 E, R. 19 E,





Source: SEWRPC.

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 considered most important to the units and agencies of government operating within the Region. The salient recommendations of the adopted regional plan elements applicable to the Village of Sussex and environs are graphically summarized on Maps 3 and 4.

The adopted regional land use plan, set forth in SEWRPC Planning Report No. 40, <u>A Regional Land</u> Use Plan for Southeastern Wisconsin: 2010, provides recommendations with respect to the amount, spatial distribution, and general arrangement of the various land uses required to serve the needs of the existing and anticipated future resident population and economic activity levels within the Region. Particularly pertinent to the preparation of a comprehensive plan for the Village of Sussex and environs are the recommendations contained within the adopted regional land use plan for the preservation of the primary environmental corridors and prime agricultural lands of the Region and for the encouragement of a more compact pattern of urban development, with such development encouraged to occur contiguous to, and outward from, the existing urban centers of the Region in areas which are covered by soils suitable for urban use, which are not subject to such special hazards as flooding, and which can be readily and economically served by such essential urban facilities and services as public sanitary sewerage and water supply. These three salient recommendations of the regional land use plan provided the basic framework around which a Village land use plan could be developed. The adopted regional land use plan, as it pertains to the Village of Sussex study area, is shown on Map 3.

The adopted regional transportation system plan, described in SEWRPC Planning Report No. 41, A Regional Transportation System Plan for Southeastern Wisconsin: 2010, provides recommendations as to how the regional land use plan can best be served by arterial street and highway and transit facilities. It recommends a functional and jurisdictional system of arterial streets and highways to serve the Region through the design year 2000, together with a functional network of various types of transit lines. The regional transportation system plan was developed on the basis of careful quantitative analyses of existing and probable future traffic movements within the Region and of existing highway and transit system capacity and use. The adopted regional transportation system plan,

as it pertains to the Village of Sussex study area is shown on Map 4.

The adopted regional park, outdoor recreation, and related open space plan, presented 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 within the Region and recommends a system of large regional resource-oriented parks, recreational corridors, and smaller urban parks, together with the attendant recreational facilities required to meet these needs and to provide form and structure to urban development within the Region. The adopted regional plan was refined and detailed by the Commission for Waukesha County in response to a request from the Waukesha County Board. The resulting park and open space plan for the County is documented in SEWRPC Community Assistance Planning Report No. 137, <u>A Park and Open Space Plan for Wauke-</u> sha County.

The findings and recommendations of the water quality management planning program for Southeastern Wisconsin are described in Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin-2000. This plan documented in this report consists of a land use and sanitary sewer service area element, a point source water pollution abatement element, a nonpoint source water pollution abatement element, a waste water sludge management element, and a water quality 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 upon the urban land use configuration identified in the Commissionadopted regional land use plan for the year 2000. As such, the delineation of the areas was necessarily general and did not reflect detailed local planning considerations.

In order to reflect properly local, as well as areawide, planning considerations relative to these sanitary sewer service areas, the Regional Planning Commission, in adopting the areawide water quality management plan, recommended that steps be taken to further refine and detail these sanitary sewer service areas in cooperation with the local units of government affected. The Village of Sussex sanitary sewer service area was refined and further detailed and documented in SEWRPC Community Assistance Planning Report No. 84, Sanitary Sewer



PRIME AGRICULTURAL LAND

SURFACE WATER OTHER AGRICULTURAL AND RURAL LAND

ADOPTED REGIONAL LAND USE PLAN AS RELATED TO THE VILLAGE OF SUSSEX AND ENVIRONS STUDY AREA: 2010

Source: SEWRPC.

NONE

0

LOW DENSITY RESIDENTIAL (0.7-2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)

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

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

MAJOR UTILITY CENTER-PUBLIC SEWAGE TREATMENT PLANT

PRIMARY ENVIRONMENTAL CORRIDOR SECONDARY ENVIRONMENTAL CORRIDOR

5

ui i

Map 4



ADOPTED REGIONAL TRANSPORTATION SYSTEM PLAN AS RELATED TO THE VILLAGE OF SUSSEX AND ENVIRONS STUDY AREA: 2000

Source: SEWRPC.

Service Area for the Village of Sussex, second edition, September 1994, replacing the original refined sanitary sewer service area of 1983 as amended in December 1987 and June 1988. In May 1989, the regional water quality management plan was further amended to redesignate the Sussex sewage treatment plant as an areawide facility to serve the Villages of Sussex and Lannon, a portion of the Village of Menomonee Falls, and portions of the Town of Lisbon. The sanitary sewer service area for the Village of Lannon and the part of the Village of Menomonee Falls tributary to the Village of Sussex sewage treatment plant was refined and documented in SEWRPC Community Assistance Planning Report No. 208 titled, <u>Sanitary Sewer</u> <u>Service Areas for the Villages of Lannon and</u> <u>Menomonee Falls</u>, dated June 1993. The combined sewer service areas, as amended, is shown on Map 5. Certain of the water quality management plan recommendations, particularly those related to the delineation of a sanitary sewer service area for the Sussex area, are reflected in the Village plan documented in this report.

In addition to the regional plan elements, there is a subregional plan element which is also of importance to the Village of Sussex study area. This plan is the plan for the Fox River watershed, docu-

PLANNED SANITARY SEWER SERVICE AREAS TRIBUTARY TO THE VILLAGE OF SUSSEX SEWAGE TREATMENT PLANT



GROSS SANITARY SEWER SERVICE AREA BOUNDARY

NET REFINED SANITARY SEWER SERVICE AREA

SANITARY SEWER SERVICE AREA NOT YET REFINED

Source: SEWRPC.

mented in SEWRPC Planning Report No. 12, <u>A</u> <u>Comprehensive Plan for the Fox River Watershed</u>. This subregional plan contains recommendations for floodland management, water pollution abatement, and water supply which pertain to the Village of Sussex study area.

Local Plans

The Village of Sussex has been active in community planning for many years. The first comprehensive plan for development of the Village was prepared in 1982. The plan recommendations are set forth in SEWRPC Community Assistance Planning Report No. 51, <u>A Land Use Plan for the Village of Sussex:</u> 2000. The land use plan was fully consistent with the principles of the regional land use plan with respect to the 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 Village land use





GRAPHIC SCALE 0 800 1600 2400 FEET

8

Map 6

ADOPTED VILLAGE OF SUSSEX LAND USE PLAN: 2010

plan was revised by the Village with some assistance from the Regional Planning Commission staff, with a new land use map for development to the year 2010 prepared and adopted in 1985. That plan is shown on Map 6.

In 1989, the Village prepared a redevelopment plan for the central business district of the Village. The objective of the plan was to retain Main Street as the central focus of community development and to avoid objectionable strip commercial development in the community. The redevelopment plan is set forth under the title, Sussex Downtown Design and Development Plan, prepared by Planning and Design Institute, Inc. The plan stressed the importance of linkages between properties on Main Street and proposed a three-tiered development plan for the central business district. The first tier of development, immediately adjacent to Main Street, is to consist of existing retail establishments and conversion of existing residences to retail use. The second tier of development is to consist of landscaped gardens and parking areas. The parking areas are to be linked through the several properties to create the perception of a shopping center, rather than a strip development. The third tier of development is to consist of new large-scale development making full use of the extraordinarily deep parcels fronting on Main Street in Sussex. The central business district development plan is shown in graphic summary form on Map 7.

In 1988, the Village prepared a park and open space plan. The plan refines and details the park and open space recommendations of the regional park and open space plan and the Waukesha County park and open space plan in SEWRPC Community Assistance Planning Report No. 166, <u>A Park and Open Space Plan for the Village of Sussex</u>. The plan recommends a system of 11 local parks and proposed recreation trails that would supplement the Waukesha County Bugline Recreation Trail. The Village park plan is shown on Map 8.

In 1983, the Village of Sussex prepared and adopted a stormwater management plan, documented in the report titled, SEWRPC Community Assistance Planning Report No. 89, <u>A Stormwater Management</u> <u>Plan for the Village of Sussex</u>. The plan examined the 27 hydrologic units within the Village urban service area and recommended the best alternative means of managing stormwater flows, including the construction of 61,233 feet of new storm sewers with associated appurtenances, the construction of eight detention basins, the modification of 2,980 feet of stream channels, and the construction of 10,590 feet of new engineered open channels.

The findings and recommendations of the aforementioned regional, subregional, and local plan elements all have important implications for any comprehensive planning effort for the Village of Sussex and environs. Pertinent recommendations of these plan elements are reflected in the plans presented here, which refine and detail the regional plan elements, adapting those elements to local development objectives. They are considered further in the inventory and analysis sections of this report.

STUDY PURPOSE

The primary purpose of the requested planning effort is to provide the Village with the key elements of a comprehensive community development plan. This plan, while intended primarily to meet local development objectives, was also intended to carry related regional plan elements into greater depth and detail, as is necessary for sound local and regional planning. In conducting this planning effort, an attempt was made to identify the physical development constraints imposed upon, and the development opportunities open to, the Sussex area; to set forth an integrated set of physical development objectives and supporting standards for the Village of Sussex and environs; and to determine future land use and related requirements within the Village and environs to the plan design year 2010. Alternative development plan elements were prepared and evaluated; the best of these alternative plans was identified and recommended for adoption. Finally, plan implementation measures and devices needed to carry out the recommended plans effectively were identified, with particular emphasis upon needed revisions to the Village zoning and subdivision control ordinances.

THE COMMUNITY COMPREHENSIVE PLANNING PROCESS

The recommended plans and the alternative plans presented in this report were developed through a planning process consisting of the following steps: 1) a comprehensive inventory of the factors affecting development and redevelopment in the Village and environs, 2) a careful analysis of the inventory data, 3) the formulation of community development Map 7 ADOPTED SUSSEX DOWNTOWN DESIGN AND DEVELOPMENT PLAN



Source: Village of Sussex and SEWRPC.

10

Map 8



ADOPTED VILLAGE OF SUSSEX PARK AND OPEN SPACE PLAN

GENERALIZED NONRESIDENTIAL URBAN DEVELOPMENT OTHER LANDS OUTSIDE THE URBAN SERVICE AREA NATURAL RESOURCE AREA PRIMARY ENVIRONMENTAL CORRIDOR SECONDARY ENVIRONMENTAL CORRIDOR ISOLATED NATURAL AREA PRIME AGRICULTURAL LANDS PARK AND OPEN SPACE SITES EXISTING COMMUNITY PARK EXISTING NEIGHBORHOOD PARK PROPOSED NEIGHBORHOOD PARK (GENERAL SITE LOCATION) EXISTING OTHER VILLAGE PARK BUGLINE RECREATION TRAIL PROPOSED VILLAGE RECREATION TRAIL

LEGEND

111

URBAN SERVICE AREA BOUNDARY EXISTING URBAN DEVELOPMENT: 1985 PLANNED URBAN DEVELOPMENT: 2000

Source: SEWRPC.

objectives, principles, standards, and related urban design criteria, 4) the identification of development needs in the planning area through the year 2010, based upon the population and economic activity forecasts and the development objectives and standards, 5) the development and evaluation of alternative plans, 6) selection of the recommended plans, and 7) the recommendation of plan implementation measures. The comprehensive planning process utilized is graphically summarized in Figure 1. Indispensable to any sound community planning process is active citizen participation in each stage of the process. Also imperative to the process is the need continually to reevaluate adopted community plans and alternatives thereto based upon the emergence of new information and changing public attitudes and opinions.

Inventory and Analysis

Reliable basic planning data are absolutely essential to the formulation of workable development plans. Consequently, inventory becomes the first operational step in the planning process. The crucial nature of factual information in the planning process should be evident, since neither can intelligent forecasts be made, nor can alternative courses of action be evaluated, without knowledge of the current state of the system being planned. The sound

Figure 1



Source: SEWRPC.

formulation of a comprehensive plan for the Village of Sussex requires that factual data be developed on the existing development pattern, on the potential demand for each of the various major land use categories, on the major determinants of these demands, and on local development objectives and constraints, as well as on 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 and potentials for good development. The inventory data are also crucial to the forecasting of future community developmental needs, formulating alternative plans, and evaluating such alternative plans.

Formulation of Community Comprehensive Planning Objectives, Principles, Standards, and Related Urban Design Criteria

An objective may be defined as a goal or end toward the attainment of which plans and policies are directed. Planning is a rational process for formulating and attaining objectives. The objectives developed serve as a guide to the preparation of alternative plans and provide an important basis for the selection of recommended plans from among the alternatives considered. The community development 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 officials and citizens. The Village Plan Commission provided active guidance throughout the course of the plan preparation.

Identification of Community

Land Use and Facility Requirements

Although the preparation of forecasts is not planning, a development plan must, to the extent possible, anticipate future requirements as a basis for the development of alternative plans. In the planning effort, forecasts are required of future events and conditions which are outside of the scope of the system to be planned. The future demand for land and facilities will depend primarily upon the size of the future population and the nature of future economic activity within the Village. Control of changes in population and economic activity levels, however, lies largely, though not entirely, outside the scope of government activity at the local level and thus outside the scope of the local planning process. Therefore, future population and economic activity levels must be forecast. These levels, in turn, can be used to determine the probable future demand for land use and facilities. This is not to say that governmental policies at the local level cannot influence the course of economic development and, consequently, of population and economic activity growth rates.

Development and Evaluation of Alternative Plans and Selection and Adoption of Recommended Plan Having estimated the probable future demand for land use and facilities, alternative plans which meet the demands can be developed. The alternative plans should be evaluated on the basis of their relative ability to attain the agreed-upon development objectives. The plan judged best to meet those objectives should be selected for adoption. The evaluation should be made by the Village Plan Commission. Such evaluation and selection involves the use of data obtained during the inventory and analysis stages of the planning process and also during the later plan design stages.

<u>Plan Implementation</u>

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

FORMAT OF DEVELOPMENT PLAN REPORT PRESENTATION

This planning report consists of 10 chapters. Chapter I, "Introduction," briefly discusses the actions that led to the conduct of the study, a history of planning activities in the Village of Sussex, the intended purpose of the study, and a review of the community comprehensive planning process used for the conduct of the study. Chapter II, "Population and Employment Inventories, Analyses, and Forecasts," presents relevant data regarding the 1990 population and employment characteristics of not only the Village of Sussex, but also of Waukesha County and the Southeastern Wisconsin Region as well. Chapter II provides a range of population and employment forecasts for the year 2010 which were used to develop forecast development needs on the basis of which, in part, alternative plans presented could be prepared. Chapter III, "Natural Resource Base Inventory and Analysis," presents relevant data pertaining to the natural resource base of the Sussex area, including data on soils, topography, drainage, wetlands, floodlands, woodlands, wildlife habitat, parks, and the other relevant features. Chapter IV, "Inventory and Analysis of Existing Land Uses, Public Facilities and Utilities," presents pertinent data regarding urban development in the Village of Sussex and Environs. Chapter V, "Existing Local Plan Implementation Devices," describes and analyzes the existing Village zoning and land subdivision ordinances, as well as other existing legal instruments which facilitate plan implementation in the Village. Chapter VI, "Development Objectives, Principles, Standards, and Related Urban Design Criteria," presents the community development objectives on the basis of which, in part, the various elements of the development plan were prepared. Chapter VII, "Definition of Year 2010 Community Requirements," describes community development needs to the year 2010 on the basis of the forecast population and employment levels and the objectives and standards presented in Chapter VI. Chapter VIII, "The Land Use Plan," presents the alternative and recommended land use development plans for the Village of Sussex and environs. Chapter IX, "Plan Implementation," describes the legal instruments needed to implement the plan.

(This page intentionally left blank)

POPULATION AND EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS

INTRODUCTION

Information on the size, characteristics, and distribution of the resident population and of employment in a planning area and on anticipated changes in these socio-economic factors over time is essential to the preparation of sound physical development plans. The size and characteristics of the existing and probable future resident population and of employment in the planning area have a direct influence on land use requirements and needs. The primary purpose of the development plan is to meet those requirements and needs in an efficient, economical, and environmentally sound manner, thereby benefitting community residents and workers by maintaining and enhancing living and working conditions.

POPULATION AND EMPLOYMENT FORECASTS

The population, employment, and land use forecasts which were selected for use in planning for the Sussex area were based upon consideration of a range of alternative 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 Regional Planning Commission for use in preparing the 2010 regional land use plan. Two scenarios, the highgrowth scenario and the low-growth scenario, were intended to identify reasonable extremes. An intermediate-growth scenario was also developed, providing 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

¹For a detailed description of the methodology used to develop these projections, see SEWRPC Technical Report No. 25, <u>Alternative Futures for</u> <u>Southeastern Wisconsin</u>; Technical Report No. 11, Second Edition, <u>The Population of Southeastern</u> <u>Wisconsin</u>; and Technical Report No. 10, Second Edition, <u>The Economy of Southeastern Wisconsin</u>. household size with a return to more conventional life styles and somewhat higher birth rates.² This scenario assumes that the Region will be economically competitive with other areas of the United States over the next two decades and that the pattern of out-migration 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 railway, highway, seaport, airport, and sewerage and water systems; a good university and vocational-technical educational system; a high-quality environment; ample recreation opportunities; and receptive community attitudes toward 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 birth rates and a slight decline in household size. Regionwide, there would be some increase in 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 outmigration 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 replacementlevel birthrates.

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.

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 to the major population centers in the Region. Two alterative 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 part of the population will prefer to reside in an urban setting with a full range of urban facilities and services, such as public water supply, sanitary sewers, and mass transit.

The decentralized distribution accommodates proportionately fewer people in the older urban centers of the Region and adjacent suburbs and proportionately more people in the outlying areas. The decentralized distribution assumes that a significant part of the population will prefer to reside in a suburban or rural setting with relatively large lots and a reduced level of urban services.

Significant decentralization of population within the Region began in the 1950s and has continued unabated to the present. The movement 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 for the Southeastern Wisconsin Region, Waukesha County, the Village of Sussex planning area, and the Village of Sussex urban service area under the low-growth, intermediate-growth centralized, intermediate-growth decentralized, and high-growth scenarios are summarized in Table 1. Upon consideration of the four alternative future scenarios postulated and upon consideration of recent development trends, the Village Plan Commission selected a population level of 14,700 persons and an employment level of 5,350 jobs as the basis for the preparation of the land use plan for the Village of Sussex and environs. This future is within the range of population and employment forecasts considered by the Regional Planning Commission in the preparation of the regional land use plan. Under

HISTORIC AND PLANNED POPULATION LEVELS IN THE SUSSEX SEWER SERVICE AREA: 1960-2010



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

the selected forecast, the population in the urban service area may be expected to increase from about 5,000 persons in 1990 to about 14,700 persons in 2010, an increase of about 9,700 persons, and the number of jobs would be expected to increase from about 4,200 in 1990 to about 5,400 in 2010, an increase of about 1,200 jobs.

In order to set the selected forecast in perspective, the historic population levels of the State, the Region, Waukesha County, and the Village of Sussex are presented in Table 2. This table indicates that the Village of Sussex has experienced steady increases in resident population since its incorporation in 1924. Figure 2 graphically shows the historic and projected future population levels for the Village of Sussex on the basis of 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 Southeastern Wisconsin Region, Waukesha County, the Village of Sussex planning area, and the Village of Sussex urban service area is set forth by age group in Table 3. In general, as the resident population of the Region and Waukesha County increased during the last two decades, the number of adults increased significantly, but

ALTERNATIVE POPULATION AND EMPLOYMENT FORECASTS FOR SOUTHEASTERN WISCONSIN, WAUKESHA COUNTY, THE SUSSEX PLANNING AREA, AND THE SUSSEX URBAN SERVICE AREA: 1985, 1990, AND 2010

		· · · · ·	Alternative Future Scenarios: 2010						
Area	1985	1990	Low-Growth	Intermediate- Growth Centralized ^a	Intermediate- Growth Decentralized	High-Growth			
Region Population Jobs	1,742,700 871,900	1,810,360 990,300	1,517,100 870,900	1,911,000 1,095,000	1,872,200 1,051,300	2,316,100 1,251,600			
Waukesha County Population Jobs	285,900 141,300	304,720 172,300	300,800 182,400	364,300 200,100	421,400 220,200	529,800 257,600			
Sussex Planning Area ^b Population Jobs	12,880 3,690	13,320 5,300	15,300 4,460	17,000 5,060	21,400 5,920	28,770 7,080			
Sussex Urban Service Area Population Jobs	4,000 3,040	5,040 4,160	9,540 3,860	10,690 4,500	15,090 5,350	25,270 6,640			

^aThe intermediate-growth centralized scenario represents the adopted regional land use plan.

^bIncludes the Village of Sussex and the Town of Lisbon.

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

Table 2

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

	Wisc	Wisconsin		jion	Waukest	na County	Village of Sussex		
Year	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period	
1850	305,391	·	114,389		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			
1910	2,333,860	12.8	631,161	25.8	37,100	5.3			
1920	2,632,067	12.8	783,681	24.2	42,612	14.9			
1930	2,939,006	11.7	1,006,118	28.4	52,358	22.9	496 ^a		
1940	3,137,587	6.8	1,067,699	6.1	62,744	19.8	548	10.5	
1950	3,434,575	9.5	1,240,618	16.2	85,901	36.9	679	23.9	
1960	3,952,771	15.1	1,573,620	26.8	158,249	84.2	1,087	60.1	
1970	4,417,933	11.8	1,756,086	11.6	231,338	46.2	2,758	153.7	
1980	4,689,055	6.1	1,764,919	0.5	280,326	21.2	3,482	26.3	
1990	4,891,769	2.4	1,810,364	3.9	304,715	6.6	5,039	44.7	

^aThe Village of Sussex incorporated from part of the Town of Lisbon in 1924.

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

Table 3

AGE COMPOSITION OF THE POPULATION IN THE SOUTHEASTERN WISCONSIN REGION, WAUKESHA COUNTY, AND THE VILLAGE OF SUSSEX: 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	25,87 9	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												
	1970		1980		1990		1970-1980		1980-1990				
Age Group	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			

		Village of Sussex											
	19	70	1980		1990		1970-1980		1980-1990				
Age Group	Number	Percent	Number	Percent	Number	Percent	Change	Percent	Change	Percent			
Under 5	348	12.6	314	9.0	482	9.6	-34	-9.8	168	53.5			
5 through 17	966	35.0	900	25.8	1,046	20.8	-66	-6.8	146	16.2			
18 through 64	1,342	48.7	2,126	61.1	3,128	62.1	784	58.4	1,056	49.7			
65 and Older	102	3.7	142	4.1	383	7.6	40	39.2	241	169.7			
All Ages	2,758	100.0	3,482	100.0	5,039	100.0	724	26.3	1,611	46.3			

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

the number of children decreased slightly. In the Village of Sussex, the population nearly doubled between 1970 and 1990, with the relative increase in the number of adults and children surpassing the regional and County experience.

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 percent and 39 percent, respectively, in the County and the Village of Sussex. The number of school-age children, ages five through 17, decreased by about 28 percent and 17 percent, respectively, in the Region and County, but increased about 8 percent in the Village of Sussex. It is anticipated that the school-age population will continue to increase in the Village 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 in all three areas between 1970 and 1990, with a modest increase of about 15 percent in the Region and a significant increase of about 57 percent in the County. The working-age population in the Village more than doubled between 1970 and 1990. The number of persons age 65 and older also increased in all three areas between 1970 and 1990. The growth of this age group was particularly dramatic in Waukesha County and the Village. The number of persons age 65 and older more than doubled in Waukesha County and more than trebled in the Village of Sussex. The number of persons age 65 or older increased by 34 percent in the Region. The increase in the size of the elderly population, which may be 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 by the data in Table 4, there was a steady increase in the number of housing units and in the resident populations of the Southeastern Wisconsin Region, Waukesha County, and the Village of Sussex between 1970 and 1990. This table also demonstrates that the rate of increase in the number of housing units exceeded the rate of population increase in each of these three areas. With the number of housing units 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 into the number of housing units needed over the planning period. Throughout the Region, the number of households has increased at a faster rate than the total household population. Table 5 compares historic and forecast year 2010 household sizes in the Southeastern Wisconsin Region, Waukesha County, and the Village of Sussex 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.

The data in Table 5 indicate that in 1990 the average household size in the Village of Sussex was 2.88, compared to 2.83 in Waukesha County, and 2.62 in the Region. The average household size, under the intermediate-growth decentralized forecast, may be expected to decline for all the areas considered, with household size in the Village of Sussex urban service area decreasing from 2.88 persons per household in 1990 to 2.68 in 2010.

On the basis of a Village of Sussex urban service area household size of 2.68 persons and a household population of approximately 15,100 persons, a total of about 5,635 occupied housing units may be expected to be needed in the urban service area in the year 2010 under the intermediate-growth decentralized scenario. This represents an increase of about 3,830 housing units over the 1990 total of 1,803 units, or an average increase of about 190 units each year.

HOUSING CHARACTERISTICS

Housing Construction Activity: 1970 through 1990 Table 6 provides a summary of residential building permits issued in the Village of Sussex from 1970 through 1990. During this 21-year period, permits for 1,299 housing units were issued, of which 623 units, or 48 percent, were for single-family housing units; 88 units, or 7 percent, were for two-family housing units; and 588, or 45 percent, were for multi-family housing units. From 1980 through 1990, a total of 910 permits were issued, of which 406 units, or 44 percent, were for single-family housing units; 88 units, or 10 percent, were for twofamily housing units; and 416, or 45 percent, were for multi-family housing units. The table indicates that since 1970 the number of multi-family housing permits issued has been almost equal to the number of single-family housing permits. In 1989 and 1990, multi-family housing permits were almost three times the number of single-family housing permits. During the period 1970 through 1990, an average of about 62 permits were issued for residential construction each year; from 1980 through 1990, an average of 83 permits for new residential construction were issued each year.

The 1990 Census determined that there were 1,803 housing units in the Village of Sussex in April 1990. Of these 1,803 housing units, 1,152, or about 64 percent, were single-family, detached housing units; 67, or about 4 percent, were two-family dwelling units; and 512, or about 28 percent, were multifamily dwelling units. An additional 55 units were classified as single-family attached dwelling units, which in the Village of Sussex generally consist of two-family dwelling units. The census identified no mobile homes in the Village, but 17 dwelling units were 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 Village of Sussex in 1970, 1980, and 1990. Between 1970 and 1990, the number of housing units in the Region increased by about 27 percent, while in Waukesha County and the Village of Sussex the number of

Table 4

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

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

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

	Village of Sussex									
		Year	н 	1970-1980		1980-1990				
Characteristics	1970	1980	1990	Change	Percent	Change	Percent			
Total Population Total Housing Units Persons per Occupied Housing Unit	2,758 689 4.10	3,482 1,081 3.29	5,039 1,803 2.88	724 392 -0.81	26.3 56.9 -19.8	1,567 722 -0.41	44.7 66.8 -12.5			

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

Table 5

COMPARISON OF HISTORIC AND PROBABLE FUTURE POPULATION PER OCCUPIED HOUSING UNIT IN THE SOUTHEASTERN WISCONSIN REGION, WAUKESHA COUNTY, AND THE VILLAGE OF SUSSEX URBAN SERVICE AREA: 1970-1990

		and the second	and the second
Year	Southeastern Wisconsin Region	Waukesha County	Village of Sussex Urban Service Area
1970 1980 1990	3.20 2.75 2.62	3.66 3.11 2.83	4.10 ^a 3.29 ^a 2.88
2010 Forecast			
Low-growth decentralized forecast	2.19	2.43	2.58
Intermediate-growth centralized forecast	2.40	2.71	2.69
Intermediate-growth decentralized forecast	2.42	2.70	2.68
High-growth decentralized forecast	2.67	2.95	3.05

^aData are based on the Village of Sussex corporate limits.

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

Table 6

RESIDENTIAL BUILDING PERMITS ISSUED IN THE VILLAGE OF SUSSEX: 1970-1990

			· · ·	
	Single-Family	Two-Family	Multi-Family	Total
Year	Housing Units	Housing Units	Housing Units	Housing Units
1970	52	0	6	- 58
1971	42	0	0	42
1972	14	0	32	46
1973	33	0	0	33
1974	27	0	· 0	27
1975	19	0	9	28
1976	10	0	0	10
1977	8	0	0	8
1978	1	0	0	1
1979	11	0	0	11
1980	15	0	125	140
1981	12	0	0	12
1982	28	0	0	28
1983	47	0	0	47
1984	26	2	36	64
1985	36	4	10	50
1986	46	8	24	78
1987	46	14	0	60
1988	48	22	48	118
1989	48	28	128	204
1990	54	10	170	234
Total	623	88	588	1,299

Source: Allied Construction Employers Association and SEWRPC.

housing units increased by about 69 percent and 162 percent, respectively. In 1990, about 65 percent of the year-round occupied units in the Village were occupied by the owner and about 32 percent were occupied by renters.

Between 1970 and 1990, the Southeastern Wisconsin Region experienced an increase in owneroccupied year-round housing units of about 25 percent, while Waukesha County and the Village of Sussex experienced increases of about 65 percent and 100 percent, respectively. The County increase was more than twice that experienced by the Region as a whole; the Village increase was four times that of the Region. With respect to renter-occupied yearround housing units during this same period, the Region experienced an increase of about 28 percent; the County and the Village experienced significantly higher increases of 95 percent and 444 percent, respectively. 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 Village of Sussex area.

Housing vacancy rates for both owner-occupied and rental housing in 1990 for Southeastern Wisconsin, Waukesha County, and the Village of Sussex are also shown in Table 7. The vacancy rate for owneroccupied housing in the Village, that is, for formerly owner-occupied housing units that were vacant and up for sale, was about 0.4 percent of the 1,181 owner-occupied units in the Village in 1990. The vacancy rate for rental housing in the Village was about 1.9 percent of the 585 rental units in the Village in 1990.

Standards promulgated in SEWRPC Planning Report No. 20, <u>A Regional Housing Plan for</u> <u>Southeastern Wisconsin</u>, suggest that local housing vacancy rates be maintained at a minimum of 4 percent and a maximum of 6 percent for rental housing units and at a minimum of 1 percent and a maximum of 2 percent for owner-occupied housing 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 Village's 1990 vacancy rate of 0.4 percent for owner-occupied housing and 1.9 percent for rental housing falls below the recommended standards.

Housing Costs

Table 8 provides the monthly owner costs, including debt costs, of owner-occupied, mortgaged, noncondominium housing units in the Southeastern Wisconsin Region, Waukesha County, and the Village of Sussex. Table 8 indicates that the median monthly mortgage housing cost was \$764 for Southeastern Wisconsin, \$891 for Waukesha County, and \$861 for the Village of Sussex. These data indicate that the 1990 cost of mortgaged units in the County and Village was higher than such costs within the Region as a whole. In 1990, the Village of Sussex had 858 mortgaged owner-occupied noncondominium dwelling units, representing 48 percent of the total housing stock in the Village.

Table 9 shows the 1990 monthly gross rent of renter-occupied housing in the Southeastern Wisconsin Region, Waukesha County, and the Village of Sussex. The data indicate that in 1990 the median monthly rent paid for renter-occupied housing was \$372 for the Southeastern Wisconsin Region, \$480 for Waukesha County, and \$481 for the Village. Table 9 further indicates that the mean, or average, monthly rent paid for renter occupied housing was \$381 for the Southeastern Wisconsin Region, \$486 for Waukesha County, and \$478 for the Village of Sussex. As shown in Table 9, the Village of Sussex had median and mean rents in 1990 higher than

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

· 181

									1		
		Southeastern Wisconsin									
	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 Housing Units	331,339	58.5	389,381	59.4	414,049	57.8	58,042	17.5	24,668	6.3	
Renter-Occupied Year-Round Housing Units	205,147	36.2	238,574	36.4	262,058	36.5	33,427	16.3	23,484	9.8	
Vacant Year-Round Housing Units for Sale	2,37 9	0.4	4,478	0.7	3,830	0.5	2,099	88.2	-648	-14.5	
Vacant Year-Round Housing Units for Rent	9,101	1.6	11,205	1.7	12,615	1.8	2,104	23.1	1,410	12.6	
Other Vacant Year-Round 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	

	Waukesha County										
	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 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 Units for Sale	351	0.5	957	1.0	704	0.6	606	172.6	-253	-26.4	
Vacant Year-Round Housing Units for Rent	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	

	Village of Sussex									
	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 Housing Units	567	82.3	808	74.8	1,174	65.1	241	42.5	366	45.3
Renter-Occupied Year-Round Housing Units	105	15.2	249	23.0	571	31.7	144	137.1	322	129.3
Vacant Year-Round Housing Units for Sale	0	0.0	12	1.1	7	0.4	12		-5	-41.7
Vacant Year-Round Housing Units for Rent	0	0.0	4	0.4	34	1.9	4	÷-	30	750.0
Other Vacant Year-Round Housing Units	17	2.5	8	0.7	17	0.9	-9	-52.8	9	112.5
Total	689	100.0	1,081	100.0	1,803	100.0	392	56.9	722	66.8

Source: U. S. Bureau of the Census and SEWRPC.
Table 9

NUMBER OF OWNER-OCCUPIED MORTGAGED HOUSING UNITS BY MONTHLY OWNER COSTS IN SOUTHEASTERN WISCONSIN, WAUKESHA COUNTY, AND THE VILLAGE OF SUSSEX: 1990

Actual Monthly Owner	Southe Wisconsi	eastern n Region	Waul Cou	kesha unty	Village of Sussex	
Costs with Mortgage	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$300	2,788	1.2	355	0.7	0	0.0
\$300 to \$399	9,220	4.1	1,010	1.9	22	2.6
\$400 to \$499	18,936	8.5	2,463	4.6	81	9.4
\$500 to \$599	27,594	12.3	4,235	7.8	91	10.6
\$600 to \$699	32,750	14.6	5,614	10.4	70	8.2
\$700 to \$799	32,393	14.5	7,025	13.0	121	14.1
\$800 to \$899	26,738	11.9	6,927	12.8	72	8.4
\$900 to \$999	21,348	9.5	6,832	12.7	175	20.4
\$1,000 to \$1,249	28,724	12.8	10,313	19.1	181	21.1
\$1,250 to \$1,499	11,211	5.0	4,276	7.9	38	4.4
\$1,500 to \$1,999	8,104	3.6	3,184	5.9	7	0.8
\$2,000 or more	4,159	1.9	1,719	3.2	0	0.0
Total	223,935	100.0	53,953	100.0	858	100.0
Median Costs	\$764		\$891	· · · · .	\$861	

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

those in the Region, but about equal to rents in Waukesha County.

ECONOMIC CHARACTERISTICS AND FORECASTS

Family Income

The data in Table 10 indicate the 1990 household income for Southeastern Wisconsin, Waukesha County, and the Village of Sussex by income ranges, together with the median and mean income levels for each of the geographic areas listed. In 1990, the median household income in the Southeastern Wisconsin Region was \$32,146; in Waukesha County, \$44,565; and in the Village of Sussex, \$41,168. The mean, or average, household income in 1990 for the Region was \$38,541; for Waukesha County, \$51,900; and for the Village, \$42,214. Both the median and mean family income in the Village of Sussex in 1990 were slightly higher than those in the Region, but not higher than those in Waukesha County.

Occupations and Employment Types

Table 11 provides information on the employed population 16 years of age and older by occupation for the Southeastern Wisconsin Region, Waukesha County, and the Village of Sussex. In 1990, as shown by the data in the table, 882,716 persons, or about 49 percent of the resident population of the Southeastern Wisconsin Region, were in the employed labor force. In Waukesha County, 164,509

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

	Southe Wisconsi	astern n Region	Waul Cou	kesha Inty	Village of Sussex		
Actual Monthly Contract Rent	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	48	8.5	
\$100 to \$149	10,372	4.0	562	2.4	24	4.2	
\$150 to \$199	10,782	4.2	459	2.0	12	2.1	
\$200 to \$249	17,776	6.9	625	2.7	14	2.5	
\$250 to \$299	30,695	11.9	811	3.5	10	1.8	
\$300 to \$349	36,808	14.3	1,462	6.2	11	1.9	
\$350 to \$399	39,954	15.5	2,223	9.5	17	3.0	
\$400 to \$449	32,217	12.5	3,062	13.0	72	12.7	
\$450 to \$499	24,161	9.4	3,102	13.2	114	20.1	
\$500 to \$549	15,432	6.0	3,073	13.1	60	10.6	
\$550 to \$599	10,676	4.1	2,224	9.5	29	5.1	
\$600 to \$649	7,084	2.7	1,910	8.1	32	5.6	
\$650 to \$699	4,152	1.6	1,132	4.8	38	6.7	
\$700 to \$749	2,448	0.9	549	2.3	30	5.3	
\$750 to \$999	4,117	1.6	947	4.0	45	· 7.9	
\$1,000 or more	1,220	0.5	300	1.3	2	0.4	
No Cash Rent	5,542	2.1	694	2.9	10	1.8	
Total	258,126	100.0	23,488	100.0	568	100.0	
Median Rent	\$372		\$480		\$481		
Average Rent	\$381		\$486		\$478		

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

Table 10

Southeastern Waukesha Village Wisconsin County of Susse Number of Percent Number of Percent Number of Percent Income Range Household of Total Households of Total Household of Total Less than \$5,000 24,879 3.7 1,520 1.4 17 1.0 6.9 2.3 \$5,000 to \$9,999 63,191 9.3 4,172 3.9 119 4.4 2,479 40 \$10,000 to \$12,499 29.465 2.3 1.3 2.7 1.6 26,147 3.9 2,287 2.2 23 \$12,500 to \$14,999 2.5 2.7 \$15,000 to \$17,499 29.003 4.3 2,701 46 4.1 28 2,906 \$17,500 to \$19,999 27,707 \$20,000 to \$22,499 30,503 4.5 3,276 3.1 47 2.7 \$22 500 to \$24 999 26.473 3.9 3.053 2.9 44 2.5 3.7 6.7 3.5 4.4 3,543 3.3 64 30,020 \$25,000 to \$27,499 \$27,500 to \$29,999 24,880 3.7 3,062 2.9 116 \$30,000 to \$32,499 30,327 4.5 4,106 3.9 60 3.6 3.4 80 4.6 \$32,500 to \$34,999 24,118 3,586 4.1 3.5 4,154 3.9 3.7 5.0 1.6 \$35,000 to \$37,499 27,610 87 28 3,931 \$37,500 to \$39,999 23,380 \$40,000 to \$42,49 27,513 4.1 4,977 4.7 137 7.9 6.1 3.0 \$42,500 to \$44,999 21.174 3.1 3.961 3.7 105 3.3 52 22,261 4,446 4.2 \$45,000 to \$47,499 18,646 3.5 8.6 2.8 3.624 3.4 61 \$47,500 to \$49,99 148 \$50,000 to \$54,999 34,933 5.2 7,627 7.2 26,800 4.0 85 4.9 \$55,000 to \$59,999 6,171 5.8 \$60.000 to \$74.999 52,685 7.8 4.7 13.766 13.0 210 12.2 9,491 100 5.8 \$75,000 to \$99,999 31,826 8.9 \$100,000 to \$124,999 1.5 3,145 3.0 16 0.9 10,308 1,310 0.4 \$125,000 to \$149,999 4,901 0.6 1.2 8.653 1.3 2.757 2.6 0.3 \$150,000 or more 676,593 100.0 106,051 100.0 1,728 100.0 Total \$51,900 \$42,214 Average Income \$38.541 - -- -Median Income \$32,146 - -\$44,565 - -\$41,168 - -

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

HOUSEHOLD INCOME IN THE SOUTHEASTERN WISCONSIN REGION, WAUKESHA COUNTY, AND THE VILLAGE OF SUSSEX: 1990

EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER BY OCCUPATION IN SOUTHEASTERN WISCONSIN, WAUKESHA COUNTY, AND THE VILLAGE OF SUSSEX: 1990

· · ·					1	
	Southeaster	n Wisconsin	Waukesh	a County	Village o	of Sussex
Occupation	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Managerial and Professional Specialty Executive, administrative, managerial Professional specialty	103,680 122,673	11.7 13.9	25,241 25,024	15.3 15.2	298 261	11.1 9.7
Technical, Sales, and Administrative Support Technicians and related support Sales Administrative support, including clerical	31,301 103,033 150,205	3.5 11.7 17.0	6,492 22,638 26,570	3.9 13.8 16.2	169 275 410	6.3 10.2 15.2
Service Occupations Private households Protective service Service, except protective and household	1,728 12,724 98,458	0.2 1.4 11.2	277 1,358 14,222	0.2 0.8 8.6	21 27 172	0.8 1.0 6.4
Farming, Forestry, and Fishing	9,288	1.1	1,503	0.9	26	1.0
Precision Production, Craft, and Repair Operators, Fabricators, and Laborers Machine operators, assemblers, inspectors	103,690 80,106	9.1	19,801 11,342	12.0 6.9	537 285	19.9
Transportation and material moving	32,522 33,278	3.7 3.8	5,288 4,753	3.2 2.9	133 79	4.9 2.9
Total	882,716	100.0	164,509	100.0	2,693	100.0

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

persons, or about 54 percent of the resident County population, were in the employed labor force. In the Village of Sussex, 2,693 persons, or about 53 percent of the resident population of the Village, were in the employed labor force. White-collar workers, including managerial and professional specialty and technical, sales, and administrative support workers, represented about 58 percent of the employed persons in the Region; about 64 percent of the employed persons in Waukesha County; and about 53 percent of the employed population of the Village of Sussex. Blue-collar workers, including service, farming, forestry, and fishing; precision production, craft, and repair; and operators, fabricators, and laborers, represented about 42 percent of the employed persons of the Region; about 36 percent of the employed persons in the County: and about 47 percent of the employed population of the Village of Sussex.

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 Village of Sussex in 1990. The data in Table 12 indicate that about 92 percent of the Village workers were employed in the private sector, compared to 84 percent for the Region and 86 percent for Waukesha County; that about 6 percent were employed in the public sector, compared to about 12 percent for the Region and 9 percent for Waukesha County; and that about 2 percent were self-employed, compared to about 4 percent for the Region and about 5 percent for Waukesha County. The data further indicate that no Village workers were engaged in unpaid family work, compared to 0.3 percent in the Region and the County.

Table 13 shows the place of work of workers 16 years and older living in Waukesha County and in the Village of Sussex in 1990. The data indicate that for the Village of Sussex 462 persons, or about 17 percent of the labor force, worked in the Village of Sussex; 2,234 workers, or about 83 percent, worked outside the Village. The Village of Sussex may be considered a "bedroom" community, with a large majority of the residents employed outside the community.

Employment Forecasts

Table 14 sets forth the future employment levels for the Village of Sussex to the year 2010 under the range of future scenarios for six major employment

EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER BY CLASS OF WORKER IN SOUTHEASTERN WISCONSIN, WAUKESHA COUNTY, AND THE VILLAGE OF SUSSEX: 1990

	Southeastern Wisconsin		Waukesh	a County	Village of Sussex	
Class of Worker	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Private Wage and Salary Worker	739,155	83.7	141,411	86.0	2,470	91.7
Federal Government Worker	15,469	1.8	2,231	1.4	37	1.4
State Government Worker	16,486	1.9	1,893	1.2	14	0.5
Local Government Worker	69,564	7.9	10,108	6.1	106	3.9
Self-Employed Worker	39,608	4.5	8,416	5.1	66	2.5
Unpaid Family Worker	2,424	0.3	450	0.3	0	0.0
Total	882,716	100.0	164,509	100.0	2,693	100.0

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

Table 13

PLACE OF WORK OF WORKERS 16 YEAR OF AGE AND OLDER LIVING IN WAUKESHA COUNTY AND THE VILLAGE OF SUSSEX: 1990

	Waukest	na County	Village of	Sussex
Place of Work	Number	Percent	Number	Percent
	of Workers	of Total	of Workers	of Total
City of Waukesha	29,235	18.0	268	9.9
City of Brookfield	14,941	9.2	178	6.6
Village of Sussex	N/A	N/A	462	17.1
Remainder of Waukesha County	51,175	31.6	738	27.4
Subtotal	95,351	58.8	1,646	61.1
City of Milwaukee	33,653	20.8	609	22.6
City of Glendale	1,345	0.8	60	2.2
City of West Allis	6,130	3.8	31	1.1
City of Wauwatosa	9,033	5.6	137	5.1
Remainder of Milwaukee County	7,357	4.5	45	1.7
Subtotal	57,518	35.5	882	32.7
City of West Bend	146	0.1	8	0.3
Remainder of Washington County	1,647	1.0	70	2.6
Subtotal	1,793	1.1	78	2.9
City of Racine	311	0.2	7	0.3
Remainder of Racine County	519	0.3	12	0.4
Subtotal	830	0.5	19	0.7
Ozaukee County	1,402	0.9	14	0.5
Worked Elsewhere	5,165	3.2	57	2.1
Total	162,059	100.0	2,696	100.0

N/A: Information not available.

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

ACTUAL AND FORECAST EMPLOYMENT BY TYPE IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA: 1985, 1990, AND 2010

	Employment Type							
Year	Retail Trade ^a	Service ^b	Industry ^C	Institution, Government, and Education	Transportation, Communication, and Utilities ^d	Agriculture ^e	Total	
1985 Estimated	210 340	190 290	1,920 2,680	400 560	100 100	230 190	3,040 4,160	
2010 Forecast Low-growth decentralized forecast Intermediate-growth centralized forecast Intermediate-growth decentralized forecast High-growth forecast	270 400 610 690	280 480 780 1,020	2,660 2,760 3,100 3,590	390 550 550 1,000	90 110 110 130	180 200 200 220	3,860 4,500 5,350 6,640	

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

^bIncludes 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.

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

categories: retail trade; service; industry; institutional, governmental and educational; transportation, communication, and utilities; and agriculture. Each of these categories may be related to specific land use requirements; they are, therefore, useful in the allocation of land to such land use categories as commercial, industrial, and governmental related uses. Employment in the Village may be expected, under the selected growth scenario, to increase from 4,160 jobs in 1990 to about 5,350 jobs by the year 2010, distributed as follows: about 11 percent in retail trade; about 15 percent in service; about 58 percent in industry; about 10 percent in government and education; about 2 percent in the transportation, communications, and utilities; and about 4 percent in agriculture.

SUMMARY

Population and Employment Forecasts

The forecasts of population and employment, and, ultimately, related land use requirements, which were utilized in the preparation of a development plan for the Sussex area were based upon consideration of a range of alternative population and employment projections to the plan design year 2010. Four alternative population and employment projections were considered. As shown in Table 1, the resident population projections ranged from 10,000 to 25,000 persons for the Village of Sussex urban service area. With respect to employment, the projections ranged from about 4,000 to about 7,000 jobs for the Village of Sussex urban service area. The 1990 resident population of the urban service area was 5,000 persons. The total number of jobs in the Village of Sussex urban service area was about 4,200. The Village of Sussex Plan Commission selected as the forecasts to be used a population level of 14,700 and an employment level of 5,350 jobs. The forecasts result in an increase of about 9,700 persons over the 1990 population level. In terms of employment, the selected forecast results in an increase of about 1,150 jobs over the 1990 employment level.

Age Distribution

As shown in Table 3, the population of the Region, Waukesha County, and the Village of Sussex increased from 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 in the Village.

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. It is anticipated that the school-age population, ages five to 17, will increase in the Village of Sussex planning area through the year 2010, which will probably lead to 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 for the elderly.

Household Size

In 1990, the average household size in the Village of Sussex was 2.88, compared to 2.83 in Waukesha County and 2.62 in the Region. The average household size in the Region, County, and Village urban service area may be expected to decrease slightly by the plan design year 2010. These changes in average household size have particularly important implications for housing and residential land use planning since average household size is a basic factor used to convert alternative population futures to the number of dwelling units needed to the year 2010. On the basis of a Village urban service area decrease in average household size from 2.88 persons in 1990 to 2.68 persons in the year 2010, an additional 3,830 housing units may be expected to be needed by 2010 over the 1,803 existing in 1990 in order to serve the housing needs of a future Village urban service area year 2010 resident population of 15,090 persons.

Housing Construction Activity

During the 21-year period from 1970 to 1990, building permits for 1,299 housing units were issued by the Village of Sussex, an average of some 62 permits per year. From 1980 to 1990, building permits for 1,035 housing units were issued, an average of 83 permits per year. Since 1988, 62 percent of all building permits were for multi-family residential development.

During the period from 1970 to 1990, the total number of housing units in Southeastern Wisconsin increased by about 27 percent, while in Waukesha County and the Village of Sussex the number of units increased by about 69 percent and 162 percent, respectively. In 1990, about 67 percent of the year-round occupied housing units were owneroccupied and about 33 percent were renter-occupied.

As shown by the data in Table 7, the vacancy rate for owner-occupied housing in the Village of Sussex in 1990 was about 0.5 percent of the 1,181 owneroccupied units, below the recommended standard of 1 to 2 percent. The vacancy rate for rental housing in the Village was about 1.9 percent of the 588 rental units in the Village in 1990, below the recommended standard of 4 to 6 percent.

The data in Table 8 show that the median monthly mortgage housing cost in Southeastern Wisconsin in 1990 was \$764, in Waukesha County \$891, and in the Village of Sussex \$861, indicating that the 1990 cost of mortgaged units in the Village was generally the same as for Waukesha County but higher than that of the Region. The data also show that in 1990 the medium monthly rent paid for rental housing was \$372 in the Southeastern Wisconsin Region, \$480 in Waukesha County, and \$481 in the Village of Sussex. Rents in Sussex were generally the same as for Waukesha County, but higher than those in the Region.

Household Income

In 1990, the median household income in the Region was \$32,146; in Waukesha County, \$44,565; and in the Village of Sussex, \$41,168. The 1990 mean, or average, household income in the Region was \$38,541, in Waukesha County it was \$51,900, and in the Village of Sussex it was \$42,214.

Occupations and Employment Types

In 1990, 53 percent of the residents of the Village of Sussex were in the employed labor force. In the Region, 49 percent of the population was in the employed labor force; in Waukesha County, 54 percent of the population was in the employed labor force. Table 11 shows that the largest single category of employment for workers in the Village was precision production. In the Region and Waukesha County, the largest category was administrative support.

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 Village of Sussex in 1990. The majority of workers in the Region, County, and Village, over 80 percent for the Region and County and over 90 percent for the Village, were employed in the private sector. Local government workers were the second-largest class of workers in all three areas.

The data in Table 13 show the place of work for workers age 16 and older living in the Village of Sussex and Waukesha County. About 83 percent of the labor force worked outside the Village of Sussex, indicating that the Village of Sussex is primarily a "bedroom" community of the greater Milwaukee area.

Employment Forecasts

As already noted, by the year 2010, under the forecast selected for the preparation of the Village of Sussex development plan, employment in the Village urban service area is expected to increase from about 4,200 jobs in 1990 to 5,350 jobs in the year 2010, an increase of about 1,150 jobs. The forecast shows about 610 jobs in retail trade, 780 service jobs, 3,100 industrial jobs, 550 jobs in government and education, 110 jobs in transportation and utilities, and 200 jobs in agriculture.

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 Village of Sussex planning area, land development may be expected to subject the natural resource base of the area to substantial deterioration and destruction in the absence of sound planning and plan implementation. Consequently, a sound development plan should identify concentrations of natural resources deserving of protection from intensive urban development. The plan should also identify areas with natural resource characteristics that could impose severe limitations on urban development.

For the purpose of this planning effort, 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 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 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

<u>Soils</u>

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 currently 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 Village of Sussex 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 here is a particularly important consideration in the preparation of the land use plan for the Sussex 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 with public sanitary sewer service and residential development using 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 coarsetextured 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 for 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 and the actual field experience of county and State technicians responsible for overseeing the location and design of such systems.

Maps 9 and 10 show, on the basis of State requirements, the suitability of soils in the planning area for onsite sewage-disposal systems. Specifically, Map 9 shows the suitability of soils in the planning area for conventional onsite systems and Map 10 shows the suitability of soils in the planning area for mound systems. Areas shown as "suitable" on Maps 9 and 10 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 9 and 10 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 sewagedisposal systems.

Map 9 indicates that about 9,155 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 lowlying areas. Areas covered by soils suitable for conventional onsite systems, also shown on Map 9, encompass about 3,205 acres, or about 14 percent of the planning area. Suitable areas are concentrated in the northwest one-quarter of the Town of Lisbon, much of which remains undeveloped. About 10,290 acres, or about 44 percent of the planning area, are covered by soils whose suitability or unsuitability for conventional onsite systems cannot be determined without onsite investigation. About 570 acres, or about 2 percent of the planning area, are covered by surface water or by soils that have not been classified.

The general pattern of soil suitability for mound sewage-disposal systems is shown on Map 10. Approximately 6,485 acres, or about 28 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 10 as suitable for mound systems encompass approximately 12,290 acres, or about 53 percent of the planning area, while only 14 percent of the planning area is classified as suitable for conventional systems. About 3,880 acres, or about 17 percent of the planning area, are covered by soils whose suitability or unsuitability for mound systems cannot be determined without onsite investigation. About 570 acres, or about 2 percent of the planning area, are covered by surface water or by soils that have not been classified.



SUITABILITY OF SOILS FOR CONVENTIONAL ONSITE SEWAGE-DISPOSAL SYSTEMS IN THE VILLAGE OF SUSSEX PLANNING AREA

Map 9

R. 18 E.



OTHER: AREAS CONSISTING FOR THE MOST PART OF DISTURBED LAND FOR WHICH NO INTERPRETIVE DATA ARE AVAILABLE.

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

ALLE

eni

Ê

SUITABILITY OF SOILS FOR MOUND SEWAGE-DISPOSAL SYSTEMS IN THE VILLAGE OF SUSSEX PLANNING AREA





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.

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

Soil Suitability for Development Using Public Sanitary Sewer Service: Map 11 shows the areas covered by soils with 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 aboveaverage design and management to overcome the limitations; such development may be expected to be more costly and difficult than in areas covered by more suitable soils.

Map 11 indicates that about 9,150 acres, or about 40 percent of the planning area, are covered by soils that have severe limitations for residential development served by public sanitary sewer facilities. About 570 acres, or about 2 percent of the planning area, are covered by surface water or by soils that have not been classified. The remaining soils, encompassing about 13,500 acres, or about 58 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 Sussex planning area in 1985 are shown on Map 12. In 1985, about 8,555 acres, or about 37 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 the State'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 1981 report entitled Waukesha County Agricultural Land Preservation Plan. 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, <u>A Park and Open Space Plan for Waukesha</u> <u>County</u>, 1989. The prime agricultural lands in the planning area identified for that report are depicted on Map 12. These lands, particularly prime agricultural lands outside the planned urban service area in blocks of 640 acres or more, should be maintained in agricultural use.

Topography

The topography, or relative elevation of the land surface, within the Sussex 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.

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 high-density 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



SUITABILITY OF SOILS FOR RESIDENTIAL DEVELOPMENT WITH PUBLIC SANITARY SEWER SERVICE IN THE VILLAGE OF SUSSEX PLANNING AREA

LEGEND

SURFACE WATER



°E H FEET

2000 Î

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



PRIME AGRICULTURAL LANDS IN THE VILLAGE OF SUSSEX PLANNING AREA

R.18 E. R. 19 E.



Source: SEWRPC.

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 13 provides a slope analysis of the planning area. This analysis serves to identify areas having slopes ranging from 0 to 11 percent, 12 to 20 percent, and greater than 20 percent. Approximately 2,100 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 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 Sussex planning area is divided diagonally by the boundary between the Bark River watershed and the Fox (Illinois) River watershed. The Bark River watershed, located in the northern and western portion of the planning area, is divided into two subwatersheds: the Bark River and Oconomowoc River subwatersheds. The Fox River watershed, located in the southern and eastern portions of the planning area, is divided into four subwatersheds: the Sussex Creek, Northern Upper Fox River, Pewaukee River, and Pewaukee Lake subwatersheds. A small portion of the planning area, located in U. S. Public Land Survey Section 1 of the Town of Lisbon, is in the Menomonee River watershed. This small area is part of the Willow Creek subwatershed of the Menomonee River watershed. The watershed boundaries are depicted on Map 14.

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 influence the physical development, provide recreational opportunities, 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; sanitary sewer overflows; urban runoff, including runoff from construction sites; and careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riparian areas in combination with the filling of peripheral wetlands, which removes valuable nutrient and sediment traps while adding nutrient and sediment sources. Surface water resources in the planning area are shown on Map 14 and described in more detail in the following paragraphs.

Lakes, Rivers and Streams: There are no major lakes within the Sussex planning area. There is a flooded gravel pit in the northwest corner of U. S. Public Land Survey Section 17, Town of Lisbon, which contains about 20 acres of surface water, and a few scattered small ponds, predominantly in the northern portion of the planning area.

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 unusual drought conditions. Intermittent streams are defined as watercourses which do not maintain a continuous flow throughout the year. Two perennial streams flow through the planning area. The Bark River flows from northeast to west through the northwestern portion of the planning area and flows approximately 5.9 miles within the planning area. Sussex Creek flows from north to south through the south-central of the planning area and has perennial portion approximately 4.0 miles in length and an intermittent portion of approximately 1.9 miles.

Floodlands: The floodlands of a river or stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, a 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 a flood that may be expected to be reached or exceeded in severity once in every 100 years, or, stated another way, there is a 1 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



SLOPE ANALYSIS FOR THE VILLAGE OF SUSSEX PLANNING AREA

Map 13

LEGEND

SLOPES RANGING FROM O TO II PERCENT

SLOPES RANGING FROM 12 TO 19 PERCENT

SLOPES 20 PERCENT OR GREATER

AREAS FOR WHICH SLOPE HAS NOT BEEN DETERMINED









SURFACE WATERS, WETLANDS, FLOODLANDS, AND WATERSHED FEATURES IN THE VILLAGE OF SUSSEX PLANNING AREA

LEGEND

- WATERSHED BOUNDRY
- ---- SUBWATERSHED BOUNDRY



- IOO-YEAR RECURRENCE INTERVAL FLOODLANDS
- WETLANDS
 - SURFACE WATER

DIRECTION OF SURFACE DRAINAGE FLOW

Source: SEWRPC.



FOX SUBWATERSHED

water tables and, generally, of soils poorly suited to urban uses. The floodland areas also generally contain such important elements of the natural resource base 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, beginning in 1982, in a series of Flood Insurance Studies prepared by the Federal Emergency Management Agency. The Flood Insurance Studies constitute 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 14 shows the distribution of floodlands in the planning area. About 2,025 acres, or about 9 percent of the planning area, were located within the 100-year recurrence interval flood-hazard area.

<u>Wetlands</u>

Wetlands are defined as areas that are inundated or saturated by surface or groundwater at a frequency, and with a 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 14, wetlands cover about 2,800 acres, or about 12 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.

WOODLANDS

Woodlands are defined as those upland areas one acre or more in size with 17 or more deciduous trees per acre, each measuring at least four inches in diameter at breast height, with 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 the maintenance of 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 15, occur in scattered locations throughout the planning area. As previously noted, lowland wooded areas such as tamarack swamps were classified as wetlands. Woodland areas covered about 1,205 acres, or about 5 percent, of the planning area. These woodlands should be maintained for their scenic, wildlife habitat, open space, educational, recreational, and air and water quality protection values.

WILDLIFE HABITAT

Wildlife in the Sussex planning area includes upland game such as rabbit and squirrel, predators such as fox and raccoon, game birds such as pheasant, and waterfowl. The remaining 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-day practices that affect wildlife and wildlife habitat include the excessive use of fertilizers and pesticides, road salting, heavy traffic producing disruptive noise levels and damaging air pollution, and the introduction of domestic animals. It is therefore important to



WOODLANDS IN THE VILLAGE OF SUSSEX PLANNING AREA: 1990



Source: SEWRPC.

protect and preserve remaining wildlife habitat in the planning area.

In 1985, the Regional Planning Commission and the Wisconsin Department of Natural Resources cooperatively conducted an inventory of the Region's wildlife habitat. The results of that inventory, as it pertains to the planning area, are shown on Map 16. The inventory identified and defined three classes of wildlife habitat: 1) Class I, 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, wildlife areas lacking one of the three criteria necessary for a Class I designation, and 3) Class III, wildlife habitat areas that are generally remnant in nature and lack two of the three criteria for Class I designation.

As shown on Map 16, wildlife habitat areas in the planning area generally occur in association with existing surface water, wetlands, and woodlands and in 1985 covered about 11,790 acres, or about 51 percent of the planning area. Of this habitat acreage, about 4,650 acres, or about 20 percent of the planning area, were rated as Class I; about 5,075 acres, or about 22 percent, were rated as Class II; and about 2,065 acres, or about 9 percent, 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 Sussex planning area indicates that, in 1990, there were 29 such sites, encompassing approximately 494 acres, or about 2 percent of the planning area. Some 20 of the park and open space sites were publicly owned. Two sites, the Bugline Recreational Trail and Cooling's Meadow, were owned by Waukesha County; 11 sites were owned by the Village of Sussex; and three sites were owned by the Town of Lisbon. In addition, three park and open space sites were associated with public schools. Park and open space sites within the planning area in 1990 are shown on Map 17 and listed in Table 15.

In 1990, the Village of Sussex owned 11 park and open space sites, encompassing approximately 139 acres. Village-owned sites ranged in size from the one-acre Grogan Park to the 75-acre Sussex Village Park. Waukesha County owns the Bugline Recreational Trail, which extends approximately 6.9 miles through the planning area.

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 areas of countywide or regional significance, and natural areas of local significance. Classification of an area into one of the four categories 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.

Four scientific and natural areas, encompassing a total of about 325 acres, or about 1 percent of the planning area, were identified in an inventory conducted in 1990. These sites are shown on Map 17, and listed in Table 16. Three of the natural areas in the planning area are in public ownership and 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 and which, therefore, 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 which are essential for maintaining both the ecological balance and natural beauty of the region: 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.

41

WILDLIFE HABITAT AREAS IN THE VILLAGE OF SUSSEX PLANNING AREA: 1990







PARK AND OPEN SPACE SITES, TRAILS, AND SCIENTIFIC AND NATURAL AREAS IN THE VILLAGE OF SUSSEX PLANNING AREA: 1990

Map 17

R.16 E. R. 19 E

LEGEND

- PUBLIC PARK AND OPEN SPACE SITE
- PUBLIC SCHOOL SITES
- NONPUBLIC PARK SITES
- BUGLINE RECREATION TRAIL
- SCIENTIFIC AND NATURAL AREAS SITES
- 24 MAP REFERENCE NUMBER (SEE TABLES IS AND 16)





PARK AND OPEN SPACE SITES IN THE VILLAGE OF SUSSEX PLANNING AREA: 1990

			U.S.	Public Land	Survey Loc	ation	
Number on Map 17	Ownership	Site Name	Township	Range	Section	Quarter Section	Approximate Area in Acres
1	Organizational	Menomonee Fails Rod and Gun Club	T8N	R19E	10	sw	7
2	Town of Lisbon	Woodside Park	T8N	R19E	11	NE	5
3	Private	Stone Family Park	T8N	R19E	13	NE	. 8
4	Village of Sussex	Ridgeview Park	T8N	R19E	14	sw	2
5	Town of Lisbon	Lisbon Fire Department Site	T8N	R19E	15	sw	- 4
6	Waukesha County	"Bugline" Recreational Trail	T8N	R19E			a
7	Hamilton School District	Maple Elementary School Recreational Site	T8N	R19E	27	NE	24
8	Private	Songbird Hills Golf Course	T8N	R19E	4 & 9	SW & NW	90
9	Private	Lisbon Oaks Hills Park	T8N	R19E	20	NW	9
10	Village of Sussex	Grogan Park	T8N	R19E	22	SE	1
11	Village of Sussex	Prides Crossing Park	T8N	R19E	23	NE	7
12	Village of Sussex	Mapleway Park	T8N	R19E	23	SW	2
13	Waukesha County	Cooling's Meadow	T8N	R19E	23	NE	16
14	Village of Sussex	Madeline Park	T8N	R19E	23	SE	5
15	Village of Sussex	Sussex Civic Center	T8N	R19E	23	SW⁵	7
16	Hamilton School District	Hamilton High School and Templeton Middle School Recreational Area	T8N	R19E	25 .	NE	80
17	Private	QuadGraphic Athletic Field	T8N	R19E	25	NW	.4
18	Village of Sussex	Spring Green Park	T8N	R19E	26	NE	7.
19	Village of Sussex	Village Land	T8N	R19E	26	NE	3
20	Village of Sussex	Melinda Weaver Park	T8N	R19E	26	NE	2
21	Village of Sussex	Armory Park	T8N	R19E	26	sw	28
22	Village of Sussex	Sussex Village Park	T8N	R19E	27	NE	75
23	Hamilton School District	Maple Elementary School Recreational Area	T8N	R19E	27	NE	24
24	Private	Ausblick Ski Hill	T8N	R19E	29	NE	24
25	Arrowhead Union School District	Richmond Elementary School Recreational Area	T8N	R19E	29	SE	8
26	Private	Sherwood Forest Park	T8N	R19E	28	NW	27
27	Private	Goetz Country View Driving Range	T8N	R19E	31	NW	15
28	Private	Lynndale Farms Subdivision Park	T8N	R19E	32	sw	5
29	Town of Lisbon	Stony C. Halquist Park	T8N	R19E	35	NW	5

^a The Waukesha County "Bugline" Recreation Trail is a 12-mile linear multi-purpose trail. Approximately 6.5 miles of the trail are located in the Sussex planning area.

Source: SEWRPC.

SCIENTIFIC AND NATURAL AREAS IN THE VILLAGE OF SUSSEX PLANNING AREA: 1990

			U.S. Public Land Survey Loc					
Number on Map 17	Classification	Site Na	ime	Township	Range	Section	Quarter Section	Approximate Area inAcres
1	NA-3 ^a	Unnamed	· · · · · · · · · · · · · · · · · · ·	T8N	R19E	25	NE	15
2	NA-2 ^b	Cooling's Meadow		T8N	R19E	23	• NE	8
3	NA-3	Bugline Trail		T8N	R19E	21	NW	2
4	NA-2	Bark River Parkway		T8N	R19E	10, 11	· ••	300

^aNA-3 denotes a natural area of local significance.

^bNA-2 denotes a natural area of countywide or regional significance.

Source: Waukesha County, the Village of Sussex, and SEWRPC.

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 18 shows the location and extent of environmental corridors and other environmentally significant areas, termed "isolated natural areas," within the planning area.

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 values were based on the premise that natural resource elements with intrinsic natural resource values and a high degree of natural diversity should be assigned relatively high values, whereas natural resource-related elements with only implied natural values should be assigned relatively low values. Point values for natural resource elements are shown in Table 17.
- 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 and 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 and 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

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, pp. 1-21.



ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL AREAS IN THE VILLAGE OF SUSSEX PLANNING AREA: 1990

LEGEND

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA



Source: SEWRPC.



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

Element	Point Value
Natural Resource Rase	
lake	(1,1,2,2,2,2,2,2,2,2,2,2,2,2,2,2,2,2,2,2
Major (50 acres or more)	20
Minor (5 to 49 acres)	20
Rivers and Streams (perennial)	10
Shoreland	
Lake or Perennial River or Stream	10
Intermittent Stream	5
100-Year Recurrence Interval Floodplain	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	1. A.
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 or 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	10
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.

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 floodwater storage functions which contribute to maintaining high levels of water quality and stable stream flows 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 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

About 3,150 acres, or about 14 percent of the planning area, are encompassed within the primary environmental corridors shown on Map 18. The primary environmental corridors in the Sussex planning area are generally located along the major perennial streams, the Bark River and Sussex Creek, and include the large wetland complexes associated with these and other, smaller, streams. The primary environmental corridors contain the best remaining woodlands, wetlands, 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 destruction, should be one of the principal objectives of a local development plan. Preservation of these primary corridors, including park and open space uses and rural estate-density residential uses, in an essentially open, natural state 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 such serious and costly environmental and developmental problems as flood damage, poor drainage, wet basements, failing pavements and other structures, excessive infiltration of clear water into sanitary sewers, and water pollution.

Secondary Environmental Corridors

As shown on Map 18, a total of about 990 acres, or about 4 percent of the planning area, are 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 corridors are often remnants of former primary environmental corridors which have been developed for intensive agricultural or urban land uses. Secondary environmental corridors facilitate surface water drainage, maintain "pockets" of natural resource features, and provide for the movement of wildlife and 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 Sussex planning area include a geographically well distributed 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 18. These areas encompass about 490 acres, or about 2 percent of the planning area.

SUMMARY

The natural resources of the Sussex 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 in order to avoid serious environmental problems. The principal elements of the natural resource base requiring careful consideration in planning for the Village and environs include its soils and topographic features, surface water resources and related drainage basins and floodlands, wetlands, woodlands, prairies, and 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.

Environmental Corridors

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 9, about 9,155 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 10 shows that about 6,485 acres, or about 28 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 11, about 9,150 acres, or about 40 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; development of these areas may be expected to be more costly and difficult than 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 8,555 acres, or about 37 percent, of the planning area in 1985. Prime agricultural lands in the planning area are shown on Map 12. Prime agricultural lands in aggregates of 640 acres or more and outside the planned urban service area should be maintained in agricultural use.

<u>Topography</u>: The topography, or relative elevation of the land surface, within the Sussex planning area is generally level to gently rolling, with the lowlying areas associated with wetlands and stream valleys. A slope analysis of the planning area is provided on Map 13. Lands which are gently sloping or nearly level are best suited to agricultural production and to high-density 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 2,100 acres, or about 9 percent of the planning area, have slopes of 12 percent or more.

Water Resources

Surface water resources, the 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, influence the physical development, provide recreational opportunities, and enhance the aesthetic quality of the Sussex area.

Watersheds and Subwatersheds: The Sussex planning area is split diagonally by the boundary dividing the Fox (Illinois) River watershed from the Rock River watershed. A small portion of the planning area, in U. S. Public Land Survey Section 1 of the Town of Lisbon, is in the Menomonee River watershed. The Rock River watershed, located in the northern and western portions of the planning area, is further divided into two subwatersheds. The Fox River watershed, located in the eastern and southern portions of planning area and containing the Village of Sussex, is divided into four subwatersheds. The Menomonee River watershed of the planning area contains the Willow Creek subwatershed. The watershed and subwatershed boundaries are shown on Map 14. Knowledge of these watershed features is particularly important for planning sanitary sewer and stormwater drainage facilities.

<u>Rivers and Streams</u>: The perennial and intermittent rivers and streams within the Sussex planning area are shown on Map 14. Important perennial rivers and streams within the planning area include the Bark River and Sussex Creek. The Bark River flows from northeast to west through the northwestern corner of the planning area; its length within the planning area is approximately 5.9 miles. Sussex Creek flows from north to south through the southcentral portion of the planning area; its length within the planning area is approximately 4.0 miles. Another approximately 1.9 miles of Sussex Creek extends north of the perennial stream as an intermittent stream.

Floodlands: The floodlands of a stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, the river or stream channel. For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the channel, subject to inundation by a 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 such important elements of the natural resource base 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 Sussex planning area are shown on Map 14. Floodlands encompass about 2,025 acres, or about 9 percent of the planning area.

<u>Wetlands</u>

Wetlands are generally unsuited or poorly suited for most agricultural or urban development. 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 predatorescape cover for many forms of wildlife and also of groundwater recharge and discharge areas. Wetlands, which encompass approximately 2,800 acres, or about 12 percent of the planning area, are identified on Map 14. Filling and development of wetlands within the planning area should be discouraged. Remaining wetlands within environmental corridors and isolated wetlands with special wildlife and other natural values should be preserved in essentially open, natural uses.

<u>Woodlands</u>

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 15, woodlands cover about 1,205 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.

<u>Wildlife Habitat</u>

Wildlife in the Sussex planning area includes such upland game as squirrel; game birds, including pheasant; and waterfowl. The remaining wildlife habitat areas and the wildlife living in them provide valuable recreation opportunities and constitute an invaluable aesthetic asset to the planning area. As shown on Map 16, wildlife habitat areas in the planning area generally occur in association with the existing surface water, wetland, and woodland resources, covering about 11,790 acres, or about 51 percent of the planning area. Class I wildlife areas, which contain a good diversity of wildlife types, encompass about 4,650 acres, or about 20 percent of the planning area, should be maintained in natural, open uses. Class II wildlife areas, which lack some diversity, and Class III wildlife areas, which are generally smaller remnants, encompass about 5,075 acres and 2,065, respectively, or about 2 percent and less than 1 percent of the planning area.

Park and Open Space Sites

A recent inventory of existing park and open space sites in the Sussex planning area indicated that there is a variety of both public and nonpublic park and open space sites within and adjacent to the Village of Sussex. In 1985, there were 29 park and open space sites within the planning area, with a combined area of about 494 acres, or about 2 percent of the planning area. Of this total, 20 sites were publicly owned and 9 sites were privately owned. Eleven sites, encompassing approximately 139 acres, were owned by the Village of Sussex. Map 17 illustrates the park and open space sites and the trail system in the Sussex planning area. These areas should be protected for continued park and open space uses.

In 1990, the Village of Sussex owned 11 park and open space sites, encompassing approximately 139 acres. Village-owned sites ranged in size from the one-acre Grogan Park to the 75-acre Sussex Village Park. Waukesha County owns the Bugline Recreational Trail, which extends approximately 6.9 miles through the planning area.

Scientific and Natural Areas

Scientific and natural areas are tracts of land or water which have been so 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 17, in 1985 there were a total of four scientific and natural area sites within the planning area, encompassing about 325 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 Sussex planning area and of the Southeastern Wisconsin region.

For the purpose of the planning effort, 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 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 lie along the major perennial streams and in association with large wetland complexes. Primary environmental corridors within the planning area, shown on Map 18, encompassed about 3,150 acres, or about 14 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 18, secondary environmental corridors encompassed about 990 acres, or about 4 percent of the planning area.

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, also shown on Map 18, encompassed about 490 acres, or about 2 percent, of the planning area. (This page intentionally left blank)

Chapter IV

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

INTRODUCTION

In order for the Village of Sussex development plan to constitute a sound and realistic guide for making decisions concerning the physical development of the Village 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 Village and its environs.

EXISTING LAND USES

In 1994, 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 Village and surrounding areas.

Land uses in the Sussex planning area in 1994 are shown on Map 20; the amount of land that was devoted to each use is set forth in Table 18. Land uses in the Village of Sussex corporate limits and the associated urban service area in 1994 are shown on Map 19; the amount of land that was devoted to each use within the Village corporate limits is set forth in Table 19. Of the approximately 36.3 square miles of land in the planning area, about 26.1 square miles, or about 72 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 10.2 square miles, or about 28 percent, of the planning area.

Several important attributes of the character of the planning area can be noted from Table 18 and from Map 19. First, agriculture was still the single largest land use in the planning area in 1994, encompassing about 17.5 square miles, or about 48 percent of the planning area. The second-largest single land use in the planning area in 1994 was single-family residential development, encompassing about 5.0 square miles, or about 14 percent of the planning area.

The incorporated area of the Village of Sussex in 1994 occupied approximately 4.7 square miles, or about 13 percent of the planning area. Table 19 sets forth the amount of land devoted to each of the various land uses in the Village at that time. Developed urban land uses occupied about 2.4 square miles, or about 51 percent of the incorporated area, while nonurban land uses occupied about 2.2 square miles, or about 49 percent of the incorporated area. Residential development was the predominant land use in the Village in 1994, encompassing about 1.1 square miles, or about 24 percent of the incorporated area. Over 87 percent of the area devoted to residential use in the Village was occupied by single-family residential development.

<u>Urban Land Uses</u>

<u>Residential Land Use</u>: The residential use section of a land use plan is the section that 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 particularly careful consideration. The type and extent of residential development is a major determinant of the type and location of utilities and community facilities needed to serve local residents.

In 1994, residential land use accounted for approximately 5.3 square miles, or about 15 percent, of the planning area, and about 1.1 square miles, or about 24 percent, of the incorporated area. Residential land use accounted for about 52 percent of the developed portion of the planning area and about 47 percent of the developed portion of the Village of Sussex. Concentrations of residential development were located within the corporate limits of the 54



LEGEND



RAILROADS, COMMUNICATIONS, AND UTILITIES

GOVERNMENTAL AND INSTITUTIONAL

RECREATIONAL







AGRICULTURAL AND OTHER OPEN LANDS

---- URBAN SERVICE AREA BOUNDARY

Source: SEWRPC.

SCALE 0 400 800 1600 FEET



EXISTING LAND USE IN THE VILLAGE OF SUSSEX AND ENVIRONS: 1994

Village and in scattered locations in the southwest, north-central and east-central portions of the planning area.

In 1994, two-family residential land uses were generally located near arterial streets, in transitional areas between single-family and multi-family residential areas, and in transitional areas between single-family residential and quarry development. Concentrations of two-family residential development are located on Bowling Green Street north of Ivy Avenue, on Teakwood Court just west of STH 164 (Waukesha Avenue), and on Hastings Court just south of Clover Drive. In 1994, such development encompassed about 21 acres, or less than 1 percent, of the planning area, and also less than 1 percent of the Village area. There were no two-family dwellings within the Town of Lisbon in 1994.

In 1994, multi-family residential uses were located on the west side and south side of the Village. Major concentrations of multi-family housing units were found on both sides of Pewaukee Road north of Main Street, at the intersection of Maple Avenue and Clover Drive, and at the intersection of STH 164 (Waukesha Avenue) and Clover Drive. In 1994, such development encompassed about 70 acres, or less than 1 percent, of the planning area, and about 2 percent of the Village area. There were no multifamily dwelling units within the Town of Lisbon in 1994.

A 60-acre mobile home park representing less than 1 percent of the planning area was located in the east-central portion of the Town of Lisbon west of STH 74 (County Line Road) and north of the Chicago & North Western Railway right-of-way.

Of the 1.1 square miles of land in the Village devoted to residential use in 1994, about 87 percent were occupied by single-family units, about 3 percent were occupied by two-family units, and about 10 percent were occupied by multi-family units. Of the 5.3 square miles of land in the planning area devoted to residential use in 1994, about 97 percent were devoted to single-family units, about 1 percent were devoted to two-family units, and about 2 percent were devoted to multi-family units.

As shown by Table 20, the total number of residential subdivision lots platted in the Village of Sussex between 1948 and the end of 1994 was 1,511. Of this total, 113, or about 7 percent, were undeveloped in October 1994.

Table 18

SUMMARY OF LAND USE IN THE VILLAGE OF SUSSEX PLANNING AREA: 1994

· · · · · · · · · · · · · · · · · · ·	•		
Land Use Category	Number of Acres	Percent of the Urban or Nonurban Subtotal	Percent of Total
		1	
Urban			
Residential	2 622	40.2	11.2
Single-Family (Low-Density)	2,623	40.2	11.3
Single-Family (Low-Medium-Density) [521	0.1	22
Single-Family (Medium-Density)	321	0.0	0.1
No-Pamily	70	1.1	0.1
Mohite Home Park	60	0.9	0.0
	3 366	51.6	14.5
	3,300	51.0	14.5
Lond and Buildings	40	0.8	0.2
Related Off-Street Parking	24	0.3	0.1
Related Off-Street Farking		0.0	•
Subtotal	73	1.1	0.3
Industrial			
Land and Buildings	170	2.6	0.7
Related Off-Street Parking	60	0.9	0.3
Subtotal	230	3.5	1.0
Quarries and Landfills	972	14.9	4.2
Subtotal	972	14.9	4.2
Transportation and Litilities			
Arterial Streets and Highways	· 302	4.6	1.3
Collector and Local Streets	794	12.2	3.4
Bailroads	181	2.8	0.8
Other Transportation and Utilities	26	0.4	0.1
Subtotal	1,303	20.0	5.6
Government and Institutional			
Land and Buildings	167	2.6	0.7
Belated Off-Street Parking	23	0.3	0.1
Subtotal	190	2.9	0.8
Recreational			10
Public	155	2.5	0.7
Related Off Street Parking	100	0.1	b
	201	60	17
	6525	100.0	28.1
	0,525		
Nonurban			1
Natural Areas		1	
Water	79	0.5	0.3
Wetlands	2,807	16.8	12.1
Woodlands	1,182	7.1	5.1
Subtotal	4,068	24.4	17.5
Agricultural			
Prime Agricultural Lands	7,975	47.8	34.3
Other Agricultural Lands ^C	3,240	19.4	14.0
Subtotal	11,215	67.2	48.3
Open Lands ^d	1,412	8.5	6.1
Subtotal	1,412	8.5	6.1
Nonurban Subtotal	16,695	100.0	71.9
Total	23,220		100.0

^aIncludes only those lands used for intensive outdoor recreational activities.

^bLess than 0.1 percent.

^Cincludes farm buildings and other (nonprime) agricultural land.

^dIncludes undeveloped lands that may be associated with urban areas, such as excess street rights-of-way, undeveloped platted lots, and residual lands or outlots attendant to existing urban development that are not expected to be developed.

Source: SEWRPC.

SUMMARY OF LAND USE IN THE VILLAGE OF SUSSEX: 1994

the second se			· · · ·
	Number	Percent of the Urban or Nonurban	Percent
Land Use Category	OT ACTOS	SUDIOIai	orrotal
Urban Residential Single-Family (Low-Density) Single-Family (Low-Medium-Density) Single-Family (Medium-Density)	87 71 472 21	5.7 4.6 30.9 1.4	2.9 2.4 15.8 0.7
Multi-Family	67	4.4	2.3
Subtotal	718	47.0	24.1
Commercial Land and Buildings Related Off-Street Parking	29 17	1.9 1.1	1.0 0.6
Subtotal	46	3.0	1.5
Industrial Land and Buildings	133 59	8.7 3.8	4.4 2.0
Subtotal	.191	12.5	6.4
Quarries and Landfills	1	0.1	a
Subtotal	1	0.1	a
Transportation and Utilities Arterial Streets and Highways Collector and Local Streets Railroads Other Transportation and Utilities	47 231 54 25	3.1 15.1 3.5 1.7	1.6 7.8 1.8 0.8
Subtotal	358	23.4	12.0
Government and Institutional Land and Buildings Related Off-Street Parking	47 12	3.1 0.8	1.6 0.4
Subtotal	59	3.9	2.0
Recreational ^b Public	146 4 4	9.6 0.3 0.3	4.9 0.1 0.1
Subtotal	155	10.1	5.2
Urban Subtotal	1,528	100.0	51.2
Nonurban Natural Areas Water . Wetlands . Woodlands	2 212 98	0.2 14.6 6.7	0.1 7.1 3.3
Cultural	212	21.4	10.5
	512	21.4	10.5
Agricultural Prime Agricultural Lands Other Agricultural Lands ^C	384 408	26.4 28.0	12.9 13.7
Subtotal	791	54.4	26.5
Open Lands ^d	352	24.2	11.8
Subtotal	352	24.2	11.8
Nonurban Subtotal	1,455	100.0	48.8
Totał	2,982	· · · •	100.0

^aLess than 0.1 percent.

^bIncludes only those lands used for intensive outdoor recreational activities.

^CIncludes farm buildings and other (non-prime) agricuktural land.

^dincludes undeveloped lands that may be associated with urban areas, such as excess street rights-of-way, undevelopped platted lots, and residual lands or outlots attendant to existing urban development that are not expected to be developed.

Source: SEWRPC.

Table 21 indicates that 1,995 residential lots were platted in the Town of Lisbon during the years 1926 through 1994. Of the total number of lots platted, 261, or about 13 percent, were undeveloped in October 1994.

Commercial Land Use: In 1994, commercial retail sales, services, office buildings, and associated parking uses occupied about 73 acres, or less than 1 percent of the planning area. Within the Village of Sussex, such commercial land uses occupied about 46 acres, or about 1.5 percent of the incorporated area. Commercial land uses accounted for about 1 percent of the developed portion of the planning area and about 3 percent of the developed portion of the Village. In 1994, commercial land uses in the Village were located predominantly along Main Street in the Sussex central business district (CBD). In 1994, two shopping centers were located in the Village, also on Main Street. Sussex-on-the-Main was located at the west end of the central business district at the intersection of Main Street and Locust Street. Sussex Plaza was located on the east side of the Village on the north side of Main Street across from the Sussex Industrial Park.

Industrial and Manufacturing Land Use: In 1994, industrial and manufacturing land uses and associated parking occupied about 230 acres, or about 1 percent of the planning area. In the Village of Sussex, industrial land uses accounted for about 190 acres, or about 6 percent of the Village area. Industrial and manufacturing uses accounted for slightly more than 3 percent of the developed portion of the planning area and about 12 percent of the developed area of the Village.

In 1994, industrial development in the Village was located predominantly in the Sussex Industrial Park. Newer "industrial" areas often include not only manufacturing and wholesaling facilities, but a much wider range of uses, including offices, service operations, limited retail sales, and research facilities. Such newer "industrial" developments have been constructed along CTH J north of CTH VV (Silver Spring Road) in the Village.

In addition to traditional manufacturing operations, the extraction of building stone, sand, and gravel is an important industry in the Sussex area, particularly in the Town of Lisbon. Over 970 acres, or about 4 percent of the Town of Lisbon, is devoted to extractive industries. Extractive industries accounted for about 15 percent of the developed portion of the planning area.

HISTORIC RESIDENTIAL LAND SUBDIVISIONS IN THE VILLAGE OF SUSSEX: 1948-1994

									Lots	Lots Not
-		U.S	5. Public Land	Survey Locati	on		Typical		Developed	Developed
							Lot Area	Typical	as of	as of
	Year				Quarter	Number	(square	Lot Width	October	October
Subdivision Name	Recorded	Township	Range	Section	Section	of Lots	feet)	(feet)	1994	1994
Old Mill Heights	1948	T8N	R19E	23	SW	15	13,125	75	15	0
Lingelbachs No. 2	1952	T8N	R19E	23	SW	8	18,025	100	8	0
Park View Manor	1955	T8N	R19E	26	NW	13	14,400	90 .	12	1
Lingelbachs No. 3	1955	T8N	R19E	23	SW	28	12,800	80	28	0
Park View Manor Addition No. 1	1956	T8N	R19E	26	NW	25	15,570	90	25	0
Crestview	1956	T8N	R19E	27	NE	32	18,000	100	31	1
Park View Manor Addition No. 2	1956	T8N	R19E	26	NW	23	18,340	130	21	2
Pembrooke Park	1959	T8N	R19E	26	NW	23	13,200	80	23	0
Sussex Estates	1959	T8N	R19E	22	SE	119	9,480	80	119	0
Sussex Estates Addition No. 1	1965	T8N	R19E	22	SE	113	10,000	80	113	0
Spring Green Heights	1969	T8N	R19E	26	NE,NW,	47	16,000	100	47	· •0
					SE,SW					
Spring Green Heights Addition No. 1	1969	T8N	R19E	26	SE	50	15,800	100	50	0
Sussex Heights	1971	T8N -	R19E	23	NW,SW	107	12,750	85	107	0
Sussex Estates Addition No. 2	1978	T8N	R19E	22	SW	10	12,000	80	10	0
Stonefield	1979	T8N	R19E	23	SE	54	13,600	80	54	0
Maple View Estates	1979	T8N	R19E	23	NW	57	13,600	80	57	0.0
Prides Crossing	1981	T8N	R19E	23	NE	42	12,000	80	42	· 0.
Teakwood (two-family lots)	1985	T8N	R19E	26	NE	16	10,100	75	16	0.0
Bowling Green Estates	1985	T8N	R19E	22	SW	21	10,350	90	20	.1
Prides Crossing Addition No. 1	1985	T8N	R19E	23	NW	39	12,320	80	39	0
Crestview Addition No. 1	1985	T8N	R19E	27	NE	7	15,950	110	. 7	0
Weaver Estates	1985	T8N	R19E	22	SW	7	16,275	90	7	0
Maple View Estates Addition No. 1	1986	T8N	R19E	23	NW	14	16,100	100	14	0
Prides Crossing Addition No. 2	1986	T8N	R19E	23	SE	32	20,160	120	31	· 1
Hickory Heights	1987	T8N	R19E	26	NW	62	12,050	80	60	2
Prides Crossing Addition No. 3	1987	T8N	R19E	23	SW	30	20,160	120	25	5
Clover Downs	1988	T8N	R19E	26	SE	48	15,000	100	46	2
Hickory Heights Two	1988	T8N	R19E	26	NW	53	14,850	90	34	19
Olde Towne	1989	T8N	R19E	23	SW	13	15,200	95	13	· · O
Ridgeview	1990	T8N	R19E	14	NE,SE	119	17,225	100	111	8
Prides Crossing Addition No. 4	1991	T8N	R19E	23	NW	34	21,770	120	13	21
Eagle Ridge	1992	T8N	R19E	27	SE	111	14,600	100	109	2
Prides Crossing Addition No. 5	1992	T8N	R19E	23	NW	25	18,200	100	2	23
Eagles Ridge West	1993	T8N	R19E	27	SE	78	12,300	80	61	17
Stone Ridge	1993	T8N	R19E	27	NW	23	15,946	120	17	6
Keystone Estates	1993	T8N	R19E	23	NE	13	20,100	135	. 11	2
Total						1,511			1,398	113

Source: SEWRPC.

Transportation and Utilities Land Use: In 1994, transportation and utility land uses, which include arterial streets and highways, collector streets, minor land-access streets, railroads, and utilities, occupied approximately 1,300 acres, or about 6 percent of the planning area. About 1,100 acres of this total were occupied by streets and highways. In the Village of Sussex, transportation and utility land uses occupied about 358 acres, or about 12 percent of the Village. About 278 acres of this total were occupied by streets and highways. Transportation and utility facilities accounted for about 20 percent of the developed portion of the planning area and for about 23 percent of the developed portion of the Village.

<u>Governmental and Institutional Land Use</u>: In 1994 governmental and institutional land uses occupied about 190 acres, or less than 1 percent of the planning area. Within the Village of Sussex, these land uses occupied about 59 acres, or about 4 percent of the Village area. Governmental and institutional land uses occupied about 3 percent of the developed portion of the planning area and about 4 percent of the developed portion of the Village. Governmental and institutional land uses in the planning area include the Sussex Village Hall, Village Library, public schools in the planning area, and churches and cemeteries in the planning area.

Park and Recreational Land Use: In 1994, developed park and recreational land uses occupied approximately 390 acres, or about 2 percent of the planning area. Within the Village of Sussex, park and recreational land uses occupied about 155 acres, representing about 5 percent of the Village. Developed park and recreational uses encompassed about 6 percent of the developed portion of the planning area and about 10 percent of the developed portion of the Village. As shown on Maps 19 and 20, this
HISTORIC RESIDENTIAL LAND SUBDIVISIONS IN THE TOWN OF LISBON: 1926-1994

		U.	S. Public Land	Survey Locatio	on		Typical	Typical	Lots Developed	Lots Not Developed
Subdivision Name	Year Recorded	Township	Range	Section	Quarter Section	Number of Lots	(square feet)	Lot Width (feet)	October 1994	October 1994
Lake Five Grove	1926	T8N	R19E	5	NW	10	6,350	50	10	0
Lisbon Lawns	1948	T8N	R19E	35	NW	45	16,000	80	38	7
Walnut Hills	1951	T8N	R19E	28	NW	30	15,600	130	6	24
Bon Aire	1955	T8N	R19E	13	SE	17	18,000	120	17.	0
Plainview Relative Addition No. 1	1956		R 19E	12	SE	14	24,975	135	14	0
Plainview Addition No. 2	1956	TRN	R19E	12	SE	41	29,900	130	41	, '
Circlecrest Parksite	1956	TBN	R19E	25	NW.SW	39	25,500	150	38	1
Plainview Meadows	1958	T8N	R19E	15	NW	35	29,250	130	33	2
Plainview Addition No. 3	1959	T8N	R19E	12	SE	31	40,300	155	21	10
Lisbon Heights	1959	T8N	R19E	36	SE,SW	18	29,625	125	17	1
Wooded Hills	1962	T8N	R19E	13	NE	32	36,750	150	30	2
Rolling Hills Estates	1963	T8N	R19E	12	SW	. 77	32,225	150	74	3
Hamilton Heights	1965	T8N	R19E	13	SE	10	40,800	200	10	0
Thousand Ooks	1905	TON	R 19E	13		66 40	35,/50	130	63	3
Country Club Estates	1966	TRN	R19E	20	SESW	40	33 415	160	40	2
Blue Heron	1967	TBN	R19E	4	NE	35	30.000	150	34	1
Mountain Shadows	1967	T8N	R19E	29	SE,SW	30	34,800	120	27	3
Wooded Hills Addition No. 1	1967	T8N	R19E	13	NE,SE	88	36,000	150	86	2
Blue Heron Addition No. 1	1967	T8N	R19E	4	NE	25	35,200	160	25	· 0
Lynndale Farms ^a	1967	T8N	R19E	31	sw	114	30,375	135	102	12
Hillside Acres	1967	T8N	R19E	4	SE	5	298,125	475	4	1
Hillside Acres Addition No. 1	1968	T8N	R19E	4	SE	37	59,500	170	37	0
Inousand Oaks Addition No. 1	1968	TON	R19E	20	NE,NW,SW	31	38,110	185	31	0
Hamilton Heights Addition No. 1	1908	TSN	R ISE	29		49	34,500	200	45	4
Hickory Hill Estates	1968	TRN	R19E	16	NE	23	30,030	165	8	
Partridge Hills	1969	T8N	R19E	28	sw	69	30.000	120	65	4
Lynndale Farms East	1970	T8N	R19E	32	SE	83	39,450	145	79	4
Mountain Shadows Addition No. 2	1971	T8N	R19E	29	SE,SW	47	33,540	155	39	8
Beacon Hills	1971	T8N	R19E	20	SE,SW	65	33,600	140	54	11
Brighton Estates	1971	T8N	R19E	21	NW	48	43,810	130	34	14
Winfield Acres	1973	T8N	R19E	35	NW	9	37,900	165	8	1
Beacon Hills Addition No. 1	1974	T8N	R19E	20	SE,SW	. 37	37,500	150	34	3
Nonvork	1974		R19E	20	NW,SW	16	48,790	170	14	
Presidential Estates	1974	TRN	R19E	2	NW	32	32,760	190	21	2
Presidential Estates Addition No. 1	1975	TBN	B19E	2	NW	35	42 410	210	35	6
Hawk's Heights	1977	T8N	R19E	3	sw	4	46,035	155	4	ō
Tomahawk Hills	1977	T8N	R19E	4	NW,SW	32	53,820	230	31	1
Rivers Bluff	1977	T8N	R19E	4	NE	62	32,335	145	62	0
Kay Estates	1978	T8N	R19E	32	NE	6	42,775	145	.6	0
Bark View	1979	T8N	R19E	3	NW	7	49,060	220	7	0
Woodland Oaks	1979	T8N	R19E	19 & 20	NE; NW	52	41,250	150	52	0
Woodland Oaks Addition No. 1	1979	18N TON	R19E	19 & 20	NE; NW	10	49,725	220	10	0
Dale Lee Acres	19/9	TRN	R19E	3 19	SE	10	30,000	185	14	n 1
Hawks Height East	1983	T8N	R19E	3	SW	7	34,580	140		o o
Spring Hill Estates	1984	T8N	R19E	9	SW	35	36,120	120	28	7
Woodland Oaks Addition No. 2	1986	T8N	R19E	19 & 20	NE; NW	9	39,600	180	6	3
Thousand Oaks Addition No. 3	1986	T8N	R19E	17	SW	8	25,000	100	7	1
Woodland Oaks Addition No. 3	1987	T8N	R19E	20	NW	15	41,700	150	15	0
Woodland Oaks Addition No. 4	1988	T8N	R19E	20	NW	8	46,115	190	8	0
Thousand Oaks Addition No. 4	1990	18N	R19E	17,19 & 20	SW; NE; NW	28	53,380	215	10	18
Hidden Oaks Beacon Hills West	1990	TON	R I9E	15	NE SW	21	30,/30	110	17	4
Thousand Oaks Addition No. 5	1992	TRN	R19E	18	SF	20	50,400	150	24	- J - 1
Vienna Woods	1992	TBN	R19E	13	SE	11	30,590	130	6	5
Hidden Oaks Addition No. 1	1993	T8N	R19E	15	NW	23	50,830	220	14	9
Vienna Woods Addition No. 1	1993	T8N	R19E	13	SE	15	34,200	180	1	14
Peppers Ridge	1993	T8N	R19E	6	SE	9	69,575	275	2	- 7
Scottish Highlands	1994	T8N	R19E	33	SE,SW	33	20,000	100	0	33
Bark River Country Meadows	1994	T8N	R19E	18	SW	17	62,500	250	15	2
Hidden Uaks Addition No. 2 Blue Heron Reserve	1994	18N	H19E	15	NW NW	23	56,250	150	0	23
	1394		N 19E	4	IN VV	17	00,000	001	1/	<u>, v</u>
Total	'		**			1995			1,734	261

⁸A portion of the Lynndale Farms subdivision is located in Section 6 of T7N, R19E, Town of Merton, Waukesha County

Source: SEWRPC

land use category includes only those areas that have actually been developed for park and recreational uses, with facilities such as tennis courts, golf courses, and playfields.

Park and open space sites in the planning area are listed in Table 18 and are shown on Map 17 in Chapter III of this report.

Nonurban Land Uses

Natural Areas: Natural areas include surface water, wetlands, and woodlands. Natural areas encompassed about 6.4 square miles, or about 18 percent, of the planning area in 1994. Of this total, surface water areas encompassed about 80 acres, or less than 1 percent of the planning area; wetland areas encompassed about 4.4 square miles, or about 12 percent of the planning area; and woodlands encompassed about 1.8 square miles, or about 5 percent of the planning area. In the Village of Sussex in 1994, natural areas encompassed about 310 acres, or about 10 percent of the Village area. Surface water areas encompassed only two acres, less than 1 percent of the Village area; wetlands encompassed about 210 acres, or about 7 percent of the Village area; and woodlands encompassed about 100 acres, or about 3 percent of the Village 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 Maps 19 and 20 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 developed. Examples of open lands in urban areas include park sites that have not been developed, such as the Armory park site, excess transportation rights-of-way, subdivision outlots, and undeveloped portions of commercial and industrial lots.

In 1994, agricultural and open lands encompassed about 17.5 square miles, or about 48 percent of the planning area. Of this total, prime agricultural lands occupied about 12.5 square miles, or about 34 percent, of the planning area. Nonprime agricultural lands and farm buildings accounted for about 5.0 square miles, or about 14 percent, of the planning area. Open lands accounted for about 2.2 square miles, or about 8 percent, of the planning area.

Within the Village in 1994, agricultural and open lands encompassed about 790 acres, or about 27 percent of the Village. Of this total, prime agricultural lands occupied about 380 acres, or about 13 percent of the Village area; nonprime agricultural lands occupied about 400 acres, or about 14 percent of the Village area; and open lands occupied about 350 acres, or about 12 percent of the Village area.

COMMUNITY FACILITIES

Public Schools

In 1994, public schools serving the planning area were organized under two separate school districts, as shown on Map 21. The Hamilton School District served approximately 22 square miles of the planning area, or about 61 percent of the planning area. The Hamilton School District serves all of the Village of Sussex and a portion of the Town of Lisbon. The Arrowhead Union School District served about 14 square miles of the planning area in the western portion of the Town of Lisbon.

Map 21 also shows the locations of public elementary and secondary schools in the planning area. In 1994, the Hamilton School District operated three public schools in the planning area: Hamilton High School, Templeton Middle School, and Maple Avenue Elementary School. The enrollment, square footage, number of classrooms and number of available classrooms for each school in the District during the 1993-1994 school year are listed on Table 22. Hamilton School District officials have indicated that all schools in the district, except Marcy Elementary in the Village of Menomonee Falls, were at, or near, capacity in the 1993-1994 school year.

Public Library

In 1994, the Pauline Haass Public Library was located on the "Civic Green" site, also occupied by the Village Hall. The Library occupied the abandoned Orchard Elementary School building. The building provided about 6,500 square feet of space. In 1994, the Library housed approximately 41,000

Map 21

SCHOOL DISTRICT BOUNDARIES AND PUBLIC SCHOOL LOCATIONS IN THE VILLAGE OF SUSSEX PLANNING AREA: 1994



Source: SEWRPC.

61

Ê

2000

3

4000 FEET

ENROLLMENT AND CAPACITY OF SCHOOLS OPERATED BY THE HAMILTON SCHOOL DISTRICT: 1994

School	September 17, 1993 Enrollment	School Size (square feet)	Total Number of Classrooms	Number of Classrooms in Use	Available Classrooms
Hamilton High School	911	220,000	51	51	0
Templeton Middle School	705	121,793	47	47	0
Maple Avenue Elementary	444	35,640	16	¹ 17	0
Schools Located Outside the Planning Area					
Lannon Elementary	291	55,155	23	24	0
Marcy Elementary	209	66,680	24	19	5
Willow Springs Elementary	134	26,775	15	14	1

Source: Hamilton School District and SEWRPC.

books, 592 periodicals, and 145 video recordings. In 1994, the Sussex Public Library was a member of the Waukesha County Federated Library System, formed in 1981. Sixteen public libraries were affiliated with the system in 1994.

Municipal Office Buildings

In 1994, the Sussex Village Hall was located in an approximately 10,600 square-foot facility on the "Civic Green" site, at the east end of the Sussex central business district. All Village departments and agencies except Public Works and Parks were located in the Village Hall. These include the Administration, Building Inspection, and Engineering Departments and the Public Works Director. The Public Work Department is housed in the Public Works building on the sewage treatment plant site; the Parks Department is located at Sussex Village Park.

The Lisbon Town Hall is in the planning area, at N234 W8676 Woodside Road.

Police Protection Services and Facilities

The Village of Sussex contracts with the Waukesha County Sheriff's office for police protection. In 1994, the Village Police Department was staffed by four full-time Waukesha County deputy sheriffs employed by the Village. The Sussex Police Department is located in the Village Hall. Police protection in the Town of Lisbon is provided by two contract police officers.

Fire Protection Services and Facilities

There were two fire stations in the planning area in 1994. The location of each station is shown on Map 22. One of the stations was operated by the Village of Sussex and one by the Town of Lisbon. The Village of Sussex Fire Department was staffed by 42 volunteer fire fighters in 1994. The Village Fire Department also provided ambulance services and emergency medical services. In 1994, the Village of Sussex Fire Department had a total of six major pieces of fire-fighting and rescue equipment, including two engine-pumper trucks, one aerial-ladder truck, one grass-fire truck, and two ambulances.

The Town of Lisbon Fire Department was staffed by 22 volunteer fire fighters in 1994. The Town operated nine pieces of fire-fighting and rescue equipment, including three engine-pumper trucks, three tanker trucks, one grass-fire truck, and two ambulances.

Rating of Fire Protection Services

The adequacy of fire protection in communities is evaluated by the Insurance Service Office $(ISO)^1$ through the use of the <u>Grading Schedule for Munici-</u> <u>pal Fire Protection</u>. The schedule provides criteria

¹The Insurance Services Office (ISO) is a nonprofit service organization within the insurance industry which makes available to any insurer, on a voluntary basis, statistical, actuarial, policy form, and other related services, including fire-protection grading of municipalities and fire insurance surveys on specific properties. The ISO was formed in 1971 by a merger of several state and regional organizations performing these functions, including the Fire Insurance Rating Board in Wisconsin. The ISO is headquartered at 7 World Trade Center in New York, NY 10048.



FIRE STATIONS IN THE VILLAGE OF SUSSEX PLANNING AREA: 1994

Source: SEWRPC.

to be used in grading the fire defenses and physical conditions of municipalities. Grades 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 fireprotection 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 fire-fighting services. The gradings are made by ISO on the basis of analyses of fire department equipment, alarm systems, watersupply facilities, 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 10, with one presenting the best protection and 10 representing an essentially unprotected community. The fire insurance rating in effect in 1994 for the Village of Sussex was a 4. The fire insurance rating in effect in 1994 for the Town of Lisbon was a 7.

PUBLIC UTILITIES

Public utility systems are one of the most important elements influencing community growth and development. Urban development today is highly dependent on these utility systems, which provide the individual land uses with power, heat, light, communication, water, and sanitary sewer services. Information about these utilities is essential to any land use planning effort.

Sanitary Sewer Service

The extent of existing sanitary sewer service and the anticipated future sanitary sewer service area is shown on Map 23. The Village of Sussex began LISM

ADOPTED VILLAGE OF SUSSEX SANITARY SEWER SERVICE AREA

Map 23

construction of a new sewage treatment plant in 1994 which will have a capacity of 3.2 million gallons per day, adequate to serve a population equivalent of 16,900 persons. The treatment facility is designed to provide sewage-treatment services to the Village of Sussex, the Village of Lannon, a portion of the Village of Menomonee Falls, and a portion of the Town of Lisbon. Table 23 provides pertinent data concerning the service to be provided by the new Village sewage treatment facility. The planned sanitary sewer service area within the Sussex planning area which is tributary to the 64 Village plant, as shown on Map 23, is set forth in SEWRPC Community Assistance Report No. 84 (2nd Edition), <u>Sanitary Sewer Service Area for the</u> <u>Village of Sussex</u>, adopted by the Southeastern Wisconsin Regional Planning Commission on September 7, 1994, and is recognized by the Village to be the limits of urban development under this plan.

LEGEND

CORRIDOR ISOLATED NATURAL RESOURCE AREA GROSS SANITARY SEWER SERVICE AREA BOUNDARY NET SANITARY SEWER SERVICE AREA (EXISTING) NET SANITARY SEWER SERVICE AREA (2010) EXISTING PUBLIC SEWAGE TREATMENT FACILITY EXISTING PUBLIC SEWAGE TREATMENT FACILITY EXISTING FUNK SEWER EXISTING FORCE MAIN PROPOSED FUNCTION PROPOSED FUNCTION

PRIMARY ENVIRONMENTAL CORRIDOR SECONDARY ENVIRONMENTAL

Public Water System

The Village of Sussex operates its own municipal water-supply system. The system serves essentially the same area that is provided with sanitary sewer



Source: SEWRPC.

Sewer Service Area	Areal Extent ^a (square miles)	2010 Population	Treatment Facility Capacity Allocation ^b (million gallons per day)	Percent of Plant Capacity ^b
Village of Sussex Village of Lannon Village of Menomonee Falls Town of Lisbon ^C Town of Lisbon Sanitary District No. 1	6.1 2.6 3.7 0.2 1.1	11,300 1,700 1,300 700 1,900	1.92 0.30 0.55 0.23 0.20	60.0 9.4 17.2 7.2 6.2
Total	13.7	16,900	3.20	100.0

SELECTED DATA CONCERNING THE PLANNED SANITARY SEWER SERVICE AREAS ATTENDANT TO THE VILLAGE OF SUSSEX SEWAGE-TREATMENT PLAN

^aThis information is based upon sewer service area delineations and population data developed for the Lannon and Menomonee Falls and Sussex sewer service area plans.

^bThis information is based upon data prepared for the Village of Sussex sewage treatment plant facility plan.

^CCurrently only that portion of the Town of Lisbon sewer service area and attendant population associated with the Willow Springs Mobile Home Park has been identified and refined. The remainder of the sewer service area, not yet identified nor refined, will be the subject of a future sewer service area refinement effort. The population equivalent used by the Town of Lisbon, however, as estimated to determine its needed capacity of the Village of Sussex sewage treatment plant, was 3,580 persons, including the 700 persons noted herein to be associated with the Willow Springs Mobile Home Park. Based upon this information, the total planned year 2010 resident population of the areas envisioned to be tributary to the Village of Sussex sewage treatment plant would be approximate 19,800 persons.

Source: SEWRPC.

service and is served by four wells sunk into the deep sandstone aquifer underlying the Village. The supply capacity of the system in 1994 was 2.7 million gallons per day, with an average daily consumption of about 810,000 gallons. The Village is served by two water towers, one located in the Southwest one-quarter of U.S. Public Land Survey Section 23, Township 8 North, Range 19 East, just south of the Prides Crossing Subdivision, with a capacity of one million gallons, and one located in the Southeast one-quarter of U.S. Public Land Survey Section 14, in the Ridgeview Subdivision, with a capacity of 250,000 gallons.

In 1994, the Village was planning to construct a new well with a capacity of about 1.1 million gallons per day and a new water tower with a capacity of 500,000 gallons. The new facilities are to be located in the Southwest one-quarter of U.S. Public Land Survey Section 23, Township 8 North, Range 19 East, in the Sussex Corporate Center.

SUMMARY

In order for the land use plan for the Village of Sussex and environs to constitute a sound and realistic guide for making decisions concerning the physical development of the Village 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.

A detailed inventory of existing land use in the Sussex 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 to the year 2010, and to assist in the development of an appropriate pattern of future land use. Land uses in the Sussex planning area in 1994 are shown on Map 19 and summarized in Table 18. Land uses in the Village of Sussex corporate limits in 1994 are shown on Map 20 and summarized in Table 19. Of the approximately 36.3 square miles in the planning area, about 26.1 square miles, or about 72 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 10.2 square miles, or about 34 percent of the planning area, in 1994.

Several important attributes of the character of the planning area can be noted from Tables 18 and 19 and from Maps 19 and 20. First, agriculture was still the largest single land use in the planning area in 1994, encompassing about 17.5 square miles, or about 48 percent of the planning area. The next largest land use in the planning area in 1994 was single-family residential development, encompassing about 5.0 square miles, or about 14 percent of the planning area.

The incorporated area of the Village of Sussex in 1994 occupied approximately 4.7 square miles, or about 13 percent of the planning area. Developed urban land uses occupied about 2.4 square miles, or about 51 percent of the incorporated area, while nonurban land uses occupied about 2.3 square miles, or about 49 percent of the incorporated area. Residential development was the predominate land use in the Village in 1994, encompassing about 1.1 square miles, or about 24 percent of the incorporated area. Over 87 percent of the area devoted to residential use in the Village was occupied by single-family residential development.

In 1994, commercial retail sales and service land uses occupied about 46 acres in the Village of Sussex, or about 1.5 percent of the area of the Village. The commercial uses were located predominantly in the Village central business district along Main Street. In 1994, industrial land uses occupied about 191 acres, or about 6 percent of the area of the Village. Industrial uses were located primarily within the Sussex Industrial Park with newer quasi-industrial and service uses locating along CTH J within the Village.

Government and institutional use, and park and recreational uses occupied about 214 acres in 1994, or about 7 percent of the area of the Village.

The Sussex urban area is served by one elementary school, one middle school and one high school. The schools are currently at, or near, capacity.

Municipal offices are located in the Village Hall on the "Civic Green" site at the east end of the central business district. The Pauline Haass Library is also located here.

Both the Village of Sussex and the Town of Lisbon are served by volunteer fire departments. The adequacy of fire protection is evaluated by the Insurance Service Office (ISO), with grade of 4 for the Village of Sussex and a grade of 7 for the Town of Lisbon.

In 1994, the Village began construction on a new sewage-treatment plant with a capacity of 3.2 million gallons per day, which will serve a population equivalent of 16,900 persons. The treatment facility is designed to provide services to the Village of Sussex, the Village of Lannon, a portion of the Village of Menomonee Falls, and a portion of the Town of Lisbon. Virtually all the development in the Village is provided with centralized sanitary sewer service.

The Village of Sussex municipal water system serves essentially the same area in the Village that is provided with sanitary sewer service. The system is served by four wells providing a water supply of 2.7 million gallons per day and two water towers providing 1.25 million gallons of water storage.

Chapter V

EXISTING LOCAL PLAN IMPLEMENTATION DEVICES

INTRODUCTION

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

The planning area includes the Village of Sussex and those adjacent areas of the Town of Lisbon which form the Village "environs." Land use and development regulations in effect in the Town of Lisbon are therefore considered in this chapter, along with such regulations in effect in the Village of Sussex and its area of extraterritorial planning and zoning jurisdiction.

EXISTING ZONING

Good community development depends, not only upon sound long-range plan formulation at all levels of government, but 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, not a substitute for such plans.

A zoning ordinance is a public law that 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 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 the 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 setting 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, which require review and approval by the Plan Commission; and accessory uses, which are 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 delineate a number of different zoning districts, including, for example, single-family and multiple-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.

Village of Sussex Zoning Ordinance

The first Village of Sussex zoning ordinance was adopted on November 10, 1959. The ordinance has been subsequently revised several times. A major revision was completed in 1978 and minor amendments were adopted in 1986, 1990, 1991, and 1995. The current Village comprehensive zoning ordinance is set forth in Chapter 17 of the Municipal Code. The zoning ordinance contains 19 basic zoning districts and 4 overlay zoning districts.

A basic zoning district is one for which the regulations governing the use and location of land and buildings are uniform, such as the residential, commercial, and industrial district classifications. An overlay district provides for the possibility of superimposing certain additional requirements upon a basic zoning district. In the instance of conflicting requirements, the more stringent of the conflicting requirements applies. The basic zoning districts in the Village include one agricultural district, three single-family residential districts, two two-family residential districts, one multi-family residential district, four business districts, a business park district, an office park district, two industrial districts, one institutional district, one park district, and two floodplain-protection districts.

The four overlay districts include two conservancy districts, a floodplain-fringe district, and a planned unit development district. The lowland conservancy district is intended to protect wetlands requiring protection by Chapter NR 117 of the Wisconsin Administrative Code. The upland conservancy district is intended to protect important woodland and steep slope resources without reducing the development densities permitted in the underlying basic districts. The floodplain-fringe overlay is intended to permit limited filling of floodplain areas where such fill will not significantly affect flood conveyance or flood storage capacities. The planned unit development district permits some flexibility in applying underlying zoning regulations when unique site characteristics are present.

The application of these districts, as of January 1995, is shown on Map 24. Table 24 presents a summary of the zoning regulations applicable within each district as of January 1995, 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 the Village in each zoning district. As shown on the table, about 50 percent of the Village was zoned for residential use in 1995. About 6 percent of the Village was zoned for commercial or office use, while about 21 percent was zoned for business park or industrial use. About 7 percent of the Village was zoned for public uses, such as parks, schools, churches, and cemeteries, and about 7 percent was zoned floodland. The Village Zoning Ordinance overlay zoning for lowland conservancy and upland conservancy districts occupies about 12 percent of the Village and the floodplain-fringe overlay district occupies less than one percent of the Village. The industrial park district and the planned unit development overlay district are not currently in use.

Chapter NR 117 of the Wisconsin Administrative Code requires cities and villages to protect through zoning "shoreland" wetlands that are five acres or larger in area. Shorelands are those areas located within 1,000 feet of the ordinary high-water mark of navigable lakes, within 300 feet of the ordinary high-water mark of navigable streams, or within the 100-year floodplain if it extends more than 300 feet from the ordinary high-water mark of a stream. Shoreland wetlands in Sussex have been placed in the LCO Lowland Conservancy District. The mapping of that district is based on the Wisconsin Wetland Inventory Map prepared for the Wisconsin Department of Natural Resources by the Southeastern Wisconsin Regional Planning Commission. The Wisconsin Wetland Inventory Map for the Village of Sussex is dated January 1988.

Mapping for wetlands lying outside the Village, but in areas that may be subject to annexation by the Village, is found on the Wisconsin Wetland Inventory Map for Waukesha County. This map was also prepared by the Regional Planning Commission for the Wisconsin Department of Natural Resources. The Wisconsin Wetland Inventory Map for Waukesha County is dated September 1984.

Field inspections of wetlands helps to refine and detail the wetland maps. Good planning practice would use the best information in zoning to protect wetlands. Accordingly, the Village should, from time to time, revise the Village zoning district boundary map to reflect the most current and accurate delineation of wetlands. Map 25 identifies the delineation of wetlands as currently shown on the Village zoning map, the delineation of shoreland wetlands identified in the field and not shown

Map 24

VILLAGE OF SUSSEX ZONING MAP: 1995



LEGEND

	VILLAGE LIMITS	B-4	CENTRAL BUSINESS DISTRICT	UCO	UPLA
A-I	AGRICULTURAL DISTRICT	BP-1	BUSINESS PARK DISTRICT	PDO	PLAN
RS-I	SINGLE-FAMILY RESIDENTIAL DISTRICT	OP-I	OFFICE PARK DISTRICT		
RS-2	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-I	INDUSTRIAL DISTRICT		
RS-3	SINGLE-FAMILY RESIDENTIAL DISTRICT	M~2	INDUSTRIAL PARK DISTRICT		
RD-I	TWO-FAMILY RESIDENTIAL DISTRICT	1-1	INSTITUTIONAL DISTRICT		
RD-2	TWO-FAMILY RESIDENTIAL DISTRICT	P-I	PARK DISTRICT		
RM-I	MULTIPLE-FAMILY RESIDENTIAL DISTRICT	F-I	FLOODWAY DISTRICT		
B-I	NEIGHBORHOOD BUSINESS DISTRICT	F-2	FLOODPLAIN CONSERVANCY DISTRICT		
B-2	COMMUNITY BUSINESS DISTRICT	697	FLOODPLAIN FRINGE OVERLAY DISTRICT		
8-3	HIGHWAY BUSINESS DISTRICT	166	LOWLAND CONSERVANCY OVERLAY DISTRICT		

UPLAND CONSERVANCY OVERLAY DISTRICT PLANNED DEVELOPMENT OVERLAY DISTRICT

0 11/11/10/0000

Source: Village of Sussex and SEWRPC.

SUMMARY OF VILLAGE OF SUSSEX ZONING DISTRICTS: 1994

			Minim	um Lot Area and	Width	7	Vinimum Yard	Requirement	ts	Maximum	Area of	
Zoning District District	Principal Permitted Uses Permitted Uses	Conditional Uses	Total Area (square feet)	Area per Dwelling Unit (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Shore Yard (feet)	Principal Building Height (feet)	Village in Zoning District (acres)	Percent of Village in Zoning District
A-1 Agricultural District	Agricultural crops, dairying, raising domestic stock (except hogs and furbearing animals), farm dwellings	Animal hospitals, dumps and incinerators, airports, utility substa- tions, public wells and water towers	871,200 (20 acres)	871,200 (20 acres)	500	40	15	25	75	30	283.35	9.5
Rs-1 Single-Family Residential District	Single-family dwellings, community- based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large com- munity-based residen- tial facilities, detached garages, utility substa- tions, public wells and water towers	20,000	20,000	100	40	20	25	75	30	400.76	13.4
Rs-2 Single-Family Residential District	Single-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large com- munity-based residen- tial facilities, detached garages, utility substa- tions, public wells and water towers	16,000	16,000	90	30	15	25	75	30	139.30	4.7
Rs-3 Single-Family Residential District	Single-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large com- munity-based residen- tial facilities, detached garages, utility substa- tions, public wells and water towers	12,000	12,000	80	30	10	25	75	30	784.69	26.3
Rd-1 Two-Family Residential District	Two-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large com- munity-based residen- tial facilities, detached garages, utility substa- tions, public wells and water towers	15,000	7,500	120	30	15	25	75	30	16.04	0.5
Rd-2 Two-Family Residential District	Two-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large com- munity-based residen- tial facilities, detached garages, utility substa- tions, public wells and water towers	10,000	5,000	90	30	15, except 10 with an attached garage	25	75	30	20.38	0.7
Rm-1 Multi-Family Residential District	Multi-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, housing for the elderly, large community-based residential facilities, detached garages, utility substations, public wells and water towers	10,000	Effiency Unit-2,500 One- Bedroom Unit-3,000 Two- Bedroom or Larger Unit-3,500	120	30	25	25	75	30	133.16	4.4
B-1 Neighborhood Business District	Businesses serving the day-to-day needs of local residents, such as grocery stores, clothing stores, banks, beauty shops, offices, restau- rants, coin laundries, and commercial day care centers	Drive-in establishments, radio and television station studios (without towers), arcades, bowl- ing lanes, animal hospitals, automobile sales facilities, gasoline stations, limited assembly of products, funeral homes, and such temporary busi- ness uses as flea markets and farmers markets	87,120 (2 acres)		200	100	40	40	75	30	17.12	0.6

Table 24 (continued)

		· · · · · · · · · · · · · · · · · · ·	<u> </u>	· · · · ·	<u>_</u>			<u> </u>	-			
			Minim	um Lot Area and	Width	n	Minimum Yard	l Requiremen	ts	Maximum	Area of	Barcont of
Zoning District District	Principal Permitted Uses Permitted Uses	Conditional Uses	Total Area (square feet)	Area per Dwelling Unit (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Shore Yard (feet)	Building Height (feet)	Zoning District (acres)	Village in Zoning District
8-2 Community Business District	Businesses serving the broader needs of the community, including neighborhood busi- nesses and department stores, appliance stores, furniture stores, and commercial day care centers	Drive-in establishments, radio and television station studios (without towers), arcades, bowling lanes, animal hospitals, automobile sales facilities, gasoline stations, funeral homës, limited assembly of products, such temp- orary busi- ness uses as flea markets and farmers markets, and community-based residential facilities	5,000		60				75	45	21.78	0.7 ;
B-3 Highway Business District	Businesses dependent on highway traffic, such as drive-in banks, drive-in restaurants, automotive sales, and gasoline stations	Drive-in theaters, radio and television stations with towers, arcades, bowling lanes, automo- bile sales facilities, automotive parts sales and service, limited assembly of products, animal hospitals, commercial day care centers, and such temporary business uses as flea markets and farmers markets	10,000		75	40	. 15	25	75	30	74.35	2.5
B-4 Central Business District	Uses permitted in the B-2 Business District provided that such businesses are sited and constructed in accordance with the "Downtown Design and Development Plan"	Community-based residential facilities, housing for the elderly, accessory garages, other accessory uses, and such temporary business uses as flea markets and farmers markets	Sufficient Area	· · · · · · · · · · · · · · · · · · ·	Sufficient Width	First Tier 15 Third Tier 75		. 15	75	45	45.13	1.5
BP-1 Business Park Distrist	Office and limited manufacturing uses on generously landscaped sites free of outside storage	Truck terminals, ware- housing, factory outlets, distribution centers, mail-order centers, and temporary business uses such as flea markets and farmers markets	40,000		150	40	25	25	75	60	181.01	. 6.1 .
OP-1 Office Park District	Offices and corporate headquarters on generously landscaped sites	None	40,000		150	30	25	25	75	60	8.46	0.3
M-1 Industrial District	Manufacturing, processing, wholesaling, and warehousing	Animal hospitals, dumps, seweage treatment facilities, manufacturing and storage of hazardous materials, freight yards, factory outlets, construction services, outside storage, mineral extraction operations, and such temporary business uses as flea markets and farmers markets	15,000		100	. 40	10 on one side 40 on both sides	25	75	60	451.35	15.1
M-2 Industrial Park District	Manufacturing, processing, wholesal- ing, and warehousing on spacious, gener- ously landscaped sites	None	40,000		200	40	10 on one side 40 on both sides	25	75	45	0.00	.0.0

Table 24 (continued)

												100 C
			Minim	um Lot Area and	Width		Minimum Yarı	d Requiremen	ts .	Maximum	Area of	Percent of
Zoning District District	Principal Permitted Uses Permitted Uses	Conditional Uses	Total Area (square feet)	Area per Dwelling Unit (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Shore Yard (feet)	Building Height (feet)	Zoning District (acres)	Village in Zoning District
I-1 Institutional District	Schools, churches, hospitals, funerai homes, librairies, government offices, public utility offices	Airports, correctional institutions, cemeteries, and temporary business uses such as flea markets and farmers markets	12,000	12,000	80	30	10	25	75	30	55.85	1.9
P-1 Park District	Parks, playgrounds, golf courses, botanical gardens, art galleries, athletic fields	Marinas, stadiums, and schools				40	40	40	75		159.40	5.3
F-1 Floodway Conservancy District	Movement of floodwaters, stream bank protection, water measurement facilities, and open uses such as lawns, open fields, parks, golf courses, crops and pasturing	Navigational structures, bridges, marinas, floodproofed accessory structures			-	••				· · · · · ·	185.37	6.2
F-2 Floodplain Conservancy District	Movement of floodwaters, stream bank protection, water measurement facilities, and open uses such as lawns, open fields, parks, golf courses, crops and pasturing	Navigational structures, bridges, marinas, floodproofed accessory structures			·						9.94	0.3
FFO Floodplain- Fringe Overlay District	Open use of lands such as crops in agricultural districts, lawns in residential districts, and parking and loading in commercial and industrial districts	Structures placed on fill or floodproofed, flood- proofed utilities, and filling to remove lands from the floodplain									22.92	
LCO Lowland Conservancy Overlay District	Hiking, fishing, boating, harvesting of wild crops, preservation of wetlands	Necessary construction of streets, wildlife structures, parks, necessary construction and maintenance of utilities, and necessary construction and maintenance of rail- road lines			-			- 7	· · · ·		199.63	
UCO Upland Conservancy Overlay Distríct	Parks, hiking and biking trails, preservation of woodlands, steep slopes, and wildlife habitat	All structural uses and disturbance of steep slopes					··· <u>-</u>				. 159.30	
PUD Planned Unit Development Overlay District	Any use permitted in the underlying district and permitting departures from fixed require- ments provided that overall densities are maintained	None							•• • •		0.00	· · · ·

NOTE: Overlay percentages are not counted in the total as they are represented by other basic zoning districts. The FFO Floodplain Fringe Overlay District covers 0.7 percent of the Village; the LCO Lowland Conservancy District covers 6.5 percent of the Village; the UCO Upland Conservancy District covers 5.3 percent of the Village; and the PUD Planned Unit Development Overlay District covers 0.0 percent of the Village.

Source: Village of Sussex Zoning Ordinance and SEWRPC.

COMPARISON OF ZONED AND UNZONED WETLAND AREAS IN THE VILLAGE OF SUSSEX: 1995



LEGEND CIVIL DIVISION BOUNDARY CIVIL DIVISION BOUNDARY SHORELAND WETLANDS NOT ZONED OTHER WETLANDS NOT ZONED AND WETLANDS UNDER 5 ACRES RIVERS AND STREAMS SHORELAND AND FLOODPLAIN BOUNDARY



Source: Village of Sussex and SEWRPC.

on the current zoning map, and other wetlands less than five acres in area not shown on the current zoning map.

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 to the corporate limits of the municipality, provided the procedures set forth in Section 62.23(7)(a) of the Wisconsin Statutes are followed. The Village of Sussex has the option of exercising extraterritorial zoning in unincorporated areas within one and one-half miles of its boundary, except when the area within one and one-half miles includes lands within the extraterritorial zoning jurisdiction of another city or village. In such cases, the jurisdictional dividing line is drawn at a point equidistant from the corporate boundaries of municipalities having extraterritorial zoning authority. Such a situation could arise given the proximity of the Village of Sussex to the Village of Pewaukee. To date, however, no action has been taken by the Village to enact extraterritorial zoning. The Village has, however, enacted an offensive-industry ordinance pursuant to the authority granted by Section 66.052 of the Wisconsin Statutes, which grants limited oversight of development occurring beyond the Village limits. The Ordinance requires that industries of a nauseating, offensive, or unwholesome type obtain Village approval of site and operational plans prior to construction within one and one-half miles of the Village. The Statutes authorize the exercise of such an ordinance for up to four miles from the Village.

Town of Lisbon Zoning Ordinance

Town zoning in Wisconsin is a partnership between town boards and county boards in those cases, like Waukesha County, where the County Board has enacted a county zoning ordinance. Counties are granted authority to zone under Section 59.97 of the Wisconsin Statutes. Towns in counties with county zoning ordinances must ratify the county ordinance before it is effective in that town. Towns may, in the alternative and upon county board approval, adopt a town zoning ordinance under authority granted by Section 60.61 of the Wisconsin Statutes.

The Town of Lisbon has adopted a town zoning ordinance which was approved by the Waukesha County Board of Supervisors. All changes to the Town zoning ordinance text and maps must be approved by both the Town Board and the County Board. The Town of Lisbon Zoning Ordinance includes 14 zoning districts. The districts consist of one conservancy district, five residential districts, two agricultural districts, a quarrying district, three business districts, and two industrial districts. The application of these districts, as of 1994, is shown on Map 26. The district regulations are summarized in Table 25. The table also contains the number of acres and the percent of the area of the Town in each zoning district.

About 75 percent of the total area of the Town is zoned for single-family residential uses on lot sizes ranging from 30,000 square feet to 40,000 square feet. About 11 percent of the Town is zoned Conservancy, protected from urban development. Less than 1 percent of the Town is zoned for agricultural use, that district having a minimum parcel size of three acres. No land has been placed in the Town agricultural land preservation district, which requires a minimum parcel of 35 acres. About 9 percent of the Town is zoned for quarrying. The remaining 5 percent of the Town is zoned for commercial or industrial uses.

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. As noted above, shorelands are defined as those areas located within 1,000 feet of the shoreline of navigable lakes, or within 300 feet of the shoreline of navigable streams. If the 100-year floodplain extends more than 300 feet from the shoreline of the stream, the shoreland regulations apply to the landward edge of the floodplain. Areas under the jurisdiction of the County shoreland and floodland protection ordinance are delineated on aerial photographs adopted by the County in July 1986. The County 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 of the Towns in the County, including the Town of Lisbon.

The Waukesha County Shoreland and Floodland Protection Ordinance applies to those areas in the Village of Sussex annexed after May 7, 1982. 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

Map 26

GENERAL ZONING IN THE TOWN OF LISBON AND AREAS IN THE TOWN OF LISBON UNDER THE JURISDICTION OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE: 1995



R. 18 E. R. 19 E





OUARRYING
 CONSERVANCY
 WAUKESHA COUNTY SHORELAND JURISDICTION LIMITS
 WAUKESHA COUNTY FLOODLAND ZONING



Source: Town of Lisbon, Waukesha County, and SEWRPC.

SUMMARY OF TOWN OF LISBON ZONING DISTRICTS: 1994

				-						
Zoning District	Principal Permitted Uses	Conditional Uses	Minimum Lot Area (sq. ft.)	Minimum Average Lot Width (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Principal Building Height (feet)	Area of Town in Zoning District (acres)	Percent of Town in Zoning District
Conservancy District	Grazing, hunting, fishing, wild crop harvesting, sustained yield forestry, wildlife struc- tures	Private clubs, golf courses					·		2,134.43	10.6
Residence "Estate" District	Single-family dwellings, parks, farming, limited livestock and poultry raising, and home occupations	Animal hospitals, kennels, cemeteries, private clubs, golf courses, bed and breakfasts	130,680 (3 acres)	200	50	30	30	35	0.00	0.0
Residence "A-1" District	Single-family dwellings, parks, farming, limited lives- tock and poultry raising (on parcels larger than three acres), home occupations, two-family dwellings on lots designated by the Town Board or located on an arterial highway, and family- apartments when permitted by the Town Board	Animal hospitals, kennels, cemeteries, private clubs, golf courses, bed and breakfasts	40,000	150	50	20	20	35	2,795.88	13.7
Residence "A-2" District	Any use permitted in the Residence "A-1" District	Animal hospitals, kennels, cemeteries, private clubs, golf courses, bed and breakfasts	30,000	120	50	20	20	35	11,448.55	56.6
Residence "A-3" District	Any use permitted in the Residence "A-2" District	Animal hospitals, kennels, cemeteries, private clubs, golf courses, bed and breakfasts	30,000	130	50	20	20	35	879.73	4.3
Residence "M" District	Any use permitted in the Residence "A-3" District	Mobile home parks, bed and breakfasts, animal hospitals, kennels, cemeteries, private clubs, golf courses	20,000	One-family: 120 Two or more families: 180	50	20.	20	35	0.00	0.0
Agricultural District	Any use permitted in the Residence "M" District, ordinary farm operations, and greenhouses	Airports, animal hospitals, kennels, cemeteries, fur farms, private clubs, golf courses, bed and breakfasts	130,680 (3 acres)	200	50	20	20	60	159.07	0.8
Agricultural Land Preservation "A-P" District	General farming, farm dwellings, and dwellings existing after farm consolidation	None	1,524,600 (35 acres)	600	50	20	20	60	0.00	0.0
Quarrying District	Quarrying; manufacture of concrete, blacktop mixes, concrete blocks	None	••		200	200	200	60	1,845.11	9.1
Restricted Business District	Boarding house, delicatessen, florist, gift shop, and acces- sory single-family dwelling	Animal hospitals, kennels, cemeteries, private clubs, golf courses,	20,000	120	50	20	20	35	0.00	0.0
Locai Business District	Any use permitted in the Restricted Business District, appliance store, bank, grocery store, drug store, gasoline station	Automobile service stations, animal hospitals, kennels, cemeteries, drive-in restaurants, motels, private clubs, golf courses, outdoor theaters	20,000	120	50	10	10	35	148.38	0.7
General Business District	Any use permiled in the Local Business District except residences, wholesalers, theaters, automobile sales, dairies, and vocational schools	Automobile service stations, animal hospitals, kennels, cemeteries, drive-in restaurants, motels, private clubs, golf courses, outdoor theaters	20,000	120	50	10	10	35	30.73	0.2
Limited Industrial District	Any use permitted in the General Business or Agricultural districts, industries of a restrictive character	Automobile service stations, animal hospitals, kennels, cemeteries, drive-in restaurants, fur farms, motels, private clubs, golf courses, outdoor theaters	43,560	150	50	10	10	60	131.62	0.7
General Industrial District	Any use permitted in the Limited Industrial District and quarrying	Automobile service stations, animal hospitals, kennels, cemeteries, drive-in restaurants, fur farms, motels. private clubs, golf courses, outdor theaters	43,560	150	50	10	10	60	657.84	3.3

.

Source: Town of Lisbon Zoning Ordinance and SEWRPC.

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 larger minimum lot sizes, minimum setbacks from navigable waters, and restrictions on clearing of vegetation near shorelines. Shoreland areas annexed to the Village after May 7, 1982, are subject to the County shoreland regulations. County shoreland zoning regulations, under the law in effect from May 7, 1982, to the present, were essentially "frozen" once lands were annexed to the Village. The law provides that the Village may adopt regulations that are as restrictive as County shoreland zoning, may allow the County zoning to continue in effect with Village administration, or may allow County zoning to continue in effect and request that the County continue to administer the zoning.

In Waukesha County, the shoreland regulations that are more restrictive than provisions of the Village of Sussex Zoning Ordinance include 1) a shore yard setback that requires all structure to be set back at least 75 feet from the ordinary highwater mark of a navigable waterway and 75 feet from the limits of the 100-year recurrence interval floodplain, 2) a limitation on clear-cutting of trees and shrubbery located within 100 feet from a navigable waterway, 3) requiring all earth movements in shoreland areas to be subject to obtaining a conditional use permit, 4) requiring water withdrawal or diversion in shoreland areas to be subject to obtaining a conditional use permit, and 5) prohibiting grazing and crop production unless conducted in accordance with sound soil and water conservation practices and prohibiting crop production on lands with an erosion factor of three or more. The Village of Sussex should consider amending the Village Zoning Ordinance to include these regulatory measures.

The Waukesha County Shoreland and Floodland Protection Ordinance contains 19 zoning districts and two overlay districts. These 19 districts include a wetland conservancy district, four agricultural districts, four agricultural or 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 26.

THE LAND SUBDIVISION CONTROL ORDINANCE

A land subdivision control ordinance is a public law that regulates the division of land into smaller parcels. Land subdivision control ordinances provide for appropriate public oversight of the creation of new parcels and help ensure that new urban development is appropriately located; that farm and lot size minimums specified in zoning ordinances are observed; that adequate rights-of-way 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 and safety 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 State Statutes set forth requirements for surveying lots and streets, plat review and approval by State and local agencies, and 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, 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 to have concurrent jurisdiction over land divisions by both a county and a town in unincorporated areas or by a village, town, and county in a village's extraterritorial platapproval area.

Village of Sussex Land

Subdivision Control Ordinance

The Village of Sussex land subdivision control ordinance is set forth in Chapter 18 of the Municipal Code. The ordinance regulates all land divisions creating parcels less than 35 acres in area within the corporate limits and in the extraterritorial platapproval jurisdiction of the Village, which extends one and one-half miles from the corporate limits.

The Village land subdivision control ordinance regulates the creation of "subdivisions" and "minor subdivisions." The Village 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 five or more parcels of 1.5 acres by successive division in a period of five years. The Village ordinance defines minor subdivisions as any division of land into parcels less than 35 acres in area that is not covered by the definition of a subdivision. Minor subdivisions may be created through use of a certified survey map.

The Village land subdivision control ordinance sets forth design standards and other specific data requirements to be provided on all preliminary plats, final plats, and certified survey maps. Table 26 provides a summary of specific street design requirements for proposed subdivisions in the Village's corporate limits and the Village extraterritorial plat-approval jurisdiction. A summary of other subdivision design requirements include, but are not limited to, the following:

- Street layout design requirements include: 1. cul-de-sac street lengths cannot exceed 750 feet; street grades are limited to a maximum of 6 percent on arterial streets and 8 percent on all other streets, with no street grade of less than 0.75 percent; the minimum radius of curves is limited to 500 feet on arterial streets, 300 feet on collector streets, and 100 feet on minor streets; streets must intersect each other at right angles unless topography or other limiting factors make this impractical; street intersections on arterial streets must be kept to a minimum, i.e., not less than 1,200 feet between intersections; and street jogs with centerline offsets of less than 250 feet must be avoided.
- 2. Block design requirements include: residential blocks must be no more than 1,500 feet long, a minimum 15-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 design requirements include: side lot lines must be at 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 60 feet wide at the building line, corner lots must be at least 10 feet wider than interior lots to provide for adequate setbacks along side streets, and lot depth in relation to lot width cannot exceed a ratio of 2:1.

The land division ordinance also requires a subdivider to install such necessary improvements as sanitary sewers, a water-supply system, and stormwater-drainage facilities. The ordinance further requires the subdivider to pay established fees to the Village for sanitary sewer reserve capacity and for water-supply system reserve capacity. The ordinance also requires subdividers to contribute funds for the acquisition and development of park sites.

Extraterritorial Platting Authority

As provided by State law, the Village of Sussex exercises extraterritorial plat- review authority in unincorporated areas within one and one-half miles of its corporate boundary. Plats located in the extraterritorial platting jurisdiction of the Village of Sussex must be approved by the affected Town Board, the Sussex Village Board of Supervisors, and the Waukesha County Park and Planning Commission.

Town of Lisbon Land Subdivision Control Ordinance The Town of Lisbon reviews all land divisions creating parcels in the Town less than 20 acres. The Town of Lisbon Subdivision Control Ordinance regulates the creation of "subdivisions" and "certified survey maps." The Town land division ordinances 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 Village of Sussex land division ordinance. A summary of the Town subdivision design requirements include, but are not limited to, the following:

 Street design requirements include: major (arterial) streets are required to have a street right-of-way of 100 feet, while all other streets are required to have a right-of-way of 66 feet; cul-de-sac street lengths cannot exceed 500 feet; street grades are limited to a maximum of 6 percent on arterial streets and 10 percent on all other streets, with no street to have a grade of less than 0.5 percent; the minimum

MINIMUM URBAN AND RURAL STREET DESIGN CRITERIA SET FORTH IN THE VILLAGE OF SUSSEX LAND DIVISION ORDINANCE

		Urban Street Section		Rural Street Section
Type of Street	Minimum Right-of-Way to be Dedicated	Minimum Dimensions	Minimum Right-of-Way to be Dedicated	Minimum Dimensions
Arterial Streets (minimum, four lanes)	100 feet	48-foot pavement (face of curb to face of curb) 20-foot tree banks (curb lawn) 5-foot sidewalks 1-foot outside sidewalks	66 feet	24-foot pavement 8-foot outside shoulders 13-foot roadside ditches
Collector Streets	80 feet	44-foot pavement (face of curb to face of curb) 12-foot tree banks (curb lawn) 5-foot sidewalks 1-foot outside sidewalks	None	None
Minor Streets	60 feet	36-foot pavement (face of curb to face curb) 6-foot tree banks (curb lawn) 5-foot sidewalks 1-foot outside sidewalks	66 feet	24-foot pavement 8-foot shoulders 13-foot roadside ditches
Cul-de-sac Street (with center island) (teardrop design)	90-foot radius	32-foot radius median 30-foot circumferential pavement 9-foot tree banks (curb lawn) 5-foot sidewalks (if required) 1-foot outside sidewalks		
Cul-de-sac Street (without center island) (teardrop design)	60-foot radius	48-foot radius pavement 6-foot tree banks (curb lawn) 5-foot sidewalks (if required) 1-foot outside sidewalks	60-foot radius	39-foot radius pavement 8-foot shoulders 13-foot roadside ditches
Industrial Streets	66 feet	36-foot pavement (face of curb to face of curb) 15-foot tree banks	66 feet	24-foot pavement 8-foot shoulders 13 foot roadside ditches
Pedestrian Ways	15 feet	5-foot pedestrian way	15-foot average	As required by the Village Plan Commission

Source: SEWRPC.

radius of curves is 300 feet on major (arterial) streets, 200 feet on collector streets, and 100 feet on minor streets; streets must intersect each other at right angles unless topography or other limiting factors make this impractical; and street jogs with centerline offsets of less than 125 feet must be avoided.

- 2. Block design requirements include: residential blocks are required to be appropriate to the development and a minimum 15-foot-wide pedestrian crossing may be required where deemed desirable by the Town Plan Commission to provide access to playgrounds, shopping centers, and other community facilities.
- 3. Lot design requirements include: side lot lines must be at right angles to straight street

lines or radial to curved street lines, doublefrontage lots are not permitted except where necessary to provide separation between residential development and arterial streets or to overcome topographical problems, corner lots should be sufficiently wide to provide for adequate setbacks along side streets, and lot depth in relation to lot width should not exceed a ratio of 2.5:1.

Since Town subdivisions and minor land divisions are generally served by onsite sewage-disposal systems and private wells, the Town land division does not require centralized sanitary sewer and water systems, but only paved roadways and onsite drainage facilities. The Town also requires land to be dedicated for public parks and open space sites or requires the subdivider to pay a fee in lieu of public site dedication.

<u>Waukesha County Shoreland and Floodland</u> <u>Land Subdivision Control Ordinance</u>

The Waukesha County shoreland and floodland land subdivision 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 area. The requirements of the County ordinance apply in addition to the requirements of Town land division ordinances.

In addition to the approval authority granted to Waukesha County in shoreland areas, the County Park and Planning Commission is designated by the Wisconsin Statutes as an objecting authority and may object to plats that are in conflict with adopted plans for any park, parkway, expressway, major highway, airport, drainage channel, school, or other planned public developments. The County Park and Planning Commission staff regularly comments on all plats in the County.

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 precisely identify the location and width of existing and proposed streets, highways, parkways, and 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.

The Village of Sussex prepared an official map and accompanying ordinance in 1986, but the ordinance was never adopted. 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. The map has been adopted by both the Village of Sussex and the Town of Lisbon. The Established Street and Highway Width Map, as it applies to the planning area, is shown on Map 27.

SUMMARY AND CONCLUSIONS

Land development can be guided and shaped in the public interest through the 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 Village of Sussex and its environs and to the ability of the Village and the other local governments concerned to implement the adopted land use plan. The following summarize the findings set forth in the chapter:

- 1. Zoning regulations are in effect throughout the entire Village of Sussex planning area.
- 2. The Village of Sussex Zoning Ordinance regulates all land within the Village corporate limits. About 50 percent of all land in the Village is zoned for residential use; about 21 percent is zoned for business park and industrial use; about 6 percent is zoned for business and office use; and the remaining 23 percent is zoned for park, institutional, conservancy, and floodland uses.
- 3. The Town of Lisbon has adopted and administers a Town zoning ordinance which regulates all land in the unincorporated portions of the planning area. Any changes to that ordinance require County Board approval. About 75 percent of the Town is zoned for residential use, about 11 percent is zoned for the protection of conservancy areas, about 9 percent is zoned for extractive land uses (quarrying), and the remaining 5 percent is zoned for commercial and industrial uses.
- 4. The Waukesha County shoreland and floodland protection ordinance applies to lands in the Town of Lisbon portion of the planning area which are located within 1,000 feet of navigable lakes, ponds, and flowages; within 300 feet of navigable streams; and within the 100-year recurrence interval floodplain. Shoreland and floodland zoning regulations apply on about 4,215 acres, or about 21 percent, of the lands in the Town of Lisbon.
- 5. Upon annexation to the Village, shoreland regulations remain in effect until the Village of Sussex enacts shoreland regulations at least as stringent as the County regulations. Accordingly, the Village should consider zoning ordinance amendments that would regulate setbacks from navigable waters and floodplains, regulate earth movements, diversions, and regulate grazing and crop production on erodible soils.
- 6. Land subdivision control regulations are in effect over the entire Village of Sussex

Map 27



WAUKESHA COUNTY ESTABLISHED STREET AND HIGHWAY WIDTH MAP AS IT RELATES TO THE VILLAGE OF SUSSEX PLANNING AREA: 1995

LEGEND

R. 18 E

ARTERIAL STREET OR HIGHWAY

- 120-FOOT RIGHT-OF-WAY
- ----- 100-FOOT RIGHT-OF-WAY
- 80-FOOT RIGHT-OF-WAY
- GO OR 66-FOOT RIGHT-OF-WAY (A 66-FOOT RIGHT-OF-WAY IS REQUIRED IN UNINCORPORATED AREAS;IN URBAN AREAS, A 60-FOOT RIGHT-OF-WAY MAY BE APPROPRIATE)
 - RIGHT-OF-WAY ESTABLISHED THROUGH PURCHASE

Source: Waukesha County and SEWRPC.

COLLECTOR STREET OR HIGHWAY

- === I00-FOOT RIGHT-OF-WAY
- 🛻 🚃 💼 80-FOOT RIGHT-OF-WAY
 - 60 OR 66 FOOT RIGHT-OF-WAY (A 66-FOOT RIGHT-OF-WAY IS REQUIRED IN UNINCORPORATED AREAS;IN URBAN AREAS; A 60-FOOT RIGHT-OF-WAY MAY BE APPROPRIATE)



planning area. The Village of Sussex land subdivision control ordinance covers land in the Village and in the extraterritorial platapproval jurisdiction of the Village, which extends to areas one and one-half miles beyond the Village's corporate limits. The Town of Lisbon land subdivision control ordinance extends to all unincorporated areas in the Sussex planning area. The Waukesha County shoreland and floodplain land subdivision control ordinance extends to the 4,215 acres of shoreland in the Town of Lisbon. Waukesha County is further designated by Statute as the objecting agency for all plats in the planning area.

7. No community in the planning area has adopted an official map ordinance pursuant to the requirements of Section 62.23(6) of the Wisconsin Statutes. Waukesha County has, however, adopted its Established Street and Highway Width Map pursuant to Section 80.64 of the Wisconsin Statutes. Both the Village of Sussex and the Town of Lisbon have adopted the Waukesha County Established Street and Highway Width Map.

Chapter VI

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 development plan can proceed. Accordingly, a set of recommended development objectives was formulated for the Sussex planning area. This chapter sets forth those objectives, together with supporting principles and standards. The 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 Sussex area over the next two decades. The standards perform a particularly important function in 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 VII of this report. Related urban design criteria are also presented.

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 in the context of this plan as follows:

- 1. 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 solu-

tion or solutions to a specific design problem or set of problems.

- 5. Plan: A design which seeks to achieve agreedupon 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 four 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, and 8) provision of adequate housing and a variety of housing types. Each objective, together with its supporting principles and standards, is listed in the following section.

OBJECTIVES, PRINCIPLES, AND STANDARDS

1. Land Use Allocation Objective: A balanced allocation of space to the various land use categories is made in order to meet the social, physical, and economic needs of the resident population of the Sussex area.

<u>Principle</u>: The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.

<u>Standard</u>: The amount of land area set aside for accommodating forecast growth in the Sussex planning area should be determined by application of the standards set forth in Table 28.

URBAN LAND USE STANDARDS FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA

	Development Standard
Land Use Category	(gross area) ^a
Residential	
Low-Density Single-Family (0.7 to 2.2 dwelling units per net acre) ^b	69 acres per 100 dwelling units
Low-Medium-Density Single-Family (2.2 to 2.7 dwelling units per net acre) ^D	48 acres per 100 dwelling units
Medium-Density Single-Family (2.7 to 5.4 dwelling units per net acre) ^D	36 acres per 100 dwelling units
High-Medium-Density Two-Family (5.4 to 10.9 dwelling units per net acre) ^D	21 acres per 100 dwelling units
High-Density Multi-Family (10.9 to 17.4 dwelling units per net acre) ⁰	14 acres per 100 dwelling units
Commercial	6 acres per 100 commercial employees
Industrial	12 acres per 100 industrial employees ^C
Governmental and Institutional	
Schools	
Public Elementary School	2.7 acres per 100 students ^d
Public Middle School	3.2 acres per 100 students ^e
Public High School	2.7 acres per 100 students ^r
Other ^g	4.5 acres per 1,000 persons
Public Outdoor Recreation Sites	
Major	In accordance with the adopted
	Waukesha County Park and Open
	Space Plan
Community ^h	
In Park Sites	2.2 acres per 1,000 persons
In Middle School 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 Middle School or High School Sites	1.6 acres per 1,000 persons
Park and School Combined	3.3 acres per 1,000 persons ¹

^aGross area includes associated street rights-of-way and off-street parking for each 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.

^bNet residential acreage includes only those areas occupied by dwelling 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 7:1. If the net land-to-building ratio is 5:1, then nine acres per 100 employees should be used. If the net land-to-building ratio is 3:1, 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 1,800 students.

^gThis category includes hospitals, municipal office buildings, libraries, post offices, police and fire stations, and other related government and institutional uses.

^hNatural areas may be incorporated into the design of a park site; however, floodlands, drainageways, wetlands, woodlands, and areas of steep slopes should not be included when determining whether acreage standards have been met.

¹For a medium-density residential neighborhood of 7,000 persons, 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.

Source: SEWRPC.

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

	and the second	and the second	and the second	
		Bequired	Service Radius in	Maximum One-Way Travel Time
	Number of	Site Area	Neighborhooda	
		Sile Area	(miles)	
	Persons Served	(gross acres)	(innes)	25 mpii/
Commercial		1. S.	and the second second	
Neighborhood Retail and Service Center	4,000 to 10,000	5-15	1.00	5
Community Retail and Service Center	10,000 to 75,000	15-60	1.50	10
Major Retail and Service Center	75,001 to 150,000	60 or more	10.00	30
Highway-Oriented Commercial Development	15,000 ^b	5-25		
Community Office Center	1,000 or more employees	20 or more		15
Major Office Center	3,500 or more employees	60 or more		30
Industrial	1			
Community	300 to 3,500 employees	20-320		15
Major	3,500 or more employees	320 or more	 ^	30
Educational				
Public Elemtary School (grades K-6)	600 students	16 ^{c,d}	0.50 ^e	
Public Middle School (grades 7-8)	900 students	29 ^{d,f}	0.75	10
Public High School (grades 9-12)	1,800 students	48 ^{d,g}	1.00	15
Outdoor Recreational		· · ·		and a second second
Sub-neighborhood	3,000	3-5	0.50	
Neighborhood	7,000	5-24	0.75	
Community		25 or more	2.00	10

^aA medium-density neighborhood is defined as an area having between 2.2 and 6.1 dwelling units per acre, with a population of approximately 7,000 persons per square mile.

^bMinimum average weekday traffic volume required on abutting arterial street or highway.

^CIncludes both land for the school facility and the associated outdoor recreation facilities.

^dElementary school site area is based upon a standard of 10 acres plus one acre for each 100 students.

^eMaximum one-way walking distance.

^fMiddle school site area is based upon a standard of 20 acres plus one acre for each 100 students.

^gHigh school site area is based upon a standard of 30 acres plus one acre for each 100 students.

Source: SEWRPC.

2. Land Use Spatial Distribution Objective: A spatial distribution of the various land uses is made 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.

<u>Principle</u>: 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.

<u>Standard</u>: Urban development should be located to make maximum use of existing transportation and utility systems.

<u>Standard</u>: 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.

<u>Standard</u>: 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 watersupply system.

<u>Standard</u>: Adequate stormwater-drainage facilities should be provided for all urban development.

<u>Principle</u>: 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.

<u>Standard</u>: 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 29.

Standard: Public buildings intended to serve all residents of the Village of Sussex 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 of the Village through the arterial street system. 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; facilitate coordination between government agencies; facilitate sharing of such facilities and services as parking, physical plant, and maintenance; and provide a central symbol of civic interest and an aesthetic asset to the Village.

<u>Standard</u>: 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 and higher educational facilities. Housing types should be provided pursuant to Objective 8 and at densities consistent with those shown in Table 27.

Standard: Land developed for new retail and service-oriented 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:

- 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 loading facilities should be provided.
- c. Access to adequate public water supply, public sanitary sewerage service, stormwater-drainage facilities, electric power, natural gas supplies, and communications systems should be available.
- d. Adequate landscape screening should be provided between commercial uses and adjacent noncommercial uses.
- e. Adequate building setbacks should be provided from abutting streets and highways.

- f. The site should be located on soils identified in the regional soils survey¹ as having slight or moderate limitations for commercial development.
- g. Shopping centers should be located within four minutes of a fire station providing an engine-hose or engineladder company and emergency rescue services.

<u>Standard</u>: 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 airport² within a maximum travel time of 30 minutes and access to seaport facilities within a maximum travel time of 60 minutes.
- c. Access to adequate public water supply, public sanitary sewerage service, stormwater-drainage facilities, electrical power, natural gas supplies, and communications systems.

¹U. 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, <u>Soil Survey</u> of Milwaukee and Waukesha Counties, Wisconsin, July 1971.

²A 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 uses 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 minimum primary runway length of 4,800 feet.

- d. The site should be located on soils identified in the regional soils survey³ 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. Adequate off-street parking and offstreet loading facilities should be provided.
- j. 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.
- k. 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.

³See Note 1.

- 1. Adequate landscape screening should be provided between industrial uses and adjacent nonindustrial uses.
- m. Adequate building setbacks should be provided from abutting streets and highways.
- 3. <u>Natural Resources Protection Objective</u>: 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, steep slopes, prairies, and wildlife.

<u>Principle</u>: The proper allocation of land uses can assist in maintaining an ecological balance between human activities and the natural environment.

<u>Soils Principle</u>: 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.

<u>Standard</u>: Unsewered rural development should not be located in areas covered by soils identified on Maps 9 and 10 in Chapter III as having unsuitable soils for development with onsite sewage-disposal systems.

<u>Standard</u>: Sewered urban development should not be located in areas covered by soils identified on Map 11 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 overcome these limitations properly. Sewered urban development should never occur in protected wetland areas.

<u>Lakes and Streams Principle</u>: 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 floodwater; and provide a source of water.

<u>Standard</u>: 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.

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.

<u>Standard</u>: Wetlands adjacent to streams or lakes, shoreland wetlands, wetlands located in primary environmental corridors, and wetlands with 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. <u>Woodlands Principle</u>: 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 furnish a desirable aesthetic setting for certain types of land use development.

<u>Standard</u>: Woodland areas with a minimum area of five acres should not be allocated to urban development other than limited recreational uses.

<u>Standard</u>: A minimum of five acres of woodland for each 1,000 residents should be maintained for recreational purposes.

<u>Wildlife Principle</u>: 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, wetlands, and woodlands. The standards for each of these other resources, if met, would ensure the preservation of a suitable wildlife habitat and population.

4. <u>Environmental Corridor and Agricultural Land</u> <u>Preservation Objective</u>: To preserve sufficient high-quality open space lands for protection of the underlying natural resource base and enhancement of the social and economic wellbeing and environmental quality of the area. Environmental Corridor 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 Village of Sussex 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.

<u>Standard</u>: All remaining undeveloped lands in designated primary environmental corridors in the planning area should be preserved in essentially natural, open uses.

<u>Standard</u>: 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.

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 because prime agricultural soils require less energy to farm than do other soils.

<u>Standard</u>: 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 five square miles or more should be preserved for agricultural use. Agricultural uses should be preserved through the application of zoning and land division regulations that allow only agricultural or agriculture-related uses and require a minimum parcel size of at least 35 acres.

5. <u>Recreation Objective</u>: To provide an integrated system of public outdoor recreation sites and related open space areas, including areas for both resource-oriented and nonresourceoriented intensive outdoor recreational activities that will provide the resident population of the Sussex planning area with adequate opportunity to participate in a wide range of outdoor recreation activities.

Active Recreational and Open Space Principle: 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.

Active Recreational and Open Space Principle: 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.

<u>Standard</u>: 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 29 should be met in the Village of Sussex and that portion of the Town of Lisbon lying within the Village's urban service area. Outside the urban service area, one Town-owned park should be provided to serve the need for organized recreational activities, such as softball and picnicking, for residents of the rural areas of the Town. As the community recreation facility, the Town park should be readily accessible to Town residents and should be located in conjunction with another community facility that serves as a focal point for Town 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.

Passive Recreational and Open Space Principle: Effective satisfaction of recreational and open space demands cannot be accomplished solely by providing general-use outdoor recreation sites. Certain recreational pursuits, such as hiking, biking, cross-country skiing, are best provided through a system of linear recreation corridors located in areas where natural resource features are present. A well-designed system of recreational corridors offered as an integrated part of linear open space lands can also serve to connect existing and proposed general-use park sites, thus forming an integrated park system. Such open space lands, in addition, satisfy the human need for natural surroundings. serve to protect the natural resource base, and ensure that scenic areas assume their proper place in the urban form of the community.

<u>Standard</u>: Resource-oriented recreational corridors should maximize use of environmental corridors for trail-oriented recreational and open space activities and for providing linkages between general-use recreational sites.

STANDARDS FOR PUBLICLY OWNED OUTDOOR RECREATION SITES IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA

		<u> </u>					
			Parks		<u>.</u>	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 ^c	2.00 ^d	0.9	Playfield, baseball diamond, softball diamond, tennis court	0.5-1.0
Neighborhood ^b	5-24	1.7	Picnic areas, playfield, playground, softball and/or baseball diamond, tennis court, basketball goal, ice-skating rink, passive activity areas ^C	0.75 ^e	1.6	Playfield, playground, 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.

^bSites for community and neighborhood parks, unlike major park sites, rely more on the development characteristics of the area to be served than on natural resource amenities for location.

^CA passive activity area is defined as an area within an outdoor recreation site that provides an opportunity for less athletic recreation 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.

^dThe need for a community park can be met by the presence of a major park. Each resident of the Village of Sussex urban service area should be within two miles of either a community or major park.

^eThe maximum service radius for neighborhood parks is governed primarily by the population densities in the vicinity of the park. In high-density areas, each resident should be within 0.5 mile of a neighborhood park; in medium-density areas, each resident should be within 0.75 mile of a neighborhood park; in low-density areas, each resident should be within 0.75 mile of a neighborhood park; in low-density areas, each resident should be within 0.75 mile of a neighborhood park; in low-density areas, each resident should be within one mile of a neighborhood park. It should be noted that the need for a neighborhood park can be met by a community or a major park within the recommended service radius for a neighborhood park.

Source: SEWRPC.

<u>Standard</u>: Local recreation corridors should be conveniently accessible to residents of the Sussex urban service area without the need to use motorized vehicles. These local corridors should function as a parkway system that inter-connects local parks and should ultimately connect to major or regional recreation corridors.

<u>Standard</u>: A minimum of 0.16 linear mile of recreation-related open space consisting of linear recreation corridors should be provided for each 1,000 persons in the Sussex urban service area. Recreation corridors should be sited in areas which contain natural resource features at least 200 feet in width to the maximum extent possible.

6. <u>Transportation System Objective</u>: 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 and its population.

<u>Principle</u>: An integrated area transportation system serves to interconnect freely the various land use activities in the neighborhoods, Village, urban service area, and Region, thereby providing the accessibility needed to support these activities.

<u>Standard</u>: The transportation system should provide access, not only to all land presently devoted to urban development, but also 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.

91

<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 to 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 sited within existing or proposed residential areas.

<u>Standard</u>: Arterial streets and highways in the planning area should be improved to cross-sections similar to those recommended in the most recently adopted edition of <u>A Jurisdictional Highway System</u> <u>Plan for Waukesha County</u>.

<u>Standard</u>: Collector streets, industrial streets, land-access streets, and cul-desacs in the Village of Sussex urban service area should be improved to cross-sections similar to those set forth in Table 30.

<u>Standard</u>: Off-street parking and loading facilities should be located near the land uses to which they are accessory.

<u>Standard</u>: Pedestrian and nonmotorized vehicle trails should be provided as a part of an overall trail system plan and should be designed in conformance with the most recent edition of <u>Guide for Development</u> of <u>New Bicycle Facilities</u>, published by the American Association of State Highway and Transportation Officials. Bicycle paths should:

1. Be provided to connect medium- and high-density residential areas with major activity centers located within five miles and one mile, respectively, of such areas. Major activity centers include transit stations, including park and ride lots; office and retail centers; industrial centers; park and recreational facilities; and such government and institutional centers as libraries, government administrative centers, medical centers, and technical and vocational schools.

- 2. A pedestrian and nonmotorized vehicle trail should be located within one mile of all residents in the Village of Sussex urban service area.
- 3. Nonmotorized vehicle parking and storage facilities should be provided at all transit stations and park and ride lots.
- 4. The trail system plan should be detailed in the Village of Sussex park plan.
- 7. <u>Fire Protection Objective</u>: To provide the facilities necessary to maintain high-quality fire protection throughout the urban service area.

<u>Principle</u>: 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.

<u>Standard</u>: Fire stations and equipment should be distributed in part, on the basis of the standards shown in Table 31.

8. <u>Housing Objective</u>: To provide adequate location and choice of housing and housing types for all residents, regardless of age, income, or household size.

<u>Principle</u>: Adequate choice in size, cost, and location of housing units will assure equal housing opportunity.

<u>Standard</u>: Housing units in the Village of Sussex 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 singlefamily homes, two-family homes, multifamily development, and condominiums.

RECOMMENDED STREET CROSS-SECTIONS IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA FOR COLLECTOR STREETS, INDUSTRIAL STREETS, LOCAL LAND-ACCESS STREETS, CUL-DE-SAC TURNAROUNDS, AND CUL-DE-SAC BARRELS

Type of Street	Recommended Right-of-Way To Be Dedicated	Recommended Dimensions		
Collector Street	80 feet	44-foot pavement (face of curb to face of curb) 12.5-foot tree banks (curb lawn) 5-foot sidewalk 0.5-foot outside sidewalk		
Industrial Street	66 feet minimum	36-foot pavement (face of curb to face of curb) 9.5-foot tree banks (curb lawn) 5-foot sidewalk (where required by Plan Commission) 0.5-foot outside sidewalk		
Land-Access Street	60 feet	32-foot pavement (face of curb to face of curb) 9.5-foot tree banks (curb lawn) 4-foot sidewalk (where required by Plan Commission) 0.5-foot outside sidewalk		
Cul-de-Sac Turnaround (tear-drop design with center island)	90-foot radius	39-foot-radius median 36-foot circumferential pavement (face of curb to face of curb) 10.5-foot tree bank (curb lawn) 4-foot sidewalk (where required by Plan Commission) 0.5-foot outside sidewalk		
Cul-de-Sac Turnaround (tear-drop design without center island)	60-foot radius	48-foot-radius pavement (face of curb to face of curb) 7.5-foot tree bank (curb lawn) 4-foot sidewalk (where required by Plan Commission) 0.5-foot outside sidewalk		
Cul-de-Sac Barrel	60 feet	32-foot pavement (face of curb to face of curb) 9.5-foot tree banks (curb lawn) 4-foot sidewalk (where required by Plan Commission) 0.5-foot outside sidewalk		

Source: SEWRPC.

<u>Standard</u>: 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 home-owned units in a full range of housing types, sizes, and costs.

<u>Standard</u>: Residential densities in the Sussex urban service area should generally be allocated as follows:

- 1. Approximately 15 percent of all housing units in the planned urban service area should consist of detached singlefamily housing units located on lots larger than 20,000 square feet.
- 2. Approximately 20 percent of all housing units in the planned urban service

area should consist of detached singlefamily housing units on 16,000- to 20,000- square-foot lots.

- 3. Approximately 35 percent of all housing units in the planned urban service area should consist of detached singlefamily housing units on 12,000- to 15,999- square-foot lots.
- 4. Approximately 10 percent of all housing units in the planned urban service area should consist of two-family housing units on providing 5,000 to 7,500 square feet of interior living space per dwelling unit.
- 5. Approximately 20 percent of all housing units in the planned urban service area should consist of multi-family housing units at densities of 10.9 to 17.4 dwelling units per net residential acre.

FIRE COMPANY DISTRIBUTION STANDARDS

	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	2.00 ^C	
5,000 to 9,000	1.00	1.50	
9,000 or more	0.75	1.00	

^aDirect street travel distance for first-due fire company.

^bMay be increased to two miles for residential areas consisting of singleand 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.

Source: Insurance Services Office and SEWRPC.

URBAN DESIGN CRITERIA

In order to develop physical solutions to urban design problems in the Village 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 Village, Town, and County officials 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 location of dissimilar uses and street design.

<u>Relation to Dissimilar Uses</u>: Residential areas should be formed into compact neighborhood units devoted to residential development. Ideally, neighborhood park and school sites should be located within the residential neighborhood unit. Dissimilar uses, such as industrial development, commercial

Table 32

NEIGHBORHOOD OUTDOOR RECREATION FACILITY STANDARDS

Facility ^a	Facility per 1,000 Urban Residents	Number of Facilities Required ^b	Minimum Acreage Required	
Active Recreation Baseball Diamond Basketball Goal Ice-Skating Rink Playfield Playground Softball Diamond Tennis Court	0.09 0.91 0.15 0.39 0.35 0.53 0.50	1 ^c 6 1 3 2 2 ^c 3	4.5 0.4 5.0 1.2 5.4 1.0	
Subtotal			17.9	
Passive Recreation Area	Add 10 percent of active recreation area total		1.8 ^d	
Picnicking Area	Add 10 percent recreation are	1.8		
Total			21.5 ⁶	

^aLarger facilities, such as soccer fields, baseball diamonds, swimming pools, and areas for nature study, should be provided at community parks.

^bBased on a neighborhood population of 7,000 persons. In medium-density residential areas, neighborhoods of 7,000 residents are generally about one square mile in area; in low-density residential areas, neighborhoods of 7,000 persons 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 a baseball diamond.

^dNatural areas may be incorporated into the design of a park sire; however, areas of steep slopes, poor soils, floodlands, drainageways, wetlands, and woodlands should not be considered when calculating the minimum site area required.

⁶The 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.

Source: SEWRPC.

development, and, to a lesser extent, multi-family residential development, should be separated from residential areas by distance, landscaped buffers, berms, fencing, or walls.

<u>School and Park Centrality</u>: The elementary school and neighborhood park within a neighborhood 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 32.

<u>Limitation of Access to Arterial Streets</u>: 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


REVERSED-FRONTAGE LOTS FOR LIMITATION OF VEHICULAR ACCESS TO ARTERIAL STREETS

the abutting residential uses and providing a 20foot-wide planting screen (in addition to the normal lot depth) in a nonaccess strip reserved along the rear property line, as illustrated in Figure 3.

<u>Street Cross-Sections</u>: Recommended street crosssection design criteria for collector, land-access, and cul-de-sac streets are set forth in Table 30.

<u>Street Alignment</u>: 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.

<u>Cul-de-Sac Streets</u>: Cul-de-sacs, which are designed to have one end permanently closed, should generally not exceed 750 feet in length. Cul-de-sac streets should employ a teardrop design, preferably with a center planting island, as shown graphically in Figure 4.

<u>Handicap and Bicycle Access</u>: Wheelchair and bicycle curb ramps should be installed at street intersection crosswalks, pursuant to Section 66.616 of the Wisconsin Statutes.

<u>Additional Standards for</u> 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.

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 landscape island is illustrated in Figure 5.

<u>Parking Lot Screening</u>: 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 to a minimum height of three feet and a minimum width of 25 feet. Where appropriate, gaps should be provided for pedestrian

Source: SEWRPC.



Source: SEWRPC.





PLAN VIEW



Source: SEWRPC.

SECTION VIEW

access. A typical parking screen is illustrated in Figure 6.

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 on one. The berms should be curved and undulated for their entire length.

<u>Parking Lot Lighting</u>: Outside lighting should be arranged, shielded, or directed downward to pre-

vent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind on adjoining streets or residential properties. Creosote poles should not be used. Decorative wooden poles may be used. Lights, including the pole and base, should be no taller than 20 feet. All wiring should be placed underground.

<u>Building-Foundation Landscaping for Multi-Family</u> <u>Residential Development</u>: 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.

<u>Screening of Dumpsters and Mechanical Equipment</u>: 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 and sedimentation control; utility facilities; and antennas.

<u>Limitation of Access to Arterial Streets</u>: The design criteria set forth earlier in this chapter for residential development should be used.

Lot Depth and Width: The depth and width of lots designated for industrial use should be adequate to provide for off-street parking and loading required by the use contemplated. Industrial lots backing onto lands of a lesser intensity land use should have adequate depth to accommodate landscape plantings or other design elements to serve as a buffer 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.

<u>Yards</u>: Each building in an industrial park should have a building setback of at least 40 feet. Each building in an industrial park should have side yards of at least 25 feet. The parking or storage of trucks, products, or equipment in the side yard should be discouraged.

Location of Off-Street Parking Lots: Employee offstreet parking should not be permitted in the required front yard of an industrial lot. Visitor and customer parking may be permitted in the front yard; however, no industrial parking lot should be constructed closer than 25 feet to the front lot line of an industrial lot. The setback area will serve to provide area for landscaping, drainage, vehicle overhang, sign placement, and snow storage. The setback area should be appropriately landscaped to enhance the appearance of the industrial development.

Figure 7 ARTERIAL HIGHWAY-ACCESS AND DRIVEWAY AND STREET INTERSECTIONS



<u>Parking Lot Lighting</u>: Outside lighting should be arranged, shielded, or directed downward to pre-

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 35 feet, whichever is less. All wiring should be placed underground.

<u>Parking Lot Landscaping and Parking Lot Screening</u>: The design criteria set forth earlier in this chapter for multi-family residential development should be used.

<u>Commercial Development Urban</u> <u>Design Criteria (excluding the Village</u> <u>of Sussex Central Business District)</u>

Urban design criteria relating to commercial development are recommended with respect to 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.

<u>Vehicular Circulation</u>: 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.

Arterial Highway Access and Street Intersections: No new direct public or private access should be permitted to an arterial street or highway within 250 feet of the intersection of the right-of-way lines of another arterial street, as shown on Figure 7.



Figure 9
DESIRABLE ALIGNMENT AND SHARED USE OF
DRIVEWAYS AND PARKING LOTS IN COMMERCIAL AREAS
COMMERCIAL BUILDINGS



Source: SEWRPC.

Source: SEWRPC.

<u>Looped Land-Access Streets</u>: Looped land access streets should be used when feasible in order to reduce the potential number of intersections with driveways along an arterial, as illustrated in Figure 8.

Alignment and Shared Use of Driveways: Driveways should intersect each other at as near to 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 9 to assist in reducing the number of driveways needed and to 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 also shown in Figure 9. In such cases, the driveway centerline may be the property line between two parcels or a mutually agreed upon access easement.

<u>Sight Distance and Driveway Placement</u>: Directaccess driveway placement on abutting arterial streets and highways should be such that an exiting vehicle has the minimum unobstructed sight distance listed in Table 33 for the design operating speed of the abutting arterial street or highway.

<u>Driveway Spacing</u>: 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 34. These spacings are based on average vehicle acceleration and deceleration rates and are considered necessary to maintain safe traffic operation.

<u>Maximum Number of Driveways per Parcel</u>: 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.

<u>Commercial Business Clustering</u>: Businesses with similar characteristics should form commercial clusters and locate near one another in order better to define commercial areas for the user, furnish 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. <u>Shopping center retail sales and service</u> are characterized by onsite 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).

Table 33

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 Highway and Transportation Officials, 1984.

Table 34

HIGHWAY OPERATING SPEEDS AND MINIMUM SPACING BETWEEN DIRECT-ACCESS DRIVEWAYS

	(a) A set of the se
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.

- 2. <u>Offices</u> include professional offices, medical offices, dental offices, and clinics.
- 3. <u>Automobile-oriented retail sales and services</u> are 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 and drivethrough restaurants, and motels.
- 4. <u>Bulk sales and construction services</u> are characterized by onsite parking for customer automobiles, onsite screened outdoor areas for merchandise storage and sales, customer off-street loading facilities, and appropriately screened open outdoor pedestrian areas for bulk sales of merchandise. Uses in this category include lumber and building supply yards, equipment sales, septic system service, and liquid petroleum gas sales and storage. Such uses typically require extraordinary review before construction.

<u>Land Use Buffers</u>: Commercial land uses should be buffered from adjacent noncommercial land uses by distance, landscaping, fencing, berms, or walls.

<u>Vehicular Circulation Between Adjacent Properties</u>: Provision for circulation between adjacent commercial uses should be provided through coordinatedaccess drives or shared parking lots.

Onsite 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, but every 200 feet in areas with moderate to heavy pedestrian flow.

<u>Off-Street_Parking</u>: All new commercial areas should use off-street parking. Parking perpendicular to arterial street rights-of-way with direct access to the right-of-way without a service drive should be prohibited.

<u>Parking Visibility from Arterial Streets</u>: 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.

<u>Onsite Queued Vehicle Storage</u>: There should be sufficient onsite 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, a queuing area to accommodate a minimum of ten vehicles on the site should be provided.

<u>Parking Lot Lighting</u>: 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 night. Fourth, the lighting should assist in promoting the use of the commercial facilities by both day and night.

Recommended illumination for commercial parking areas should be about 1.0 footcandle. 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 35 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.

<u>Parking Lot Landscaping and Parking Lot Screening</u>: The design criteria set forth earlier in this chapter for multi-family residential development should be used. <u>Off-Street Service and Loading Areas</u>: 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 by the customers.

<u>Urban Landscape Plant Selection</u>: 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 windbreaks, and decrease the intensity of insolation.

Site Furniture and Amenities: Site furniture and amenities serve pedestrian needs and add visual variety to commercial areas. Site furniture and amenities include luminaries and light 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, sunshades, parking meters, and signs. The design and placement of such items should contribute to the overall design theme of the commercial area, serving an aesthetic 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 replacing 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 or vandalized parts and of burned-out light bulbs.

Village of Sussex Downtown

Area Urban Design Criteria

Urban design criteria relating to development in

the Sussex Downtown Area 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 and sedimentation control.

Design Concept: The Sussex downtown area is characterized by deep lots on Main Street extending on the south side of Main Street from Main Street to the Waukesha County "Bug Line" Recreation Trail. The Sussex Downtown Design and Development Plan, prepared by the Planning and Design Institute in 1991, envisioned taking advantage of the deep lots and creating a three-tier development plan. The first tier of development, closest to Main Street, would consist of older, mixed commercial and residential development, projecting a historic old-town image. The second tier provides substantial off-street parking in the downtown area. The third tier consists of new commercial development located along the Waukesha County "Bug Line" Trail, but facing Main Street.

<u>Gateways</u>: A sense of arrival to the downtown area should be established at both the east end (Orchard Drive) and west end (Locust Street) of the downtown area with streetscape improvements, including ornamental street light standards, brick-paved street edges, articulated crosswalks, and entrance monuments. This design concept is illustrated in Figure 10.

<u>Setbacks</u>: New development in the first tier along Main Street should maintain the average setback of existing buildings on either side to reinforce the character of Main Street.

<u>Access to Third-Tier Development</u>: Vehicular entrances and exits to large-scale third-tier development should be clearly articulated by signage and other streetscape enhancements. Service entrances should be screened with landscaping and fences.

<u>Parking Layout and Linkages</u>: Parking spaces in the downtown area should be provided, pursuant to the Village Zoning Ordinance. Second-tier parking lots should be provided with two-way aisles running parallel to Main Street and perpendicular parking stalls. Parking lots should extend to the property line so that as development occurs over time, the parking aisles would simply be extended to adjoining property. Access roads perpendicular to Main Street should be shared.

<u>Pedestrian Circulation</u>: The pedestrian movement system in the downtown area should form linkages between the various activities in the downtown area. Walkways to large-scale development should extend from Main Street to the Waukesha County "Bug Line" Recreation Trail and should be articulated with landscape elements, bollards, and special paving patterns which emphasize pedestrian movement. A recommended minimum sidewalk width is five feet but can be larger depending on the design intent. Provisions for the handicapped should be made in sidewalk construction, pursuant to Section 66.616 of the Wisconsin Statutes. This design element is illustrated in Figure 11.

Landscaping: Edges of development on adjacent parcels should be buffered with trees and other landscape elements to provide attractive "seams." Trees, landscaping, and special paving patterns should also be use to create plazas, courtyards, and gardens between large-scale structures and provide buffering between Main Street and parking areas. Such plazas, courtyards, and gardens may also provide outdoor seating and other public amenities.

<u>Street Furniture</u>: Lighting standards, traffic standards, bollards, and street benches should evoke a traditional "small town" character. Lighting standards should relate to pedestrian scale and be limited to 12 to 15 feet in height. The recommended illumination for the downtown area is 2.0 footcandles. Street furniture of traditional "small town" style and scale is illustrated in Figure 12.

Downtown Signage: Freestanding signs in the Sussex downtown area should desirably be decorative ground signs made of natural materials. Signs should be of pedestrian scale, generally six to ten feet in height. Wood or ornamental metal signs with painted or raised letters and have a handcrafted quality may be featured on buildings. Building signs may be illuminated with shielded spotlights. Awnings with contrasting letters or logos painted or sewn onto the valance are acceptable. Awning letters should generally be limited to six to eight inches in height. Standard "franchise" and "brand name" signs should be avoided. Generally, the fewer words on the sign face, the more likely people will be able to read the sign with ease. Figure 13 illustrates typically accepted sign designs.

ILLUSTRATION OF A DOWNTOWN GATEWAY



A sense of arrival to Downtown should be established with streetscape improvements (ornamental light standards, brick-paved street edges, and articulated crosswalks).

Source: The Village of Sussex, Planning and Design Institute, and SEWRPC.

Architectural Design for All Commercial Areas

<u>Commercial Streetscape Facades</u>: 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. Treatment plans for individual building facades 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 for historic preservation promulgated by the U. S. Secretary of Interior. 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.

<u>Yards</u>: 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 for 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 14 illustrates an example of the relationship of urban scale to the commercial streetscape.

<u>Streetscape Rooflines and Roof Shapes</u>: The upper edges of building roofs or rooflines visually define the upper edge or height of the building and streetscape. Development or redevelopment with a different roofline should be discouraged. Figure 15 illustrates the relationship of rooflines and roof shapes to an overall commercial streetscape.

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 pro-

PEDESTRIAN CIRCULATION OVERLAPS IN PARKING LOTS





"GARDENS" BETWEEN DEVELOPMENT PARCELS

Trees and landscaping should be used to create plazas and courtyards between large scale structures. These areas should serve as buffers between different phases of development as well as points of connection between the nature trail and primary pedestrian routes.



"GARDENS" BETWEEN FRONTAGE AND PARKING

Trees and landscaping should be used to create green areas between frontage development and parking lots. These "gardens" should screen frontage uses from parking as well as provide outdoor seating areas and public amenities.

Source: The Village of Sussex, Planning and Design Institute, and SEWRPC.

nounced and similar cornice⁴ and brick corbel⁵ 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 or streetscape. The visual continuity of these urban design elements should be maintained.

<u>Materials</u>: 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.

⁴A "cornice" is the projecting member at the top of a wall with decorative and utilitarian coping.

⁵A "corbel" is a type of bracket formed by extending successive courses of brick so that they extend out from the wall surface.

TRADITIONAL SMALL-TOWN STYLE AND SCALE STREET FURNITURE

Source: SEWRPC.

SUSSEX Center



TYPICAL DOWNTOWN SIGN DESIGNS



EXTERNAL LIGHTING

Figure 15

URBAN SCALE AND MASS OF COMMERCIAL BUILDINGS



Source: SEWRPC.

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 building facade texture of the central business district will be maintained. Conflicting material use and relationships, such as those shown in Figure 16 should be avoided.

<u>Colors</u>: 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 such natural building materials as wood, stone, and masonry and the natural environment and should be historically authentic.

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.



Source: SEWRPC.

Figure 16

USE OF MATERIALS ON COMMERCIAL FACADES

Source: SEWRPC.

<u>Accessory Buildings</u>: 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.

<u>Screening of Dumpsters and Mechanical Equipment</u>: 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 VII

LAND USE AND COMMUNITY FACILITY REQUIREMENTS

INTRODUCTION

The objectives, principles, and standards set forth in Chapter VI of this report express the physical development objectives of the Village 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 design 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 Sussex urban service area to the plan design year 2010.

As part of the land use planning process, the standards listed in Chapter VI were applied to the forecast population, household size, and employment levels identified in Chapter II in order to develop a set of urban land use and community facility requirements to be met by the plan. The selected forecast population was 14,700 persons in the urban service area, the selected forecast household size was 2.69 persons per household, and the selected forecast employment level was 5,350 jobs. The process used to determine the year 2010 urban land use requirements for the Sussex urban service area is graphically illustrated in Figure 17 and described in the following paragraphs.

URBAN LAND USE REQUIREMENTS

Table 27 in Chapter VI 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 VI 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 17

PROCESS USED FOR DETERMINING YEAR 2010 LAND USE REQUIREMENTS FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA



107

Table 35 summarizes probable future urban land use requirements in the Village of Sussex urban service area through the year 2010. The amount of land needed for each urban land use category shown in Table 35 was determined by applying the appropriate land use development standard to the population or employment increase expected to occur between 1994 and 2010 and adding the result for each land use category to the amount of land devoted to each use in 1994. Table 35 indicates that about 1,233 acres of rural or undeveloped lands in the urban service area may be expected to be converted to urban use between 1994 and the year 2010.

In addition to the per capita standards, Chapter VI contains accessibility standards intended to assure that services such as schools, parks, and shopping centers are spatially distributed in a manner that is convenient and efficient for the population they are intended to serve. For example, the standards recommend that residents of medium-density urban areas should have to travel no more than 0.75 mile to 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 to meet the accessibility standards.

It is important to note that while forecasts of future population, household size, 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 be tempered by experienced judgement. 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 Village Plan Commission and 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, that relating to the preservation and protection of the underlying and sustaining natural resource base, is, in effect, independent of any resident population level. Preservation of the environmental corridors within the Village of Sussex urban service area in an essentially open, natural state and 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 14,700 persons by 2.69 persons per household, which is the average household size anticipated in the year 2010. The result indicates that a total of about 5.465 occupied housing units will be needed in the urban service area in the year 2010. In 1994, there were about 3,300 housing units in the urban service area; therefore, an additional 2,165 housing units will be needed between 1994 and 2010 to accommodate the need for housing in the year 2010. These additional 2,165 housing units were distributed among the five residential density classifications in accordance with the percentages identified in Chapter VI of this report. Once the number of additional housing units in each density classification was determined, the standards were applied to calculate the number of acres needed to accommodate the additional units. A 10 percent margin was added to the resulting incremental acreage to allow for site suitability considerations and housing vacancies and to provide for market choice.

Table 35 indicates that about 970 additional acres will be needed in the Village of Sussex urban service area to provide housing for the household population of 14,700 anticipated by the year 2010 under the population forecast selected by the Village Plan Commission. Residential density classifications and the associated acreage and housing unit needs for the year 2010 are the following:

- Approximately 17.9 percent of the additional housing units needed by the year 2010 were allocated to the low-density residential classifications, which includes single-family detached homes on lots ranging from 20,000 square feet to one and one-half acres. Between 1994 and 2010, an additional 294 acres will be needed to accommodate the 387 additional housing units allocated to this density classification. In the year 2010, there would be a total of 1,095 housing units, occupying about 1,073 acres, in the low-density residential classification. The 17.9 percent allocation to this density classification would result in 20.0 percent of the total housing units in the urban service area falling into the low-density classification in the year 2010, compared to 21.5 percent in 1994.
- Approximately 30.6 percent of the additional housing units needed by the year 2010 were allocated to the low-medium-density residen-

Table 35

URBAN LAND REQUIREMENTS IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA: 2010

							1		1.1	
	1994						Required Incremental Land Use		Total Urban Land Requirements: 2010	
Urban Land Use Category	Gross Area ^a (acres)	Percent of Total 1994 Gross Area	Estimated 1994 Number ^b	1994 Development Ratios	Adopted Development Standard	Forecast 1994-2010 Increment	Acreages per Development Standards	Year 2010 Planned Number ^b	Gross Acres ^a	Percent
Residential			_					a da antes de la composición de la comp		5 A A
Low-Density Single-Family (0.7 to 2.2 dwelling units per net acre)	779	32.7	708 housing units	110.0 acres per 100 housing units	69 acres per 100 housing units	387 housing units ^C	294 ^d	1,095 housing units	1,073	29.7
Low-Medium-Density Single-Family (2.2 to 2.7 dwelling units per net acre)	89	3.7	157 housing units	56.7 acres per 100 housing units	48 acres per 100 housing units	663 housing units ^C	350 ^d	820 housing units	439	12.1
Medium-Density Single- Family (2.7 to 5.4 dwelling units per net acre)	719	30.1	1,578 housing units	45.6 acres per 100 housing units	36 acres per 100 housing units	607 housing units ^C	240 ^d	2,185 housing units	959	26.5
High-Medium-Density Two-Family (5.4 to 8.7 dweiling units per net acre)	25	1.1	114 housing units	21.9 acres per 100 housing units	21 acres per 100 housing units	156 housing units ^C	34 ^d	270 housing units	59	1.6
High-Density Multi-Family (8.7 to 10.0 dwelling units per net acre)	86	3.6	742 housing units	11.6 acres per 100 housing units	14 acres per 100 housing units	353 housing units ^C	54 ^d	1,095 housing units	140	3.9
Subtotal	1,698	71.2	3,299 housing units		 (1)	2,166 housing units	972	5,465 housing units	2,670	73.8
Commercial	76	3.2	630 employees	12.1 acres per 100 employees	6.0 acres per 100 employees	760 employees	46	1,390 employees	122	3.4
Industrial	256	10.6	2,680 employees	9.6 acres per 100 employees	12.0 acres per 100 employees	420 employees	50	3,100 employees	306	8.4
Government and Institutional	190	8.0	5,040 persons	37.7 acres per 1,000 persons	13.1 acres per 1,000 persons	9,660 persons	127	14,700 persons	317	8.8
Park and Recreational ^e	166	7.0	5,040 persons	32.9 acres per 1,000 persons	3.9 acres per 1,000 persons ^f	9,660 persons	38	14,700 persons	204	5.6
Total	2,386	100.0					1,233		3,619	100.0

⁸Gross area includes associated street rights-of-way and off-street parking for each land use category.

^bThe estimated 1990 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 government and institutional, and park and recreational land use categories.

^CTo arrive at the forecast incremental population for each residential land use classification, the following allocations were used: 20 percent in the low-density residential category, 15 percent in the low-medium-density residential category, 40 percent in the medium-density category, 5 percent in the high-medium-density residential category, 40 percent in the medium-density category, 5 percent in the high-medium-density residential category, 40 percent in the medium-density category, 5 percent in the high-medium-density residential category, 40 percent in the medium-density category.

^dThe 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.

^e This category includes only those areas with outdoor recreational facilities in subneighborhood, neighborhood, and community parks. It does not include undeveloped open space areas such as parkways, bicycle and hiking trails, and regional parks.

^fThis standard applies only to subneighborhood, neighborhood, and community parks. Regional parks should be provided in accordance with the Waukesha County Park and Open Space Plan.

Source: SEWRPC.

tial classification, which includes single-family detached homes on lots ranging from 16,000 to 19,999 square feet in area. Between 1994 and 2010, an additional 350 acres will be needed to accommodate the 663 additional housing units allocated to this density classification. In the year 2010, there would be a total of 820 housing units, occupying 439 acres, in the low-medium-density residential classification. The 30.6 percent allocation would result in 15.0 percent of the total housing units in the urban service area falling into the low-medium-density classification in the year 2010, compared to 4.8 percent in 1994. Approximately 28.0 percent of the additional housing units needed by the year 2010 were allocated to the medium-density residential classification, which includes single-family detached homes on lots ranging from 8,000 to 15,999 square feet in area. Between 1994 and 2010, an additional 240 acres will be needed to accommodate the approximately 607 additional housing units allocated to this density classification. In the year 2010, there would be a total of 2,185 housing units, occupying 959 acres, in the medium-density residential classification. The 28.0 percent allocation would result in 40.0 percent of the total housing units in the urban service area falling into the medium-density classification in the year 2010, compared to 47.8 percent in 1994.

- Approximately 7.2 percent of the additional housing units needed by the year 2010 were allocated to the high-medium-density residential classification, which includes two-family attached housing units at densities ranging from 5,000 to 7,999 square feet of lot area per unit. Between 1994 and 2010, an additional 34 acres will be needed to accommodate the 156 additional housing units allocated to this density classification. In the year 2010, there would be a total of 270 housing units, occupying 59 acres, in the high-mediumdensity residential classification. The 7.2 percent allocation would result in 4.9 percent of the total housing units in the urban service area falling into the high-medium-density classification in the year 2010, compared to 3.5 percent in 1994.
- Approximately 16.3 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 less than 5,000 square feet of lot area per unit. Between 1994 and 2010, an additional 54 acres will be needed to accommodate the approximately 353 additional housing units allocated to this density classification. In the year 2010, there would be a total of 1,095 housing units, occupying 140 acres, in the high-density residential classification. The 16.3 percent allocation would result in 20.0 percent of the total housing units in the urban service area falling into the high-density classification in the year 2010, compared to 22.5 percent in 1994.

Commercial Development

As indicated in Table 35, approximately 46 additional acres of commercial land will be needed to meet the forecast increase of about 760 commercial employees in the urban service area, from 630 employees in 1994 to 1,390 employees in 2010. Commercial employees include those employed in the retail trade; service; and transportation, communications, and utilities categories shown in Table 14 in Chapter II. This represents an increase of about 60.5 percent over the 1994 level of about 76 acres of commercial land use. The additional commercial lands should be located within the urban service area in accordance with the objectives and standards contained in Chapter VI.

Industrial Development

Table 35 shows that there will be a need for about 50 additional acres of industrial land in the urban service area by the year 2010. This is an increase of about 19.5 percent over the 1994 level of 256 acres of industrial lands. The additional acreage needed is a result of the anticipated increase in industrial employment from about 2,680 employees in 1994 to about 3,100 employees in the year 2010, an increase of about 420 employees. In general, new industrial uses should be sited near such supporting transportation facilities as railroads and major arterial streets and highways and in accordance with the objectives and standards in Chapter VI.

Governmental and Institutional Development

As indicated by Table 35, by the year 2010 there will be a need for about 127 more acres in the urban service area to accommodate governmental and institutional uses, an increase of about 66.8 percent over the 1994 level of 190 acres. This additional land may be expected to be occupied by new schools, fire stations, churches, health-care facilities, childcare facilities, and other institutional uses.

Park and Recreational Development

SEWRPC Planning Report No.27, <u>A Regional Park</u> and Open Space Plan for Southeastern Wisconsin, and SEWRPC Community Assistance Planning Report No. 137, <u>A Park and Open Space Plan for</u> <u>Waukesha County</u>, contain specific recommendations addressing the need for resource-based park and open space sites and facilities within the planning area. These recommendations are summarized in Chapter III of this report and include discussion of the preservation of primary environmental corridors and prime agricultural lands and the provision of major parks, parkways, and trails.

Table 35 focuses on the need for community and neighborhood parks, which provide facilities for such nonresource-oriented recreational activities 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 recreational needs of residents of urban areas. By the year 2010, an additional 38 acres will be needed in the urban service area for community and neighborhood parks, an increase of about 22.8 percent over the 1994 level of about 166 acres.

TRANSPORTATION SYSTEM REQUIREMENTS

Map 28 shows the arterial street and highway facilities needed to serve the probable future traffic demand within the urban service area by the year

Map 28

FUNCTIONAL IMPROVEMENTS TO THE ARTERIAL STREET AND HIGHWAY SYSTEM IN THE VILLAGE OF SUSSEX PLANNING AREA: 2010 FINAL RECOMMENDED REGIONAL TRANSPORTATION SYSTEM PLAN



2010 as recommended in the adopted regional transportation system plan. State trunk highways are shown in red, county trunk highways in blue, and local trunk highways in green. The plan map also indicates whether the capacity of the arterial is to be increased and the number of traffic lanes needed for each arterial street segment in order to carry the anticipated arterial traffic volumes through the year 2010.

COMMUNITY FACILITY NEEDS

In addition to providing general guidelines for land development within the Village of Sussex 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 on the best information available; it will, however, 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 determine the need for additional educational facilities in the planning area, estimates of public school enrollment were made for the year 2010. The boundaries of the Hamilton School District and the planning area are not the same; however, a general estimate of public school enrollment in the Village of Sussex urban service area was made on the basis of the population forecasts for the urban service area.

In 2010, the total resident population of the Village of Sussex urban service area is anticipated to be 14,700 persons. Of this number, it is anticipated that about 15 percent, or about 2,200 persons, will be five to 17 years old. It is difficult to predict the number of children in this 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, and the number of older children who have graduated and uncertainties about the age and characteristics of the general population. For these reasons, the range of the number of students within the Village of Sussex urban service area that may be expected to be enrolled in public schools is estimated to be from 1,540 to 1,870 persons. It was assumed that at least 70 percent, but no more than 85 percent, of all children in the school-age group would be enrolled in public schools. These percentages were derived from observed enrollment ratios in school districts throughout the Southeastern Wisconsin Region.

Public school enrollment in 2010 may be expected to range from about 1,540 to about 1,870 students, including 620 to 750 elementary school students (grades K through 6), 400 to 485 middle school students (grades 7 and 8), and 525 to 635 high school students (grades 9 through 12). The year 2010 public school age population increase ranges from 807 to 978 students over the 1990 public school-age population.

Since Hamilton School District officials have reported that the three schools in the planning area, Maple Avenue Elementary School, Templeton Middle School, and Hamilton High School, are at capacity, there may be an expected need for additional capacity at the elementary, middle, and high school level between 1994 and 2010.

This analysis does not address the short-term, fiveyear, need for school facilities, which is crucial for facility planning. 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 Village of Sussex urban service area. A comprehensive study should be conducted by school district officials, in cooperation with local government officials and planning agencies, to determine definitively both short- and longrange needs for educational facilities.

Fire Stations

Fire station location is an important determinant of the quality of fire protection in a community. As noted in Chapter IV, the current Village of Sussex fire station is located on the south side of Silver Spring Road, on the west side of the Village. The other fire station in the urban service area is the Town of Lisbon station, at the intersection of Good Hope and Hillside Roads.

Map 29 shows the existing fire stations in the Sussex urban service area together with the 1.5mile 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 lie outside the recommended travel distances from fire stations. Areas within the Village outside the recommended

Map 29

OPTIMUM TRAVEL DISTANCES FOR FIRE-FIGHTING VEHICLES IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA



LEGEND

VILLAGE OF SUSSEX FIRE STATION

FIRE STATION SERVICE AREA FOR THE VILLAGE OF SUSSEX

TOWN OF LISBON FIRE STATION

FIRE STATION SERVICE AREA FOR THE TOWN OF LISBON

Source: SEWRPC.

and and

service radius include the Sussex Industrial Park, the Sussex Plaza shopping center, and the Ridgeview subdivision. Areas lying outside the Village but within the Village urban service area include the Templet on Middle School and Hamilton High School; the Hamilton Heights, Hidden Oaks, Menomonee Park Estates, Plainview, Rolling Hills Estates, Vienna Woods, and Wooded Hills subdivisions north of Good Hope Road; and the Circle Crest, Country Club Estates, and Lisbon Heights subdivisions in the southeastern portion of the urban service area. It should be noted that all the aforementioned developments, except the Ridgeview subdivision, are east of the Wisconsin Central Ltd. right-of-way. If an additional fire station is to be constructed within the urban service area, that station should be located east of the Wisconsin Central Ltd. right-of-way.

SUMMARY AND CONCLUSIONS

- 1. The amount of residential, commercial, industrial, and other land uses that will be needed to serve residents and workers in the Sussex urban service area was determined by applying per capita standards to the forecast population, household size, and employment levels selected by the Village Plan Commission. On the basis of this criterion, it was determined that a total of about 5,500 occupied housing units may be expected to be needed in the Sussex urban service area by the year 2010, an increase of 2,200 housing units over the 1994 total of 3,300 units. The additional housing units should be so distributed as to provide a wide range of housing types.
- 2. On the basis of the aforereferenced population and employment forecasts and development standards, it may be expected that an additional 46 acres of commercial land may be needed over the 1994 level of 76 acres, an additional 50 acres of industrial land may be needed over the 1994 level of 256 acres, an additional 127 acres of governmental and institutional land may be needed over the 1994 level of 190 acres, and an additional 38 acres may be needed over the 1994 level of 166 acres for community and neighborhood parks.

- 3. In all, it may be expected that approximately 1,235 acres of rural or undeveloped land in the urban service area will have to be converted to urban use between 1994 and the year 2010.
- 4. Improvements are recommended to the arterial street and highway system in the adopted regional transportation system plan. The plan recommends improvements to provide significant additional capacity to CTH J, STH 164 (Waukesha Avenue), and CTH VV (Silver Spring Drive) east of Waukesha Avenue. CTH J is planned to be upgraded to become a state trunk arterial; Plainview Road is planned to be upgraded to become a county trunk arterial.
- 5. Resurfacing or reconstruction to provide essentially the same capacity is recommended for Plainview Road, Good Hope Road, Lisbon Road, Maple Avenue, Waukesha Avenue (north of Main Street), Main Street (west of Waukesha Avenue), Silver Spring Drive (west of Waukesha Avenue), and STH 74 (east of Waukesha Avenue).
- 6. School enrollment estimates indicate that there may be a need for an elementary school within the Village of Sussex urban service area by the year 2010. There may also be a need for additional capacity in middle schools and high schools. It is recommended that the Hamilton School District conduct a study, in cooperation with local government officials and planning agencies, to determine definitively both short- and long-range school facility needs.
- 7. Most of the Sussex urban service area is within the 1.5-mile optimum service radius for a fire station. There are some areas of existing or proposed urban development in the urban service area, however, that fall outside the recommended service area. These areas are located generally east of the Wisconsin Central Ltd. railroad right-of-way. If an additional fire station is to be constructed within the urban service area, it should be sited east of the railroad.

THE LAND USE PLAN

INTRODUCTION

A land use plan is an official statement of the land use development objectives of a community. The land use plan for the Village of Sussex 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 Sussex 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 an efficient and attractive pattern and to promote the public health, safety, and general welfare.

The land use plan for the Village of Sussex 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 Sussex area, recognizes the effects and importance of the urban land market in shaping land use patterns. Previous plans for the Village of Sussex, including the Village land use plan prepared by the Regional Planning Commission in 1982 and the refinement and revision of that plan prepared by the Village in 1992, sought to modify market-driven development trends by encouraging new development to occur in a more compact pattern in locations where a full range of urban services could be economically provided; by encouraging the preservation of farmland and environmentally sensitive areas; and by discouraging urban development, development at densities greater than one dwelling unit per five acres of land, beyond the limits of planned urban service areas. The land use plan set forth herein essentially reaffirms these previous Village land use plans, extends the design year of the plan from 2000 to 2010, and revises the plan as may be appropriate to reflect changes in development trends that have occurred since the first plan was prepared.

The Village land use plan should promote the public interest rather than the interests of individuals or special interest 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 physical development of the entire community.

The land use plan is intended to assist in the political and technical guidance and coordination of community development in the public interest. Political guidance and 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 guidance and coordination seek 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 to ensure that development decisions as they are made will contribute to meeting the development objectives expressed in the plan. In the case of the Village of Sussex, 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 probable future, as well as present, needs of the Village and the surrounding area.

The land use plan, however, should not be considered an inflexible mold to which all development proposals must conform, but rather as a flexible guide to help local officials and concerned citizens evaluate development proposals as such proposals arise. 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 VI, are still valid, as well as to determine the extent to which the various objectives are being realized through plan implementation.

PLAN STRUCTURE

The Sussex planning area encompasses all of the Village of Sussex and the Town of Lisbon. For plan presentation purposes, this planning area was divided into two subareas: the year 2010 Sussex urban service area, and the remainder of the planning area, identified as the greater Sussex planning area.

PLAN DETERMINANTS

Population Forecasts

The population forecasts presented in Chapter II of this report indicate that the Sussex urban service area may be expected to reach a resident population level of approximately 14,700 persons by the year 2010, an increase of about 8,300 persons over the 1994 level, or about a 129 percent increase. These population forecasts are based in part upon that portion of the design capacity of the Sussex wastewater treatment plant allocated for Village use. On the basis of that forecast, it is anticipated that approximately 2,200 additional housing units will need to be added to the 1994 stock of 3,300 housing units in the Sussex urban service area by the year 2010 to accommodate the forecast population increase.

Objectives and Standards

Chapter VI of this report sets forth the objectives and standards that guided the 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 which may be expected to be needed in each land use category to serve the resident population by the plan design year 2010. Accessibility standards, expressed as service radii for facilities such as parks, schools, and shopping areas, were used to place needed facilities in locations that will be convenient to the population to be served. Also important to the plan design were standards setting forth the desired balance of the various residential densities within the planned urban service area.

Sussex Urban Service Area

The planned sanitary-sewer service area, or urban service area, for the Village of Sussex was delineated and adopted by the Village and the Regional Planning Commission in 1994, and is documented in SEWRPC Community Assistance Planning Report No. 84 (Second Edition), <u>Sanitary Sewer Service</u> <u>Area for the Village of Sussex</u>. That urban service area is shown on Map 23. That map also illustrates areas in the Town of Lisbon and in the Villages of Lannon and Menomonee Falls for which capacity has been allocated in the Village of Sussex sewagetreatment plant through purchase.

Sound planning requires that urban growth be encouraged to occur only in areas that can be readily and cost-effectively provided with essential urban services, including public sanitary-sewer and water-supply services. Although it has generally been Village policy to require annexation before Village services are extended, the Village can provide such services on a contractual basis, without requiring annexation. Consideration of probable future urban development in the Town of Lisbon and the provision of sewer and water services to such development was an important consideration in the design of the Village land use plan. The land use plan for the Sussex urban service area is shown on Map 30.

Sussex Planning Area

The land use plan map for the portions of the Sussex planning area lying outside the Sussex urban service area is shown on Map 31 and reflects recommendations set forth in the recently completed and adopted Waukesha County development plan. The plan recommends low-density residential infill development generally to the west of the Village in areas with existing subdivisions served by private sewage-disposal systems. This development should generally occur beyond the year 2010 as sanitary-sewer service is extended to the existing subdivisions. Development occurring in unsewered areas of the planning area should be limited to rural-density development, with a minimum site of five acres per residential dwelling. Within the rural-density development, cluster residential development would serve as a desirable alternative to conventional subdivision development, which generally divides lands into large lots. Cluster development techniques in the rural-density development areas could be used to reduce individual lot sizes to about one acre for each dwelling unit, but preserves up to four acres in common, permanent open space. Advantages of cluster development include the preservation of open space, protection and conservation of natural drainageways, and flexibility in subdivision design.

Table 36

SUMMARY OF 1994 EXISTING AND 2010 PLANNED LAND USE IN THE VILLAGE OF SUSSEX URBAN SERVICE AREA

	Existing 1994 Land Use		Planned Change		Planned 2010 Land Use	
Lond Lice Category	Acres ^a	Percent	Acres ^a	Percent	Acres ^a	Percent
	A0103	rereem	7,0100	onungo	Acres	Toroom
Urban Residential						
Low-Density Single-Family (0.7 to 2.2 dwelling						
units per net acre	779	14.3	656	84.2	1,435	26.4
Low-Medium-Density Single-Family (2.2 to 2.7						
dwelling			100	100.0	057	47
Units per net acre)	89	1.0	108	100.0	257	4.7
units per pet acre)	719	13.2	99	13.8	818	15.0
Medium-High-Density Two-Family (5.4 to 8.7 dwelling						
units per net acre)	25	0.5	1	4.0	26	0.5
High-Density Multi-Family (8.7 to 10.0 dwelling		1.0				
units per net acre)	86	1.6	36	41.9	122	2.2
Subtotal	1,698	31.2	960	56.5	2,658	48.8
Commercial						
Shopping Center	17	0.3	34	200.0	51	0.9
Highway Business	17	0.3	38	223.5	55	1.0
Mixed Commercial and Residential			47		47 9	0.9
Other	42	0.8	-21	-50.0	21	0.4
Cubertal	76	1.4	107	140.9	192	2.4
	70	1.4	107	140.0	103	
Industrial						· · · · ·
Manutacturing	129	23	121	93.8	250	4.6
Business Park			162		162	2.9
Other	132	2.4	19	14.4	151	2.8
Quarries	444	8.2	181	40.8	625	11.5
Subtotal	705	12.9	483	68.5	1,188	21.8
Transportation and Utilities						
Railroad Right-of-Way	80	1.4	0	00	. 80	1.5
Utilities	26	0.5	53	203.8	79	1.4
Subtotal	106	1.9	53	50.0	159	2.9
Governmental and Institutional	190	3.5	101	53.2	291	5.4
Recreational	158	3.0	32	22.2	193	.3.5
Urban Subtotal	2,933	53.9	1,739	59.3	4,672	85.8
Nonurban						
Primary Environmental Corridor	79	1.4	4	5.1	83	1.5
Secondary Environmental Corridor	528	9.7	17	3.2	545	10.0
Other Environmentally Significant Areas	143	2.0	-38	-20.0	40	1.9
Agricultural and Other Open Lands	1,762	32.4	-1,762	-100.0	0	0.0
Nonurban Subtotal	2,512	46.1	-1,739	-69.2	773	14.2
Total	5,445	100.0			5,445	100.0

^aIncludes associated street rights-of-way and off-street parking areas for each land use category.

Source: SEWRPC.

THE RECOMMENDED LAND USE PLAN FOR THE SUSSEX URBAN SERVICE AREA

The recommended land use plan for the Sussex urban service area is described in the following paragraphs, and is summarized in graphic form on Map 30. Table 36 lists the number of acres and the percentage of land proposed to be allocated to each land use category in the plan design year 2010 and compares this information to the existing, 1994 Map 30

RECOMMENDED LAND USE PLAN FOR THE SUSSEX URBAN SERVICE AREA: 2010



LEGEND







SINGLE-FAMILY LOW-MEDIUM DENSITY RESIDENTIAL (2,2 TO 2,7 DWELLING UNITS PER NET ACRE)



SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL (2,7 TO 5,4 DWELLING UNITS PER NET ACRE)







MULTI-FAMILY RESIDENTIAL (8.7 TO IO.0 DWELLING UNITS PER NET ACRE)

M MIXED COMMERCIAL RESIDENTIAL











S SHOPPING CENTER

H HIGHWAY BUSINESS













COMMERCIAL







 \Diamond

- M PUBLIC MIDDLE SCHOOL
- RECREATIONAL C COMMUNITY PARK N NEIGHBORHOOD PARK S SPECIAL USE SITE PRIMARY ENVIRONMENTAL CORRIDOR SECONDARY ENVIRONMENTAL CORRIDOR ISOLATED NATURAL RESOURCE AREA OTHER OPEN SPACE TO BE PRESERVED SURFACE WATER EXISTING STREET RIGHT-OF-WAY LINES ____ PROPOSED STREET RIGHT-OF-WAY LINES TETER WAUKESHA COUNTY "BUGLINE" TRAIL



Source: SEWRPC.

- OFFICE AND PROFESSIONAL SERVICES INDUSTRIAL AND BUSINESS PARK
- S SEWAGE TREATMENT PLANT T WATER TOWER GOVERNMENTAL AND INSTITUTIONAL

EXTRACTIVE AND LANDFILL

RAILROADS, COMMUNICATIONS, AND UTILITIES

- L LIBRARY
- F FIRE STATION
- A ARMORY

- V VILLAGE HALL
- Y YOUTH CENTER
- P POST OFFICE
- E PUBLIC ELEMENTARY SCHOOL
- H PUBLIC HIGH SCHOOL

-

- BICYCLENPEDESTRIAN TRAIL



Map 31

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF SUSSEX PLANNING AREA: 2010



land use pattern in the same geographic area. The plan provides a design for the attainment of the development objectives set forth in Chapter VI and the land use requirements set forth in Chapter VII of this report.

Environmentally Significant Areas

Environmental Corridors and Isolated Natural Areas: In order to guide land use development and redevelopment in the Sussex urban service area effectively into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to consider carefully 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 costly developmental problems such as flood damage, wet basements, failing pavements, and excessive infiltration of clear water and inflow into sanitary sewers.

Environmental corridors, more fully described in Chapter III of this report, as defined by the Regional Planning Commission, are linear areas in the landscape that contain concentrations of highvalue 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 the intrusion of urban development is one of the principal objectives of the recommended plan. Accordingly, the recommended land use plan map envisions no loss of primary environmental corridor lands to the plan design year. The plan also recommends some expansion of the primary corridors to include floodlands and areas with wet soils where it is anticipated that existing agricultural uses will be converted to urban uses during the plan design period. Primary environmental corridors occupied approximately 79 acres, or nearly 1.5 percent, of the proposed urban service area in 1994. The recommended land use plan proposes that primary environmental corridors occupy 83 acres of the proposed urban service area in the plan design year 2010, an increase of approximately four acres over the 1994 level.

Primary environmental corridors should, to the greatest extent practicable, be preserved in essen-

tially 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 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. When such conflicts occur, the benefits and disadvantages of disturbing corridor lands must be carefully considered; if development within the corridor is to be permitted, such development should be carefully planned and carried out 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 545 acres, or about 10 percent, of the proposed urban service area under the recommended land use plan. It is recommended that the preservation of the secondary environmental corridors be carefully considered when detailed site plans are prepared for proposed urban development projects. Such corridors also lend themselves to use for such public purposes as parks, drainageways, or for the detention or retention of stormwater.

Isolated natural areas are small areas with important natural resource values but are separated geographically from primary and secondary environmental corridors. Most of the isolated natural areas in the Sussex urban service area consist of small areas of wetlands or tracts of woodlands. Isolated natural areas occupy approximately 105 acres, or about 2 percent, of the proposed urban service area. As is the case for secondary environmental corridors, the plan does not recommend the unqualified preservation of isolated natural areas. It is, however, recommended that Waukesha County, the Village of Sussex, and the Town of Lisbon give careful consideration to preserving such areas to the greatest extent practicable when detailed site plans are prepared for proposed urban development projects. Like secondary environmental corridors, isolated natural areas may be well suited for such public purposes as small parks or stormwater detention or retention.

<u>Other Environmentally Significant Areas</u>: In addition to the primary and secondary environmental corridors and isolated natural areas, there are other environmentally significant areas in the urban service area. These areas consist of wet, poorly drained, or organic soils; wetland vegetation and hydric soils; woodlands; steep slopes; floodlands; and drainageways. These areas are generally less accessible lands lying adjacent to urban residential development, but do not contain sufficient high quality resource-related features to meet the criteria for designation as environmental corridors or isolated natural areas. These lands may, however, be valued by Village officials and residents for their scenic value and the provision of passive recreational opportunities. It is recommended that careful consideration be given to preserving additional areas exhibiting these characteristics as development proceeds. Such areas encompass 40 acres, or nearly 1 percent of the proposed urban service area.

Residential Land Uses

The plan map identifies five classifications of residential land use. Housing types in three of the five density classifications, low, low-medium, and medium, consist primarily of single-family housing units. The medium-high-density classification consists primarily of buildings with two-family housing units; the high-density residential classification consists primarily of buildings containing three or more housing units. Generally, residential development in the more developed areas of the Village of Sussex would fall into the medium-density, medium-high-density, or high-density residential classification; residential development in newer areas would fall into the low-density classification.

Low-density residential development ranges in density from 0.7 to 2.2 dwelling units per net acre, with lot sizes ranging from 20,000 square feet up to 1.5 acres per dwelling unit. The areas proposed for low-density residential development under the recommended land use plan would total about 1,435 acres by the year 2010, an increase of about 656 acres, or about 84 percent, over the 1994 level. New areas of low-density residential development are recommended primarily for the northern portions of the urban service area, primarily north of Good Hope Road.

Low-medium-density residential development ranges in density from 2.2 to 2.7 dwelling units per net acre, with lot sizes ranging from 16,000 square feet up to 20,000 square feet per dwelling unit. The areas proposed for low-medium-density residential development under the recommended land use plan would total about 257 acres by the year 2010, an increase of about 168 acres, or about 189 percent, over the 1994 level. New areas of low mediumdensity residential development are recommended principally for the southern portion of the urban service area, adjacent to Maple Avenue.

Medium-density residential development ranges in density from 2.7 to 5.4 dwelling units per net acre, with lot sizes ranging from 8,000 square feet to 16,000 square feet per dwelling unit. The areas proposed for medium-density residential development under the recommended land use plan would total about 818 acres by the year 2010, an increase of about 99 acres, or about 14 percent, over the 1994 level. Because of the Plan Commission concerns about limiting the increase of land uses in this density range, these areas would be utilized primarily for infill development in the central portions of the urban service area.

Medium-high-density residential development ranges in density from 5.4 to 8.7 dwelling units per net acre, with lots sizes ranging from 5,000 to 8,000 square feet to 16,000 square feet per dwelling unit. The areas proposed for medium-high-density residential development total about 26 acres under the recommended land use plan, an increase of only one acre over the 1994 level. These areas are generally adjacent to existing and proposed multi-family residential development in the proposed urban service area and would serve as a transition between higher-density and lower-density areas. All proposed two-family residential development would be infill development.

High-density residential development ranges in density from 8.7 to 10.0 dwelling units per net acre, with lot sizes ranging from 4,356 to 5,000 square feet per dwelling unit. The areas proposed for highdensity residential development under the recommended land use plan would total about 122 acres by the year 2010, an increase of about 36 acres, or about 42 percent, over the 1994 level. They are generally located near and along arterial streets and highways to facilitate convenient access to the transportation system. They are also in convenient proximity to shopping and employment opportunities.

Commercial Land Uses

The recommended land use plan depicts a variety of areas devoted to commercial land uses. Together, these areas encompass approximately 183 acres, or slightly more than 3 percent, of the urban service area. Categories of commercial development shown on the plan map include shopping centers, office service centers, highway-oriented businesses, and mixed commercial and residential areas. <u>Retail Uses</u>: The land use plan standards recommend that all new retail commercial uses be located within planned shopping centers. Shopping centers are classified as regional, community, or neighborhood centers, depending on the size of the center and the types of goods and services located in the center. Shopping centers include both such retail establishments as grocery, drug, variety, and clothing stores and such service establishments as banks, dry cleaners, hair salons, and restaurants. The amount of land designated for retail uses on the plan map, as reflected in Table 36, is somewhat greater than the amount of retail commercial land that would be expected based on the areas listed in Table 35 in Chapter VII of this report, in order to provide for some flexibility in site choice.

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 should typically serve as the anchor for a neighborhood shopping center; services such as banking and dry cleaning should be provided. The service radius standard recommends that all homes in mediumdensity residential areas be located within one mile of a neighborhood shopping center.

Community shopping centers can also serve as neighborhood centers for residences located within one mile of the community center. Under the recommended land use plan, the Sussex-on-the-Main shopping center, at the intersection of Main Street and Locust Street, and the Sussex Plaza shopping center, on Main Street near the eastern limits of the Village, would continue to function as neighborhood centers. These shopping centers are envisioned to experience some expansion. One new neighborhood shopping center is planned in the urban service area; it is proposed to be located in the northeast quadrant of the intersection of CTH J and CTH VV (Silver Spring Road).

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 specialties such as jewelry stores, hobby stores, or music stores. Community centers should be oriented to the community as a whole, rather than to the immediate neighborhood. Community centers serve a population range of from 10,000 to 75,000 and should be sited within 1.5 miles of homes in medium-density or denser residential areas. The population of the Sussex urban service area is not envisioned to warrant a true community shopping center; however, it is envisioned that the downtown area will serve that function in a limited way.

Regional shopping centers primarily provide retail sales activity, and to a somewhat lesser extent, service activity. Regional centers would be anchored by at least two full-line department stores offering a full range of commodities and price levels, and would include numerous other retail stores. Regional centers serve a population range of from 75,000 to 150,000 and provide service within a 10mile radius. The closest regional shopping opportunity for residents of the Sussex urban service area would be Brookfield Square.

The recommended land use plan designates an additional 34 acres of land over the 1994 level for retail shopping center uses, an increase of about 200 percent.

<u>Office and Professional Commercial Uses</u>: This land use category includes a variety of businesses, including small office centers and corporate, medical, and other professional offices.

Most offices in the Village are currently located on scattered sites in the central business district and along arterial streets and highways. The recommended land use plan designates nine acres of land for office and service uses to be concentrated within a portion of the Sussex Corporate Center, at the intersection of CTH J and CTH K. This site has characteristics suitable for the development of an office park, including ready access to, and high visibility from, the arterial street system.

<u>Mixed Commercial and Residential Use</u>: In 1991, a design and development plan was prepared for the central business district of Sussex. This plan envisioned redevelopment of the central business district in a manner that would project its historic image. The area concerned was defined as that area located along Main Street from Locust Street on the west to Orchard Drive on the east. The revitalized central business district would feature mixed residential and retail development, an improved streetscape featuring ornamental street lighting and ornamental street furniture, brick-paved street edges, articulated crosswalks, and entrance monuments to the district.

Some successes in the implementation of this plan include the remodeling of the Village Hall, construction of the Pauline Haas Library, remodeling of the old Lisbon Town Hall as a medical office, and construction of the Sussex Mills communitybased residential facility. These successes have encouraged the Village to extend the principles of the downtown design and development plan along Main Street from Orchard Drive east to Waukesha Avenue and southward along Waukesha Avenue from Main Street to Silver Spring Drive. Business development in these expanded areas should incorporate improved streetscape design and mixed commercial and residential uses. An example of a property suitable for such treatment is the former Friday Canning Company facilities. The expanded central business district is intended to become a primary source of identity for the Village. The recommended plan envisions that mixed commercial and residential land uses will occupy a total of about 47 acres of land in the downtown area, an increase of 22 acres, or about 88 percent, over the original downtown design and development plan.

Highway-Oriented Business: Highway-oriented businesses in the Village are defined as including restaurants, including drive-through restaurants; gasoline service stations; automotive repair centers; convenience food stores; building supply dealers; and similar uses which require a location along busier arterial streets and highways. The plan envisions about 55 acres devoted to such uses, an increase of 38 acres, or about 224 percent, over the 1994 level. New highway-oriented businesses are proposed along the east side of Waukesha Avenue from CTH VV (Silver Spring Drive) to the Vulcan Products mining operation, replacing a mixture of existing residential, business, and industrial uses abutting the Vulcan Products quarry and other industrial uses to the west. Such business uses would serve as a transition from the industrial and quarrying uses to the primarily residential uses to the west. Additional highway business uses would be located at the intersection of CTH J and CTH K and be associated with the Sussex Corporate Center development.

Industrial Land Uses

The recommended land use plan identifies a total of about 563 acres of industrial land uses, other than quarries, in the urban service area by the year 2010, an increase of about 302 acres, or about 115 percent, over the 1994 level. The increase in the amount of industrial land can be attributed to the creation of a new industrial park, the Sussex Corporate Center, located near the intersection of CTH J and CTH K.

On the basis of the information contained in Table 35 in Chapter VII, a total of 50 additional acres of manufacturing land may 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 35 in order to accommodate the trend toward lowerdensity industrial park development and to facilitate the pursuit of an aggressive economic development policy by the Village of Sussex.

Quarries

There are currently three active extractive operations in the urban service area, occupying about 444 acres. These quarries are expected to expand during the planning period and to continue in operation well beyond the plan design year of 2010.

Governmental and Institutional Land Uses

The recommended land use plan envisions a total of 291 acres of governmental and institutional land uses in the urban service area by the year 2010, an increase of about 101 acres, or about 53 percent, over the 1994 level. The additional areas for governmental and institutional land uses have been set aside for expansion and improvement of the civic center campus, consisting of the Village Hall and Village Public Library, and the construction of a new public elementary school. The plan also envisions the possible construction of a second Village fire station on the east side of the Wisconsin Central Ltd. right-of-way.

A new elementary school is envisioned on a site located on the west side of Hillside Road, north of Good Hope Road and opposite the Ridgeview subdivision. The approximately 40-acre site is currently owned by the Hamilton School District. A future fire station is proposed to be located on CTH VV (Silver Spring Drive) near CTH V (Town Line Road). The site shown on the plan is not currently in the planned urban service area, but lies across the street from the planned urban service area. The site was specifically selected to be located east of the Wisconsin Central Ltd. tracks because such tracks are viewed as a significant barrier to the provision of emergency services, since crossings may often be blocked by trains.

Recreational Land Uses

Under the plan, park and recreational land uses in the urban service area would encompass a total of about 193 acres, an increase of about 32 acres, or about 20 percent, over the 1994 level. The additional parklands would be accommodated in the improvement of Armory Park, on Maple Drive, in the southern portion of the urban service area. The acreages listed include only the portions of parks that lie

Table 37

SUMMARY OF 1994 EXISTING AND 2010 PLANNED LAND USE IN THE VILLAGE OF SUSSEX PLANNING AREA

			r			
	Existing 1994 Land Use		Planned Change		Planned 2010 Land Use	
Land Lies Cotagony		Baraant	A	Percent		
	Acres	Percent	Acres-	Change	Acres-	Percent
Urban		÷				
Residential						
Suburban Density Single-Family (0.2 to 0.7 dwelling		ь				
Units per net acre)	6		18	300.0	24	0.1
Low-Density Single-Family (0.7 to 2.2 dweiling	2 142	12.5	2 745	07.4	E 007	25.4
Medium-Density Single-Family (2.2 to 8.7 dwelling	3, 142	13.5	2,745	07.4	5,867	20.4
units per net acre)	744	3.2	430	57.8	1 174	51
High-Density Multi-Family (8.7 to 10.0 dwelling					.,	
units per net acre)	86	0.4	36	41.9	122	0.5
Subtotal	3,978	17.1	3,229	81.2	7,207	31.1
Commercial	86	0.4	135	157.0	221	0.9
Industrial	272	1.1	657	241.5	929	4.0
Transportation and Utilities	65	0.3	94	144.6	159	0.7
Governmental and Institutional	224	1.0	126	56.3	350	1.5
Recreational	440	1.9	150	34.1	590	2.5
Urban Subtotal	5,065	21.8	4,391	86.7	9,456	40.7
Nonurban						
Primary Environmental Corridor	3,205	13.8	-52	-1.6	3,153	13.6
Secondary Environmental Corridor	990	4.3	10	1.0	1,000	4.3
Isolated Natural Area	490	2.1	-17	-3.5	473	2.0
Other Environmentally Significant Areas			257		257	1.1
Agricultural and Other Open Lands	12,394	53.4	-6,257	-50.5	6,137	26.5
Extractive Lands	1,075	4.6	1,668	155.2	2,743	11.8
Nonurban Subtotal	18,154	78.2	-4,391	-24.2	13,763	59.3
Total	23,219	100.0		÷ •	23,219	100.0

^aIncludes associated street rights-of-way and off-street parking areas for each land use category.

^bLess than 0.1 percent.

Source: SEWRPC.

outside environmental corridors or isolated natural areas; they are designated as recreational on the plan map. An additional neighborhood park site, approximately 10 acres in area, would be associated with the Hillside Road elementary school site; it is shown on the plan as an institutional use rather than a recreational use.

Parkways and Trails: Primary environmental corridors in urban or urbanizing areas held in public ownership in Southeastern Wisconsin are often termed "parkways." Parkways are generally located along a stream or river, ridge line, or other linear natural feature; they are intended to provide continuity for recreational use and natural resource preservation. Parkways often serve as ideal locations for recreational trail facilities. The County park plan calls for the continued use of the "Bugline Recreational Trail" in the planning area. The Trail extends for approximately 3.5 miles in the Sussex urban service area. In addition, the plan proposes approximately 10 miles of recreational trails, intended largely for bicycle and pedestrian traffic, in the urban service area. Some of the trails would be located in public street rights-of-way and some would be located on public lands, such as parks, or within environmental corridors. The local trails would form loops departing from, and returning to, the Waukesha County Bugline Trail.

THE RECOMMENDED LAND USE PLAN FOR THE SUSSEX PLANNING AREA

The recommended land use plan for the greater Sussex planning area is described in the following paragraphs, and is graphically summarized on Map 31. Table 37 lists the number of acres and the percentage of land allocated to each land use category in the plan, comparing this information with the 1994 land use pattern within the same area.

Environmentally Significant Areas

Under the plan, primary environmental corridors occupy approximately 3,153 acres, or about 14 percent, of the planning area, a decrease of 51 acres, or about 2 percent, from the 1994 level. This decrease is due to minor encroachments into the corridor as urban development and sanitary-sewer extensions occur and the reclassification of corridors from primary to secondary as development occurs. Primary environmental corridors should be preserved in essentially natural, open uses to the greatest extent practicable throughout the plan period.

Secondary environmental corridors on the plan map occupy about 1,000 acres, or about 4 percent, of the planning area, an increase of about 10 acres, or about 1 percent, over the 1994 level. It is recommended that the secondary environmental corridors be preserved in essentially open uses to the greatest extent practicable. Such preservation could include use for such public purposes as parks, drainageways, or for the detention or retention of stormwater.

Isolated natural areas consist of small areas with important natural resource values which are separated geographically from primary and secondary environmental corridors. Under the plan, isolated natural areas would occupy about 473 acres, or about 2 percent, of the planning area, a decrease of about 9 acres, or about 2 percent, from the 1994 level. The decrease is due to the intrusion of some urban development into wooded areas after 1994. The plan does not recommend the unqualified preservation of isolated natural areas; however, it is recommended that Waukesha County and the local units of government involved give careful consideration to preserving such areas to the greatest extent practicable. Isolated natural areas may also lend themselves to such public uses as parks or for detention or retention of stormwater.

The plan recognizes that residential development at an overall density of no more than one dwelling unit per five acres of buildable land may be permitted in environmental corridors and isolated natural areas, provided that the development is carefully designed to protect the natural resources involved. Such development should be designed to avoid disruption of lands with steep slopes, poorly drained soils, wetlands, and other physical constraints. Figure 18 shows two of the many possible options for the design of development in environmentally sensitive areas. Each maintains an overall density of no more than one dwelling unit per five buildable acres.

Other Environmentally Significant Areas: In addition to the primary and secondary environmental corridors and isolated natural areas, there are other areas that are environmentally significant in the planning 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 high-quality resource-related features to meet the criteria for designation as environmental corridors. It is recommended that careful consideration be given to preserving such areas when site plans are prepared for proposed land use changes. Such areas encompass 257 acres, or about 1 percent of the planning area.

Urban Land Uses

Residential: Buildings on residential lots smaller than five acres are considered urban development. The plan recommends confining any new urban development to the infill of those areas in which urban-density residential development already exists. Most of the urban residential development is concentrated in U.S. Public Land Survey Sections 12, 13, 15, 20, 21, 28, 29, 32, and 33 in the Town of Lisbon, where existing subdivisions have experienced failure of onsite sewage-disposal systems. Additional infill residential development is anticipated upon the extension of public sanitarysewer service to these areas. Optimally, residential development at urban densities should occur only in areas where public sanitary-sewer and public watersupply services are available.

<u>Commercial</u>: Commercial retail and service uses in the planning area and outside the urban service area are proposed to be generally limited to existing commercial development. A five-acre neighborhood shopping center providing convenience shopping to industrial employees has, however, been provided in the northwest quadrant of the intersection of CTH J and CTH K to provide additional shopping opportunities in the vicinity of the Sussex Corporate Center.

<u>Industrial</u>: Industrial uses in the planning area and outside the urban service area are proposed in the northwest quadrant of the intersection of CTH J and Richmond Road and in the southwest quadrant of CTH VV (Silver Spring Road) and CTH V (Town

ALTERNATIVE RESIDENTIAL DEVELOPMENT DESIGNS COMPATIBLE WITH PRIMARY ENVIRONMENTAL CORRIDORS

A. CONVENTIONAL FIVE-ACRE OR GREATER LOT DESIGN

B. CLUSTERED ONE-ACRE LOT DESIGN



NOTE: The alternative designs are based on densities equivalent to no more than one dwelling unit per five acres.

Source: SEWRPC.

Line Road). The CTH J industrial development represents an expansion of the Sussex Corporate Center at such time that the Village increases the capacity of the Village sewage-treatment plant.

The planning for industrial expansion envisions that Richmond Road would be realigned so that its intersection with CTH J would be opposite the existing intersection of CTH J with North Corporate Circle. The plan proposes two-family residential development on the north side of the relocated Richmond Road as a transition to other planned low-density residential development in the area.

The largest increase in industrial and quasiindustrial development in the planning area would consist of the expansion of the existing quarry operations from approximately 1,075 acres in 1994 to about 2,800 acres upon full development of the land use plan. The quarry expansion represents a land use change of approximately 155 percent and, upon expansion, extractive uses would occupy approximately 12 percent of the planning area.

Recreational Land Uses

No new parks are recommended in the Sussex planning area outside of the urban service area. Improvements of recreational opportunities should be directed to development and maintenance of the Waukesha County Bugline Recreational Trail. which extends for approximately 6.5 miles through the Sussex planning area. The Trail is envisioned to extend for approximately 13 miles through the County. Additional recreational development includes the proposed Bark River Parkway, which is envisioned to extend for 5.6 miles through the Sussex planning area. The Bark River Parkway is proposed to be a 16-mile trail through Waukesha County along the main stem of the Bark River, connecting the Bugline Trail in the Sussex planning area with the Lake Country trail near the Village of Dousman. The Bark River Parkway would parallel the Ice Age Trail.

Rural Residential and Other Open Lands

The areas shown as white on Map 31 in the Sussex planning area include agricultural and other open lands, encompassing approximately 6,137 acres, or about 27 percent, of the planning area. These areas are generally intended to remain in agricultural use or be converted to rural residential development. If converted to residential use, lot sizes in these areas should average a minimum of five acres per housing unit. Use of such a density increases the likelihood that suitable areas, with good soils and level topography, can be found for proper siting of onsite sewage-disposal systems for residential uses. Rural residential development should be carefully designed to avoid steep slopes, poorly drained soils, and lands under other physical constraints.

Within rural residential areas, cluster residential development would serve as a desirable alternative to conventional subdivision development, which would generally divide lands into uniformly large lots. Cluster development techniques could be used to reduce individual lot sizes to one acre for each dwelling unit while preserving the remaining four acres in permanent agricultural or open space use. Advantages of cluster development include the preservation of open space, protection and conservation of natural drainageways, and flexibility in subdivision design. An example of a rural cluster development is set forth in Figure 19.

Future Urban Development

As noted earlier in the plan description, new urban development in the planning area outside the urban service area should be developed only after the provision of urban services, including the provision of centralized sanitary-sewer and water-supply services. Additional facilities planning should be undertaken by the local governments concerned to determine the extent to which the Village sewagetreatment plant can serve urban development areas in the Sussex environs beyond its delineated urban service area; to what capacity and when the Sussex sewage-treatment plan facility should be expanded; and the extent to which an expanded plan will be able to serve urban development in the Sussex environs, given capacity allocations to other communities. Currently, the Village is committed to provide 550,000 gallons per day of treatment capacity on an average annual flow basis to the Village of Menomonee Falls; 300,000 gallons per day to the Village of Lannon; and 230,000 gallons per day to the Town of Lisbon (not including the Town of Lisbon Sanitary District No. 1). Given an existing 1995 treatment capacity of 3,200,000 gallons per day, this leaves 2,120,000 gallons per day for use within the Village of Sussex sewer service area, consisting of the Village of Sussex and the Town of Lisbon Sanitary District No. 1. Indications are that the Village of Menomonee Falls may desire to acquire additional capacity in the Sussex sewagetreatment plant. In the interim, it is recommended that any development that occurs within the vicinity of the Village be limited to rural densities of not more than one dwelling unit per five acres.

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 28, in Chapter VII, reflects the arterial street and highway system plan adopted as part of the year 2010 regional transportation system plan and the Waukesha County development plan as they relate to the Sussex planning area. Existing and proposed state trunk highways are shown in red, county trunk highways in blue, and local trunk highways in green. Proposed improvements to arterial streets and highways in the Sussex planning area are summarized in Table 38.

In addition to the arterial street system plan, the Sussex urban service plan shows two important east-west collector streets. The southernmost collector is Clover Drive, which has been constructed from CTH J to STH 164 (Waukesha Avenue). The plan envisions that Clover Drive be extended to the east across Waukesha Avenue and terminate at an intersection with CTH VV (Silver Spring Drive). The extended Clover Drive would serve new industrial development. The northernmost collector would extend Waukesha Avenue north from its terminus at Good Hope Road to South Ridgeview Circle, extend it west along South Ridgeview Circle and continue it in a westward direction along the south side of the Hamilton School District property, through the Centennial Oaks subdivision, and eventually to Hillside Road in the Town of Lisbon. This collector street is intended to serve potential future residential and school traffic.



CROPS

Acres: 110 Lots: 20 plus Farmstead Density: 1 Dwelling Unit / 5 Acres Minimum Lot Size: 1 Acre Common Open Space: 75%

A COMPARISON OF CONVENTIONAL RURAL DEVELOPMENT WITH CLUSTERED RURAL DEVELOPMENT



Source: SEWRPC.

PASTURE

FARMSTEAD

Table 38

FUNCTIONAL IMPROVEMENTS TO THE ARTERIAL STREET AND HIGHWAY SYSTEM IN THE SUSSEX PLANNING AREA: 2010

Arterial Facility	Segment	Proposed Improvement	Number of Lanes
STH 164	From southern boundary of the Town of Lisbon to Main Street in the Village of Sussex	Widening and/or other improvement to provide additional capacity	4
СТН Ј	From southern boundary of the Town of Lisbon to the Washington County line	The jurisdiction of CTH J will change from county trunk highway to state trunk highway. The facility will be widened to provide additional capacity	4
Plain View Road	From CTH V (Town Line Road) to Center Oak Road	The jurisdiction of Plain View Road will change from local trunk highway to county trunk highway. The facility will be resurfaced or reconstructed to provide essentially the same capacity	2
Good Hope Road	From CTH V (Town Line Road) to CTH J	Resurfacing or reconstruction to provide essentially the same capacity	2
Main Street	From CTH V (Town Line Road) to Locust Street	The jurisdiction on Main Street from STH 164 (Waukesha Avenue) to Locust Street will change from local trunk highway to county trunk highway. The facility will be resurfaced or reconstructed to provide essentially the same capacity	2
Silver Spring Road	From CTH V (Town Line Road) to STH 164 (Waukesha Avenue)	Widening and/or other improvement to provide additional capacity	4
Silver Spring Road	From STH 164 (Waukesha Avenue) to the western boundary of the Town of Lisbon	Resurfacing or reconstruction to provide essentially the same capacity	2
CTH K (Lisbon Road)	From CTH V (Town Line Road) to the western boundary of the Town of Lisbon	Resurfacing or reconstruction to provide essentially the same capacity	2
CTH MD (Moraine Road)	From CTH VV (Silver Spring Road) to CTH K (Lisbon Road)	Resurfacing or reconstruction to provide essentially the same capacity	2
CTH JK (Lynndale Road)	From CTH K (Lisbon Road) to the western boundary of the Town of Lisbon	Resurfacing or reconstruction to provide essentially the same capacity	2
CTH KF (High Road)	From CTH K (Lisbon Road) to the southern boundary of the Town of Lisbon	Resurfacing or reconstruction to provide essentially the same capacity	2
Maple Avenue	From CTH K (Lisbon Road) to Good Hope Road	Resurfacing or reconstruction to provide essentially the same capacity	2
Waukesha Avenue	From Main Street to Good Hope Road	Resurfacing or reconstruction to provide essentially the same capacity	2
CTH V (Town Line Road)	From CTH K (Lisbon Road) to CTH Q (County Line Road)	Resurfacing or reconstruction to provide essentially the same capacity	2

Source: SEWRPC.

SUMMARY

This chapter has presented land use development objectives for the Village of Sussex urban service area, together with a land use plan designed to achieve those objectives. The plan further presents land use recommendations for lands now located beyond the urban service area but which will influence future development in the urban service area. The plan provides an urban development pattern, including the amount and spatial distribution of residential, commercial, industrial, and recreational land uses, that will meet the needs of the resident population of the planning area in an efficient, attractive, and economically sound manner.

The principal function of the plan is to provide information that local officials can use over time in making decisions about growth and development in the Sussex area. The land use plan should not be considered as inflexible. Such a plan is intended to be used as a guide in the public review of proposals and as a tool to help local officials make decisions concerning such proposals. As conditions change from those used as the basis in the plan preparation, the plan should be revised. Accordingly, the plan should be reviewed periodically to determine whether the objectives are still valid and the extent to which these objectives are being realized. The adopted plan should, however, represent a commitment by the Plan Commission and Village Board to strive for the selected land use objectives.

The land use plan for the urban service area is presented graphically on Map 30, while associated tabular data relating to the urban service area is presented in Table 36. The land use plan for the planning area, which encompasses the Village of Sussex and the Town of Lisbon, is presented graphically on Map 31, while associated tabular data relating to the planning area is presented in Table 37. The plan envisions that all new residential development outside the urban service area would occur at rural densities, with not more than one dwelling unit for each five acres of land. Figure 18 and Figure 19 illustrate alternative cluster development patterns intended to increase the amount of preserved open space while still maintaining an overall rural-development density of not more than one dwelling unit per five acres.

The recommended land use plan, together with the supporting implementation measures in Chapter IX, provides an important means for promoting the orderly development of the Sussex planning area and providing a safe, healthful, attractive, and efficient environment for living and working in the area. Consistent application of the plan will help assure protection of the natural resource base of the planning area, including environmental corridors and agricultural lands, while providing for the needs of the existing and probable future resident population of the area.
PLAN IMPLEMENTATION

The recommended land use plan described in Chapter VIII of this report provides a design for the attainment of the community development objectives set forth in Chapter VI. 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 Village, 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 Village, in the remainder of the Sussex urban service area, and in the greater Sussex planning area, consisting of the Village of Sussex and the Town of Lisbon. Adjustments to the plan should be made as needed to respond to changing conditions. Consequently, one of the important tasks of plan implementation is the periodic reevaluation and reexamination of the plan to ensure that it continues to reflect current conditions and development objectives properly. It is recommended that this reevaluation and reexamination take place about every ten 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 Village of Sussex and of the Town of Lisbon governments. Since the maintenance of the present character of the Sussex 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 refined Sussex urban service area, where new development can be readily provided with essential urban services.

Residential development beyond the urban service area should be permitted only on rural lots of five acres or more per dwelling unit, or 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 all local governments for areas in the extraterritorial plat review jurisdiction of the Village prior to the approval of any new land divisions that will not be served by public watersupply and centralized sanitary-sewerage facilities.

Development in the Sussex urban service area and the greater Sussex planning area 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 Sussex 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.

Attainment of the recommended land use plan for the Sussex planning 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 Village 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 Village Plan Commission and certification of the adopted plan to the Village Board of Trustees, pursuant to State enabling legislation. Upon adoption by the Plan Commission, the plan becomes an official guide intended to be used by Village officials in making development decisions. The Plan Commission held public informational meetings on October 23, 1997, and November 11, 1997, to acquaint residents and landowners with the plan and to solicit public reaction to the plan. The Village Plan Commission adopted the land use plan as its working document on November 11, 1997. A copy of the adopting resolution is set forth in Appendix A.

Although formal adoption of the plan by the Village Board of Trustees is not legally required, this step is recommended to demonstrate acceptance and support by the governing body. The Village Board adopted the land use plan on November 11, 1997. A copy of the adopting resolution is set forth in Appendix B.

It is also recommended that the Plan Commission for the Town of Lisbon adopt the Sussex land use plan and integrate the plan recommendations into their local master plan.

DOWNTOWN DESIGN AND DEVELOPMENT PLAN

As part of earlier planning efforts, the Village of Sussex prepared and adopted a Downtown Design and Development Plan for the Village central business district (CBD), described as Main Street from Locust Street to Orchard Drive. The Downtown Design and Development Plan was updated in 1996 to include an expanded CBD extending from Locust Street to Waukesha Avenue and including Waukesha Avenue from Main Street to Silver Spring Drive. The updated plan proposed specific design criteria for streetscape design, including landscaped plazas and street and sidewalk construction materials; for the provision of street furniture; for parking design; and for sign design. The Downtown Design and Development Plan also made detailed land use recommendations for each downtown parcel.

The guiding design principles for the CBD may be divided into two categories: site planning guidelines and streetscape guidelines. Site planning and streetscape design guidelines work together to provide a unified, characteristic image for the downtown. Primary site planning guidelines include the following:

Site Planning Guidelines

1. <u>Three-Tier Development on Main Street</u>

A three-tier concept was developed for the south side of Main Street between Locust Street and Orchard Drive, with the first tier consisting of existing buildings facing Main Street, the second tier consisting of unified and connected parking lots at the rear of these buildings, and the third tier consisting of larger commercial or residential buildings located behind the parking lots. The concept of locating parking to the rear is one that is recommended throughout the CBD, whether or not the lots are deep enough to accommodate additional buildings.

2. Building Setbacks

The Plan recommends that new buildings should be set back from Main Street and Waukesha Avenue the same distance as the majority of the existing buildings. Compatibly scaled buildings following existing setback lines will reinforce the existing character of Main Street. Out-of-scale buildings, set either too close or too far off the street edge, should be prohibited.

Building setbacks from streets should be uniform; such uniformity in the street wall adds to pedestrian comfort by enclosing and defining the space and provides a sense of continuity to the streetscape. New buildings should be required to be constructed to a "build-to" line to provide such continuity. The build-to line in the CBD should be established in accordance with the existing setback distance most prevalent on each side of Main Street and Waukesha Avenue. As an alternative to a strict build-to line, new buildings may be permitted to be set back a distance that equals the average setback distance of the existing buildings adjacent on each side. Another alternative is to permit the construction of a strong architectural feature, such as a fence or brick wall, at the required build-to line, with the building itself set further back.

Long gaps in the street wall should be avoided. When parking lots are located in side yards or when side yards between buildings are too wide, elements of a street wall at the build-to line should be required, either in the form of landscaping, such as hedges, fencing, or tree lines, or in the form of structural elements, such as fences or low walls, which would reinforce the overall uniform setback.

3. Driveways and Parking

The Downtown Design and Development Plan recommends that measures be taken to create shared access to the downtown shopping areas and shared parking facilities. The element of the proposed access, circulation, and parking plan included the following features:

a. Shared driveways

The number of driveway curb cuts on Main Street and Waukesha Avenue should be minimized by the use of shared driveways. Driveways may be shared by two or more commercial uses or two or more residential uses. Driveways shared by residential and commercial uses may also be appropriate. Driveways should be clearly marked with signage and other streetscape enhancements.

- Size and location of parking lots b. Parking lots should be restricted in size and location, since their appearance is out of character with the desired orientation of uses. Parking lots should be located in rear or side yards, with parking or service areas in front yards prohibited. Parking along Main Street should be continued until such time in the future as traffic lanes on Main Street are expanded from two to four. Preferably, heavy through traffic, particularly truck traffic, should be routed around the downtown, so that the pedestrian nature of the CBD is not adversely impacted.
- c. Connected parking lots

To preclude the necessity of entering Main Street or Waukesha Avenue traffic when driving from one business establishment to another, adjacent parking lots should be connected by means of connecting driveways. Also, by designing two or three adjacent parking lots as a single lot, business owners may achieve a greater efficiency and could reduce their expenses by sharing the costs.

d. Shared parking

In recognition of the fact that the downtown is an area of walking among stores, two or more businesses may share parking rather than requiring the full complement of parking spaces for each individual business. By connecting and combining parking lots, the number of spaces required may be reduced by up to 25 percent.

4. <u>Pedestrian Circulation</u>

The existing sidewalks along Main Street and Waukesha Avenue form the basic framework for a pedestrian network of walks between businesses and residential uses. Additional pedestrian linkages should be established through side or rear yards as needed. A connected and continuous network of walks will help to create and preserve the pedestrian orientation of the downtown.

Small courtyards or sitting areas may be created to the rear or side of buildings; a few of these may be strategically located to serve as points of connection between primary pedestrian routes and the Bugline Trail, but the primary location is between buildings, providing a view of the activity on Main Street.

Streetscape Guidelines

The Downtown Design and Development Plan recommends streetscaping guidelines that will reinforce the small town appearance of the central business district. These guideline may be grouped into four categories:

1. Architecture

Architectural details and building ornamentation often represent historic elements of architecture and are important components of the overall character of the downtown area. The distinctiveness of older buildings is directly associated with their architectural details. Incompatible design changes on a building can destroy both the architectural character of a building and the overall streetscape. Rehabilitation or remodeling efforts should attempt to retain any rich architectural details. As a part of maintaining the existing historical character of the area, efforts to transform an existing building into one from an earlier period through the use of details that were not originally used on the structure should be avoided.

The Community Development Authority (CDA) shall ensure that new construction, rehabilitation, and remodeling efforts be con sistent with the design objectives set forth in this plan. It shall exercise its duties in the form of review and recommendation to the Village Plan Commission during the zoning approval process.

2. Signs

Controlling the size, height, materials, and character of the signs in the downtown area is of paramount importance in preserving the unique downtown character of Sussex. Flashing signs, moving signs, and backlighted plastic signs should be avoided. A desirable freestanding sign of a style prevalent in Sussex is a painted sign supported between wooden poles with a small, cedar shake roof; a masonry pier or planter base would also be compatible. Lighting should be in the form of spot illumination shielded by low shrubbery or other appropriate means. Other styles of freestanding signs may be in the form of a small wooden sign hanging from a short pole, pedestrian in scale, or a moderately sized monument sign made out of wood or ornamental metal with painted or raised letters or logos illuminated with shielded spotlighting.

Signs that are affixed to buildings should never dominate the building or look like billboards. Signs should be attached to buildings in ways that do not detract from architectural details, such as window rhythms.

"Welcome" signs should be located at the three key gateway locations described below. Welcome signs should feature large lettering, properly spaced to be easily readable from moving vehicles. Generally, the fewer the words on sign faces, the more comprehensible the signs.

Special events and festivities may be advertised by the use of large, colorful banners elevated and extending across the three gateway locations.

3. Landscaping

Trees and other landscape elements which maintain a pedestrian scale reinforce the small town character of the Village. Landscape plantings, especially trees, along arterial streets and on abutting properties can help to define the street lines visually, add texture and color, and provide shade and screening. Sidewalks immediately adjacent to roadways and parking lots discourage pedestrian travel because of the perception of hazard. Terraces separating sidewalks from such areas help reduce this perception and provide a more pleasant pedestrian environment by furnishing an area off the sidewalk for street trees and other landscape plants. Such terraces may also accommodate such street furniture as decorative streetlights and benches, colorful patterned brick pavements, driveway aprons, and provide a snow-storage area and a refuge from water splashed by passing vehicles.

Side yards between development parcels should be landscaped with trees, shrubs, grass, ground cover, and decorative fencing or small walls to enhance architectural diversity and provide attractive transitions between buildings. Perimeter landscaping around an entire parcel can provide screening against incompatible land uses and filtration of stormwater runoff. Landscaping and compatibly designed fences should screen service areas from the street.

Landscaping at building foundations should also be encouraged, particularly for commercial buildings. Trees, shrubs, and flower beds with decorative mulch enhance the aesthetics of buildings and provide interest at a pedestrian scale.

Landscaping next to residentially zoned property should be required to the rear of lots developed in mixed use. At least 15 feet of vegetative screening should be established adjacent to property zoned residential.

Landscaping in parking areas is recommended, not only to make them more aesthetically pleasing, but also to make them function better. Landscape islands located in the interior of parking lots and at the end of parking rows create visual clearance areas and help to clarify the orientation of the parking aisles. All plants in parking islands should be salt tolerant.

Parking lots should be screened from adjacent residential areas and from public streets; protective curbing should be required around landscape areas.

4. Special Features

a. Gateways

A sense of arrival to the downtown should be established with streetscape improvements at each major gateway to the downtown. Such improvements may consist of ornamental light standards, bricked street edges, articulated crosswalks, and special signage and landscaping. The gateway on the east side of the downtown is the intersection of Main Street and Waukesha Avenue; improvements should start on the west side of this intersection. The gateway on the west side of the downtown is the intersection of Main Street and Locust Street; improvements should start on the east side of this intersection. And the gateway on the south side of the downtown is the intersection of Waukesha Avenue and Silver Spring Drive; improvements should start on the north side of this intersection.

- b. Light poles, bollards, and traffic lights Streetscape elements such as light poles, bollards, and traffic lights should be traditional in design and compatible in style and color. The height of lighting standards should be pedestrian in scale, no taller than 12 to 15 feet; they should be placed in matched pairs along Main Street and Waukesha Avenue about 30 to 40 feet apart. Such standards should be placed along sidewalks in addition to taller overhead lights as required for traffic safety. In parking lots, a larger number of overhead lights 15 to 20 feet high are preferred over a few high-masted standards. Lights over 20 feet high should not be permitted.
- c. Bollards

Bollards should be used only in locations where the presence of pedestrians is to be emphasized, such as at crosswalks, or in areas where pedestrian traffic is being separated from vehicular traffic, so that pedestrians may pass through the bollards, but vehicles may not. Bollards may also be used to separate pedestrian from vehicular traffic in a linear fashion, as between a sidewalk and a street or a driveway.

Mixed Uses

In addition to the physical site planning and streetscape improvements that are essential to preserving the visual aspects of the Village character in the CBD, the mix of uses permitted within the District is important to the potential economic success of the CBD and its ability to compete successfully with nearby growing suburban commercial development.

Currently the CBD features a variety of land uses, including commercial, residential, and institutional uses; no attempt should be made to separate these uses through zoning. Mixing uses within the same district or on a single site can add vitality to an area, stimulate pedestrian activity, and reduce the need for parking. Mixed-use zoning is also useful for preserving historic structures while encouraging viable economic activity. The uses should be compatible and mutually supportive of each other. Daily activities should be integrated, rather than separated from each other, and should be connected by safe, direct, and convenient pedestrian way.

Lot areas in the CBD range from 2,600 square feet to 11 acres. However, the predominant lot sizes are in the range of 7,000 to 30,000 square feet. Approximately 12 parcels are one acre or larger. The challenge within the District is to preserve the unique Village character of the existing development on the small lots, while accommodating larger development on the large parcels. The larger parcels provide an opportunity for larger scale development that may be instrumental in keeping the downtown area economically competitive with commercial development outside the Village.

The Village community survey indicated that the uses most desired by the Village residents were shops or small offices providing typically needed goods and services, rather than trendy shops or exotic services. Thus, the primary purpose of the downtown area should be to provide convenience goods and services to Village residents, many of whom may be able to walk to the area. This purpose may be accomplished by providing for a range of small-scale retail, professional, governmental, office, and personal services. Unified mixed-use development on large lots may include other types of uses, such as a farmers market, a small conference center, or a motel, particularly on the 11acre Friday Canning Company site.

Implementation of the Downtown Design and Development Plan

The following implementation activities, based on the implementation recommendations of the Downtown Design and Development Plan, have taken place so far:

- 1. A Community Development Authority was established to continue the planning process, review development proposals, and find means to provide financial incentives to downtown property owners and developers to follow the recommendations of the plan.
- 2. The guidelines for vehicular and pedestrian circulation, streetscape, signs, parking, landscaping, lighting, and fencing were incorporated into an easily usable guide for planners, architects, developers, and engineers to use when submitting plans for downtown projects.
- 3. A Tax Incremental Financing district (TIF) was established in 1995 to provide the Village with a financial tool to assist property owners and potential developers in redevelopment projects aimed at implementing the recommendations in the plan. One site developed with the use of such funds was the "Mill Site," a housing redevelopment project for the elderly.
- 4. A low-interest-loan program to assist property owners who are interested in improving their property in conformance with the concepts in the Plan was approved.
- 5. A project demonstrating the application of the design guidelines for streetscape improvements has been completed, with financial assistance from Associated Bank and Sentry Foods, in front of the Sentry supermarket. The site planning, design, and landscaping of the new Civic Center-library-park complex also clearly demonstrate the intent of the new design guidelines.
- 6. The Village has adopted a B-4 zoning district for the downtown area to reflect the concepts of the Plan. Within the district, existing residential uses are permitted and flexibility is built into the zoning to provide incentives for commercial development.

The actions taken by the Village listed above are important steps toward the implementation of the Downtown Design and Development Plan. Private participation in the implementation of the Plan is even more essential. The land in the CBD is not under the control of the Village or under one ownership. Unless the Village purchases the land, implementation will require community and business consensus on a development concept with incentives to encourage private participation in the unified development. This may be accomplished through various means, including the encouragement for private investment through continued provision of improvements by the Village and the underwriting of loans. The acquisition and clearance of parcels by the Village should also continue, where appropriate.

Implementation strategies through the year 2010 should continue the momentum already established by the Village in the following ways:

- 1. Encourage private investment by the demonstration of continued public investment in streetscape improvements and by providing incentives in the zoning ordinance.
- 2. As it did for the initially defined CBD, the Village should prepare recommendations for the development and redevelopment of individual development areas within the expanded CBD.
- 3. Develop architectural guidelines for the facades of buildings which, if followed, will maintain and enhance the existing architectural character of the Village. Such guidelines may be administered by the CDA. The guidelines should not be mandatory, but incentives to follow them should be provided through zoning and the low-interest-loan program described above.
- 4. Conduct a survey of the age, condition, and character of existing structures to determine the feasibility of placing them on a historic register or implementing a historic preservation district. The Village Historian may be instrumental in keeping such a register or establishing such a district. The Historian currently administers a program for providing historical markers on landmark buildings or at landmark sites. Designating historic buildings can have both positive and negative effects. On the positive side, property owners are protected from the effects that poorly designed or inappropriate changes to neighboring buildings might have on their own property; on the negative side, restrictions on design options for additions or rehabilitation

may limit what a property owner may do or increase the costs of construction. If the feasibility for individual building designation or the establishment of a historic district exists, property owners should be contacted to determine whether there is a preference for voluntary design guidelines or the protections and limitations provided by a historic district. To encourage the rehabilitation of historic buildings in a manner that will preserve their unique character, the Village could designate funds to aid property owners for that purpose.

- 5. Utilize the CDA's low-interest-loan program to assist property owners with property improvements which conform to the concepts in the Plan. The Village may underwrite design assistance to property owners in the CBD who wish to improve their properties according to designs that fit into the Village concept. Such assistance may take the form of concept sketches to show how the project may serve the needs of both the developer and the Village.
- 6. Extend the TIF district in the CBD to continue to assist property owners and potential developers in redevelopment projects which implement Plan recommendations.
- 7. Develop a capital improvements program for the CBD, clearly stating the Village's financial commitment to the design plan. All improvements to be completed by the Village should be listed in order of priority, with a timetable for installation.
- 8. Create a business improvement district (BID), in which a special assessment would create the funds for such targeted improvements as street lighting, paving, benches, and landscaping. The costs and timing for the construction of such improvements should be specifically detailed in a business improvement plan agreeable to the majority of business owners.
- 9. Continue the design review and approval function of the CDA in conjunction with the Village Plan Commission. The Plan Commission should not approve plans for proposals in the CBD that have not been approved by the CDA. It is recommended that the advisory services of a design consultant be brought into the review process

when a proposal is significant in scope. Such a consultant could provide advice and suggestions about the content and impact of proposed designs, possible modifications, and alternative design solutions.

10. Revise the zoning districts affecting the CBD as described below.

VILLAGE OF SUSSEX ZONING REGULATIONS

Of all the land use implementation devices now available, perhaps the most important and most versatile is the zoning ordinance. Following adoption of the land use plan by the Village Plan Commission and the Village Board, the Village Plan Commission should initiate appropriate amendments to the Village 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 Village Board, be held by the Village Board itself or by the Plan Commission. The latter option is recommended for the comprehensive rezoning of the Village that will be necessary to implement the land use plan.

Certain changes in the Village 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 identified by the Plan Commission include the following:

1. Create a general provision to regulate shoreland areas, those areas within 300 feet of a navigable waterway. This provision would limit tree and shrubbery cutting along shoreland, regulate large earth-moving operations, establish a setback of 75 feet from the ordinary high-water mark of navigable waterways, and limit the intensity of agricultural operations in shorelands. The purpose of the regulations would be to make them at least as restrictive as the Waukesha County

¹Existing Village of Sussex zoning district regulations are summarized in Table 24 of this report. shoreland zoning ordinance. Wisconsin Statutes require that annexed land be regulated at least as restrictively as it was under the applicable county shoreland zoning ordinance.

- 2. Create an ordinance provision to accommodate building construction modifications necessary to implement the Americans with Disabilities Act. This would include such measures as waiving setback requirements when provisions such as wheelchair ramps must extend into required yard areas.
- 3. Modify antenna regulations to be consistent with the provisions of the Federal Communications Act of 1996. The act exempts satellite dish antennas less than two meters in diameter used for commercial purposes, and satellite dish antennas less than one meter in diameter used for residential purposes from local regulation.
- 4. Establish appropriate conditional-use regulations for the installation of cellular communications antennas and for the proper regulation of establishments which cater to adult entertainment.
- 5. Create a new conservancy-residential district to regulate residential development in wooded areas and areas with steep slopes. The district would be intended to preserve mature trees and minimize disturbance of hillsides, allowing residential densities not exceeding one dwelling unit for each two acres. It would feature rural street cross-sections and open drainageways, but require that such development be served by centralized public sanitarysewer facilities and public water-distribution facilities. This district would also be used to encourage clustered residential development.
- 6. Create a new low-density, single-family residential district requiring a minimum lot area of 25,000 square feet.
- 7. Create a P-2 passive open space district for the purpose of preserving scenic vistas and open space areas not delineated as primary or secondary environmental corridors.
- 8. Revise the B-4 CBD regulations to guide the development of the expanded CBD and to refine the implementation standards set forth in the downtown design and development plan in such a manner that it would:

- a. Include a mix of residential, commercial, retail, small office, and service uses better suited to achieving the objectives of the plan.
- b. Regulate the size and bulk of new buildings or expansions of existing buildings to maintain the existing scale of structures within the downtown area.
- c. Limit the size and width of lots to maintain the predominant pattern of buildings and spaces between them.
- d. Require that new buildings be constructed to a "build-to" line to maintain the existing street wall.
- e. Revise the sign regulations to maintain the character of the Village. Such regulations should include controls on size, color, number, location, and lighting.
- f. Encourage pedestrian and vehicular connections between development parcels.
- g. Encourage preservation of architectural features contributing to preservation of Village character.
- h. Prohibit parking in front of buildings and encourage shared parking.
- I. Require landscaping.

A summary of the zoning ordinance changes, especially as they relate to lot area, width, and other bulk requirements, is set forth in Table 39. Text presented in *italicized style* in the table represents proposed new zoning districts or substantial changes to the regulations of an existing district. See Table 24 to compare the proposed regulations with those that existed in 1994.

Zoning Map Changes

The Village zoning district map should be revised to be consistent with the recommendation of the adopted land use plan. The proposed map is illustrated on Map 32.

VILLAGE OF SUSSEX LAND DIVISION ORDINANCE

The land use plan should serve as a basis for the review by appropriate Village officials of subdivision plats and certified survey maps for areas in the

Table 39

I

SUMMARY OF PROPOSED VILLAGE OF SUSSEX ZONING DISTRICT REGULATIONS

						1.1		К		
			Minimum Lot Area and Width			Minimum Yard Requirements				Maximum
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area (square feet)	Area per Dwelling Unit (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Shore Yard (feet)	Building Height (feet)
A-1 Agricultural District	Agricultural crops, dairy- ing, raising domestic stock (except hogs and fur-bearing animals), farm dwellings	Animal hospitals, dumps and incinerators, airports, utility substations, public wells and water towers	871,200 (20 acres)	871,200 (20 acres)	500	40	15	25	75	30
CR-1 Conservancy- Residential District	Agricultural crops, farm buildings, single-family dwellings, subdivisions with rural improvements (except sewer & water)	Bed and breakfast estab- lishments, clustered residential subdivisions	87, 120 (2 acres)	87, 120 (2 acres)	200	5	50	75	75	30
Rs-1 Single-Family Residential District	Single-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large community- based residential facil- ities, detached garages, utility substations, public wells and water towers	25,000	25,000	100	40	20	25	75	30
Rs-2 Single-Family Residential District (formerly Rs-1 district)	Single-family dwellings, community-based resi- dential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large community- based residential facili- ties, detached garages, utility substations, public wells and water towers	20,000	20,000	100	40	20	25	75	30
Rs-3 Single-Family Residential District (formerly Rs-2 district)	Single-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large community- based residential facili- ties, detached garages, utility substations, public wells and water towers	15,000	15,000	90	30	15	25	75	30
Rs-4 Single-Family Residential District (formerly Rs-3 district)	Single-family dwellings, community-based residential facilities, family day care, foster family homes NOTE: This district is intended for existing development. No undeveloped lands may be placed in this district	Clubs, fraternities, rest homes, large community- based residential facili- ties, detached garages, utility substations, public wells and water towers	7,200	7,200	50	30	10	25	75	30
Rd-1 Two-Family Residential District	Two-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large community- based residential facili- ties, detached garages, utility substations, public wells and water towers	15,000	7,500	120	30	15	25	75	30
Rd-2 Two-Family Residential District	Two-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large community- based residential facili- ties, detached garages, utility substations, public wells and water towers	10,000	5,000	90	30	15, except 10 with an attached garage	25	75	30
Rm-1 Multi-Family Residential District	Multi-family dwellings, community-based residential facilities, family day care, foster family homes	Clubs, fraternities, rest homes, large community- based residential facili- ties, detached garages, utility substations, public wells and water towers	10,000	Units with Underground Parking or Attached Garages Efficiency 2,500 One-Bedroom 3,000 Two-Bedroom or Larger 3,500 Units with Detached Garages or Surface Parking Efficiency and One- Bedroom 4,000 Two-Bedroom or Larger 5,000	120	30	25	25	75	30

Table 39 (continued)

			Minimum Lot Area and Width			Minimum Yard Requirements				Maximum
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area (square feet)	Area per Dwelling Unit (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Shore Yard (feet)	Building Height (feet)
B-1 Neighborhood Business District	Businesses serving day-to- day needs of local resi- dents, such as grocery stores, clothing stores, banks, beauty shops, offices, restaurants, coin laundries, and commer- cial day care centers	Drive-in establishments, radio and television station studios (without towers), arcades, bowling alleys, animal hospitals, automobile sales facili- ties, gasoline stations, limited assembly of products, funeral homes, and temporary business uses such as flea markets and farmers markets	87,120 (2 acres)		200	40	40	40	75	30
B-3 Highway Business District	Businesses dependent on highway traffic, such as garden centers, hotels/ motels, barber shops, beauty shops, health clubs mail centers, photocopy centers	Drive-in establishments, building supply stores, convenience stores, gasoline stations, vehicle sales and service, mini- warehousing, cellular antennas	10,000		75	40	15	25	75	30
8-4 Central Business District	Offices, medical clinics, specialized retail shops, general retail, conversion of residences into retail provided that all devel- opment is sited in accordance with the standards set forth in the "Downtown Design and Development Plan"	Community-based resi- dential facilities, housing for the elderly, restau- rants, mixed residential/ retail development	Sufficient Area		Sufficient width	To the build-to line of 15 f ee t	Standard 10 By conditional use 0	15	75	45
BP-1 Business Park District	Office and limited manu- facturing uses on generously landscaped sites free of outside storage	Truck terminals, ware- housing, factory outlets, distribution centers, <i>cellular antennas</i> , and temporary business uses such as flea markets and farmers markets	40,000		150	40	25	25	75	60
OP-1 Office Park District	Offices and corporate headquarters on generously landscaped sites	None	40,000		150	30	25	25	75	60
M-1 Industrial District	Manufacturing, process- ing, wholesaling and warehousing	Animal hospitals, dumps, sewerage treatment facilities, manufacturing and storage of hazardous materials, freight yards, factory outlets, construc- tion services, outside storage, mineral extrac- tion, and temporary business uses such as flea markets and farmers markets, adult oriented establishments	15,000		100	40	10 on one side 40 on both sides	25	75	60
M-2 Industrial Park District	Manufacturing, process- ing, wholesaling and warehousing on spacious, generously landscaped sites	None	40,000		200	40	10 on one side 40 on both sides	25	75	45
I-1 Institutional District	Schools, churches, hospitals, funeral homes, libraries, government offices, public utility offices	Airports, correctional institutions, cemeteries, and temporary business uses such as flea markets and farmers markets	12,000	12,000	80	30	10	25	75	30

140

Table 39 (continued)

			Minimum Lot Area and Width							
Zoning District	Principal Permitted Uses	Conditional Uses	Total Area (square feet)	Area per Dwelling Unit (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Shore Yard (feet)	Maximum Building Height (feet)
P-1 Park District	Parks, playgrounds, golf courses, botanical gardens, art galleries, athletic fields	Marinas, stadiums, and schools				40	40	40	75	
P-2 Open Space Preservation District	Nature studies, forest and game management, preservation of scenic areas, hiking and biking trails	None				40	40	40	75	
F-1 Floodway District	Movement of floodwaters, stream bank protection, water measurement facilities, and open uses such as lawns, open fields, parks, golf courses, crops, and pasturing	Navigational structures, bridges, marinas, flood proofed accessory structures								
F-2 Floodplain Conservancy District	Movement of floodwaters, stream bank protection, water measurement facilities, and open uses such as lawns, open fields, parks, golf courses, crops, and pasturing	Navigational structures, bridges, marinas, flood proofed accessory structures								
FFO Floodplain Fringe Overlay District	Open use of lands such as crops in agricultural dis- tricts, lawns in residential districts, and parking and loading in business and industrial districts	Structures placed on fill or flood proofed, flood proofed utilities, and filling to remove lands from the floodplain								
LCO Lowland Conservancy Overlay District	Hiking, fishing, boating, harvesting of wild crops, preservation of wetlands	Necessary construction of streets, wildlife struc- tures, parks, necessary construction and main- tenance of utilities, and necessary construction and maintenance or railroad lines								
UCO Upland Conservancy Overlay District	Parks, hiking and biking trails, preservation of woodlands, steep slopes, and wildlife habitat	All structural uses, and disturbance of steep slopes	· · ·							
PUD Planned Unit Development Overlay District	Any use permitted in the underlying district and permitted departures from fixed regulations provided that overall densities are maintained	None	~-							

Source: SEWRPC.

NOTE: Text presented in *italicized style* in this table represents proposed new zoning districts or substantial changes to the regulations of an existing district. See Table 24 to compare the proposed regulations with those that existed in 1994.

Village and in the Village'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 Village Plan Commission and made only if the Commission finds that such departures are warranted in the public interest. All urban land divisions should be required to provide a full complement of urban services.

The Village land division ordinance, set forth in Chapter 18 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 Village's ordinance, Chapter 236 of the Wisconsin Statutes has been altered to revise 142

Map 32

RECOMMENDED ZONING MAP FOR THE VILLAGE OF SUSSEX URBAN SERVICE AREA



LEGEND

- A-I AGRICULTURAL DISTRICT (NONE) CONSERVANCY-RESIDENTIAL DISTRICT (NONE) CR-I Rs-I SINGLE-FAMILY RESIDENTIAL DISTRICT Rs-2 SINGLE-FAMILY RESIDENTIAL DISTRICT SINGLE-FAMILY RESIDENTIAL DISTRICT Rs-3 Rs-4 SINGLE-FAMILY RESIDENTIAL DISTRICT Rd-I TWO-FAMILY RESIDENTIAL DISTRICT TWO-FAMILY RESIDENTIAL DISTRICT Rd-2
 - Rm-1 8-1 B-3 B-4 BP-I OP-I M-I M-2
 - MULTI-FAMILY RESIDENTIAL DISTRICT NEIGHBORHOOD BUSINESS DISTRICT HIGHWAY BUSINESS DISTRICT CENTRAL BUSINESS DISTRICT BUSINESS PARK DISTRICT OFFICE PARK DISTRICT INDUSTRIAL DISTRICT INDUSTRIAL PARK DISTRICT (NONE)
- INSTITUTIONAL DISTRICT I-1 P-I PARK DISTRICT P-2 F-1 F-2

FFO

LCO

- OPEN SPACE PRESERVATION DISTRICT FLOODWAY DISTRICT
- FLOODPLAIN CONSERVANCY DISTRICT
- FLOODPLAIN FRINGE OVERLAY DISTRICT
- LOWLAND CONSERVANCY OVERLAY DISTRICT
- UCO UPLAND CONSERVANCY OVERLAY DISTRICT
- PDO PLANNED DEVELOPMENT OVERLAY DISTRICT
- ---- VILLAGE OF SUSSEX CORPORATE LIMITS
- URBAN SERVICE AREA BOUNDARY



Source: SEWRPC.

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 Village ordinance should be amended to reflect these changes. State agencies having the authority to review plats have changed since the Ordinance was last adopted in 1982. The Ordinance should be changed to reflect the appropriate review agencies.

TOWN OF LISBON ZONING ORDINANCE

In order to implement the land use plan developed for the greater Sussex planning area properly, it is recommended that the Town of Lisbon review and update the Town zoning ordinance and the Town zoning map to better protect environmentally significant 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 in 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 in a lowland conservancy or floodland protection district. Woodlands and areas of steep slope should be placed in an upland conservancy, park, or rural residential zoning district with a minimum lot size of five acres.

<u>Urban Areas</u>

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. 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 in appropriate exclusive residential, commercial, industrial, governmental, recreational, or other urban zoning districts. Other proposed urban areas should be placed in 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

Lands within the greater Sussex planning area that have not been designated as environmentally significant or as urban development on the land use plan map should be placed in an 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. Consideration should also be given to raising the minimum parcel size of rural zoning districts in the Town of Lisbon from 30,000 square feet to 217,800 square feet (five acres).

SUMMARY AND CONCLUSIONS

1. An important step in plan implementation is the formal adoption of the plan by the Sussex Village Plan Commission and the Village Board of Trustees. Following plan adoption, the Village Plan Commission should initiate appropriate amendments to the Village zoning ordinance and zoning district map. The plan map should also serve as a basis for the review by city officials of land subdivision plats and certified survey maps.

- 2. A detailed plan should be prepared for the expanded CBD. It should address issues of streetscape design, parking design, and sign design in the expanded CBD in the following manner:
 - a. The plan should encourage private investment through the demonstration of continued public investment in streetscape improvements and through incentives provided in the zoning ordinance.
 - b. The plan should contain recommendations for the development and redevelopment of individual development areas within the expanded area of the CBD.
 - c. The plan should set forth architectural guidelines, specifically for building facades, which will work to maintain and enhance the existing architectural character of the Village.
 - d. The Village should conduct a survey of the age, condition, and character of existing structures to determine the feasibility of placement on a historic register or the implementation of a historic preservation district. Designating historic buildings can have both positive and negative effects.
 - e. The CDA's low-interest-loan program should be utilized to assist property owners with improvements to their property if they conform to the concepts in the plan. The Village may underwrite design assistance to property owners within the business district who wish to improve their properties with designs that fit into the Village concept.
 - f. As appropriate, the Village should extend the Tax Incremental Financing district within the downtown to continue to assist property owners and potential developers in redevelopment projects which implement Plan recommendations.
 - g. The Village should develop a capital improvements program for the CBD, clearly stating the Village's financial commitment to the design plan. All improvements to be completed by the

Village should be listed in order of priority with a timetable for completion.

- h. The Village should create a Business Improvement District, in which a special assessment would create the funds for targeted improvements such as street lighting, paving, benches, and landscaping. The costs and timing for the construction of such improvements should be specifically detailed in a business improvement plan that the majority of business owners agree to.
- I. The Village should continue the design review and approval function of the CDA in conjunction with the Village Plan Commission. The Plan Commission should not approve plans for proposals for the CBD that have not been approved by the Community Development Authority. It is recommended that the advisory services of a design consultant be brought into the review process when a proposal is significant in scope. Such a consultant could provide advice and suggestions about the content and impact of proposed designs, possible modifications, and alternative design solutions.
- j. The Village should revise the B-4 CBD regulations in accordance with the recommendations set forth in this chapter.
- 3. It is also recommended that the Plan Commission for the Town of Lisbon adopt the land use plan and incorporate the plan recommendations into the its local master plan. It is further recommended that the Town of Lisbon revise its zoning ordinance and zoning map as necessary to implement the plan.
- 4. Proper implementation of the recommended land use plan will provide the Village of Sussex and 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.



(This page intentionally left blank)

Appendix A

Resolution 97-67a

RESOLUTION OF THE VILLAGE OF SUSSEX PLAN COMMISSION ADOPTING THE 2010 LAND USE PLAN FOR THE SUSSEX PLANNING AREA

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

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

WHEREAS, the Village of Sussex requested the Southeastern Wisconsin Regional Planning Commission to help update a land use plan for the Village, which plan includes:

- 1. Collection, compilation, processing, and analyses of various types if demographic, economic, and natural-resource, historic-resource, recreation and open space, land use, transportation, and other information pertaining to the Village;
- 2. A forecast of growth and change;
- 3. Statements of development objectives, principles, standards, and related urban design guidelines;
- 4. A land use plan;
- 5. Recommendation of activities to implement the plan; and

WHEREAS, the aforementioned forecasts; inventories; analyses; objectives, principles, standards, and urban design guidelines; a land use plan; and implementation recommendations are set forth in a published report titled SEWRPC Community Assistance Planning Report No. 216, <u>A Land Use Plan for the Village of Sussex:</u> 2010, Waukesha County, Wisconsin; and

WHEREAS, the Village of Sussex Plan Commission held public meetings to acquaint residents, landowners, and local government officials with the plan recommendations, including public informational meetings held on the 23rd day of October, 1997, and the 11th day of November, and a public hearing held on the 11th day of November, 1997; and

WHEREAS, the Village Plan Commission has carefully considered the plan over an extended period of time, including statements and requests during the planning process, and has proceeded to incorporate, where deemed appropriate, changes to the recommended land use plan; and

WHEREAS, the Village Plan Commission considers the plan to be a necessary guide to the future development of the Village and environs;

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the Village of Sussex Plan Commission, on the 11th day of November, 1997, hereby recommends that the Village Board adopt SEWRPC Community Assistance Planning Report No. 216, titled <u>A Land Use Plan for the Village of Sussex: 2010, Waukesha County, Wisconsin</u>, and the attendant recommended land use plan as a guide for the future development of the Village of Sussex and surrounding environs; and

BE IT FURTHER RESOLVED that the Secretary of the Village of Sussex Plan Commission transmit a certified copy of this resolution, after recording the action on the adopted plan, to the Board of Trustees of the Village of Sussex and the Southeastern Wisconsin Regional Planning Commission.

Patricia K. Bartlett Village President

M. Chris Swartz Village Administrator

Appendix B

Resolution 97-67

RESOLUTION OF THE VILLAGE OF SUSSEX BOARD OF TRUSTEES ADOPTING THE 2010 LAND USE PLAN FOR THE SUSSEX PLANNING AREA

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

WHEREAS, The Village Plan Commission has updated, with the assistance of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), a plan for the physical development of the Village of Sussex and environs, said plan embodied in SEWRPC Community Assistance Planning Report No. 216, <u>A Land Use Plan for the Village of Sussex: 2010, Waukesha County, Wisconsin</u>; and

WHEREAS, the Plan Commission, on the 11th day of November, 1997, adopted the land use plan set forth in SEWRPC Community Assistance Planning Report No. 216 and the attendant recommended land use plan, and has submitted a certified copy of that resolution to the Board of Trustees of the Village of Sussex; and

WHEREAS, the Board of Trustees of the Village of Sussex concurs with the Village Plan Commission and the objectives and recommendations set forth in SEWRPC Community Assistance Planning Report No. 216;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Sussex hereby adopt SEWRPC Community Assistance Planning Report No. 216 and the attendant recommended land use plan as a guide for the future development of the Village of Sussex and surrounding environs; and

BE IT FURTHER RESOLVED that the Plan Commission shall annually report to the Village Board on all amendments to the land use plan adopted by the Plan Commission.

PASSED AND ADOPTED this 11th day of November, 1997.

Patricia K. Bartlett Village President

ATTEST:

M. Chris Swartz Village Administrator