

**A MASTER PLAN
FOR THE TOWN OF
LAFAYETTE: 2020**

**WALWORTH COUNTY
WISCONSIN**

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Acknowledgment is due former Plan Commission members Pam Thomas and Michaelene Woller for their efforts in the conduct of this study and in the preparation of this report.

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Special acknowledgment is due Jeffrey A. McVay, AICP, SEWRPC Senior Planner, for his effort in the conduct of this study and in the preparation of this report.

COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 280

**A MASTER PLAN
FOR THE TOWN OF LAFAYETTE: 2020
WALWORTH COUNTY, WISCONSIN**

Prepared by the

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September 2005

Inside Region \$10.00
Outside Region \$20.00

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TABLE OF CONTENTS

	Page		Page
Chapter I—INTRODUCTION	1	Steep Slopes	16
Introduction	1	Water Resources	19
Purpose of the Town Master Plan	1	Watersheds and Subwatersheds.....	19
Planning Authority	1	Surface Water Resources	19
The Planning Area.....	2	Lakes	19
Community Planning Process.....	2	Streams.....	19
Inventory	2	Floodplains.....	19
Analyses and Forecasts	2	Wetlands	22
Formulation of Objectives.....	2	Woodlands	22
Plan Design and Evaluation	2	Wildlife Habitat Areas.....	22
Plan Refinement and Adoption	2	Natural Areas and Critical	
Plan Implementation	4	Species Habitat Sites	24
Future Plan Review and Reevaluation.....	4	Natural Areas	24
Report Format.....	4	Critical Species Habitat Sites	24
Chapter II—DEMOGRAPHIC		Resource Related Elements	24
TRENDS AND PROJECTIONS	5	Existing Outdoor Recreation	
Introduction	5	and Open Space Sites	24
Population.....	5	Environmental Corridors and	
Historical Trends.....	5	Isolated Natural Resource Areas	29
Age Distribution.....	6	Primary Environmental	
Households	7	Corridors	30
Historical Trends.....	7	Secondary Environmental	
Housing Stock	9	Corridors	30
Population and Household Forecasts.....	10	Isolated Natural Resource Areas	30
Employment	11	Summary.....	30
Historical Trends.....	11	Chapter IV—THE BUILT	
Employment Projections	11	ENVIRONMENT	33
Occupational Characteristics.....	12	Introduction	33
Summary	13	Existing Land Uses.....	33
Chapter III—NATURAL		Urban Land Uses	33
RESOURCE BASE	15	Residential.....	33
Introduction	15	Commercial and Industrial.....	33
Soil Properties	15	Transportation, Communication,	
Soil Suitability for Agriculture.....	15	and Utilities	36
Soil Suitability for Private		Governmental and Institutional	38
Onsite Waste Treatment Systems	16	Recreational	38

	Page		Page
Rural Land Uses	38	Chapter VI—FRAMEWORK	
Natural Resource Areas	38	FOR PLAN DEVELOPMENT	53
Extractive Uses	38	Introduction	53
Agricultural and Other Open Lands	38	Existing Plans	53
Community Facilities and Services	38	Regional Land Use Plan/Walworth	
Town Hall	38	County Land Use Plan	53
Schools	38	Regional Transportation System Plan	54
East Troy Community		Regional Water Quality	
School District	40	Management Plan.....	56
Elkhorn Area School District.....	40	Walworth County Park and Open Space	
Lake Geneva-Genoa City Union		Plan/Regional Natural Areas Plan.....	56
High School District and the Lake		Town Survey.....	59
Geneva Joint School District No. 1	40	General Character of the Town and	
Fire Protection, Emergency Medical		Quality of Life.....	59
Services, and Law Enforcement.....	40	Population Growth	59
Solid Waste Disposal	40	Open Space Preservation.....	61
Public Utilities.....	40	Preferences Regarding	
Sanitary Sewers	40	Types of Land Use	61
Water Supply.....	42	Planning and Zoning	61
Stormwater Drainage	42	Anticipated Growth and Change	61
Electric Power and Natural Gas	42	Planning Objectives.....	62
Summary	42	Summary.....	62
Chapter V—EXISTING		Chapter VII—THE MASTER PLAN	65
LAND USE REGULATIONS	43	Introduction	65
Introduction	43	Plan Purpose and Vision.....	65
Zoning	43	Town of Lafayette Master Plan	66
General Zoning	43	Residential Land Uses	66
Shoreland and Floodland Zoning	43	Other Housing	69
Existing Zoning Pattern.....	44	Commercial and Industrial Land Uses	69
Extraterritorial Zoning	44	Extractive Land Uses.....	70
Conservation Development Design		Governmental, Institutional,	
Amendment to Walworth County Zoning		Transportation, Communication,	
and Shoreland Zoning Ordinance	49	and Utility Land Uses	70
Land Division Regulations.....	49	General and Resort	
Walworth County Subdivision		Recreational Land Uses.....	70
Control Ordinance.....	49	Farmland Preservation Area	70
Extraterritorial Plat Review.....	49	Other Rural Lands	71
Walworth County Telecommunication		Environmentally Significant Areas	71
Towers, Antennas, and Related		Primary Environmental	
Facilities Ordinance	50	Corridors	71
Walworth County Private		Secondary Environmental Corridor and	
Sewage System Ordinance	50	Isolated Natural Resource Areas.....	72
Walworth County Construction Site		Other Lands to be Preserved	72
Erosion Control Ordinance.....	50	Conservation Subdivision Design.....	72
Other State Resource Regulatory Programs	50	Relationship to the City of	
Federal Wetland Regulations	51	Elkhorn Land Use Plan	73
Summary	51		

	Page		Page
Summary	73	Stewardship Program	84
Chapter VIII—PLAN		Intergovernmental Cooperation	85
IMPLEMENTATION	75	Plan Reevaluation	85
Introduction	75	Summary	85
Plan Adoption	75	Chapter IX—REPORT SUMMARY	87
Zoning	75	Planning Area	87
Zoning Ordinance Regulations	76	Existing Conditions	87
Prime Agricultural and		Demographic Trends	87
Conservancy Zoning	76	Natural Resources	88
Zoning District Map	80	Existing Land Uses	88
Subdivision Plat and Certified		Land Use Regulations	89
Survey Map Review	80	Plan Framework	89
Preservation of Rural Character	81	Existing Areawide Plans	89
Farmland Preservation	81	Town Survey	89
Purchase of Development Rights	81	Anticipated Growth and Change	89
Transfer of Development Rights	82	Planning Objectives	90
Right to Farm Ordinances	82	The Master Plan	90
Agricultural Nuisance Notices	82	Residential Land Use	90
Specialty Cropping	82	Commercial and	
Conservation Reserve Program	82	Industrial Land Uses	90
Conservation Reserve		Extractive Land Use	90
Enhancement Program	83	Governmental, Institutional, Transportation	
Environmental Quality		Communication, and Utility Uses	91
Incentive Program	83	Recreational and	
Wisconsin Farmland		Open Space Land Uses	91
Preservation Program	83	Farmland Preservation Area	91
Use-Value Assessment	83	Other Rural Lands	91
Environmentally Significant		Environmental Corridors,	
Land Preservation	83	Isolated Natural Resource Areas,	
Conservation Easements	84	and Other Lands to be Preserved	91
Wetland Reserve Program	84	Conservation Subdivision Design	91
Wisconsin Managed Forest Law	84	Plan Implementation	92
Walworth County Park and		Conclusion	92
Open Space Plan	84		

LIST OF APPENDICES

Appendix	Page
A Recommended and Potential Bicycle-way in Walworth County	95
B Town of LaFayette Master Plan Community Survey	97
C The Conservation Subdivision Design Process	101
D Plan Commission Adoption Resolution, Certification Letter to Town Board, Town Board Adoption Resolution	111

LIST OF TABLES

Table		Page
Chapter II		
1	Historical and Forecast Population Levels for the Region, Walworth County, and the Town of LaFayette: 1900-2020.....	6
2	Age Composition of the Population in the Region, Walworth County, and the Town of LaFayette: 1980-2000.....	7
3	Historical and Forecast Number of Households in the Region, Walworth County, and the Town of LaFayette: 1980-2020.....	8
4	Historical and Forecast Household Size in the Region, Walworth County, and the Town of LaFayette: 1980-2020.....	8
5	Housing Characteristics of the Town of LaFayette: 1980-2000.....	9
6	Building Permits for Single-Family Homes Issued in the Town of LaFayette: 1990-2003.....	9
7	Historical and Forecast Employment Levels in the Region, Walworth County, and the Town of LaFayette: 1980-2020.....	11
8	Employed Persons 16 Years and Older by Occupation in the Region, Walworth County, and the Town of LaFayette: 2000.....	12
9	Place of Work of Employed Persons 16 Years and Older Living in Walworth County and the Town of LaFayette: 2000.....	13
Chapter III		
10	Agricultural Soil Capability Classes Established by the U.S. Department of Agriculture Natural Resources Conservation Service.....	16
11	Natural Areas and Critical Species Habitat Sites in the Town of LaFayette: 1994.....	27
12	Outdoor Recreation and Open Space Sites in the Town of LaFayette: 2000.....	29
Chapter IV		
13	Existing Land Use in the Town of LaFayette: 2000.....	36
Chapter V		
14	Walworth County Zoning Districts Applicable to the Town of LaFayette: 2005.....	46
Chapter VII		
15	Existing and Planned Land Use in the Town of LaFayette: 2000-2020.....	68
Chapter VIII		
16	Existing and Recommended Zoning in the Town of LaFayette: 2005-2010.....	78

LIST OF FIGURES

Figure		Page
Chapter II		
1	Historical and Forecast Population Levels in the Town of LaFayette: 1920-2020	10
2	Historical and Forecast Household Levels in the Town of LaFayette: 1980-2020	10
3	Historical and Forecast Employment Levels in the Town of LaFayette: 1980-2020	11

LIST OF MAPS

Map		Page
Chapter I		
1	Location of the Town of LaFayette in the Southeastern Wisconsin Region	3
Chapter III		
2	Agricultural Soil Capability in the Town of LaFayette	17
3	Steep Slopes in the Town of LaFayette	18
4	Watershed Features in the Town of LaFayette	20
5	Wetlands, Floodplains, and Surface Water in the Town of LaFayette	21
6	Woodlands in the Town of LaFayette: 2000	23
7	Wildlife Habitat Areas in the Town of LaFayette: 1990	25
8	Natural Areas and Critical Species Habitat Sites in the Town of LaFayette: 1994	26
9	Outdoor Recreation and Open Space Sites in the Town of LaFayette: 2000	28
10	Environmental Corridors and Isolated Natural Resource Areas in the Town of LaFayette: 2000	31
Chapter IV		
11	Historical Urban Growth in the Town of LaFayette: 1950-2000	34
12	Existing Land Use in the Town of LaFayette: 2000	35
13	Existing Arterial Streets and Highways in the Town of LaFayette and Environs: 2004	37
14	Existing School District Boundaries in the Town of LaFayette: 2004	39
15	Planned Sanitary Sewer Service Areas in the Town of LaFayette: 2004	41
Chapter V		
16	Zoning Districts in the Town of LaFayette: 2005	45
Chapter VI		
17	Year 2020 Land Use Plan for Walworth County as Related to the Town of LaFayette and Environs	55
18	Arterial Street and Highway Element of the Year 2020 Regional Transportation System Plan as it Pertains to the Town of LaFayette and Environs	57
19	Bicycle-Way Element of the Year 2020 Regional Transportation System Plan as it Pertains to the Town of LaFayette	58

Map		Page
20	Recommendations of the Regional Natural Areas and Critical Species Habitat Protection and Management Plan as it Pertains to the Town of LaFayette	60
Chapter VII		
21	Master Plan for the Town of LaFayette: 2020.....	67
Chapter VIII		
22	Recommended Zoning Districts in the Town of LaFayette: 2010.....	77
23	Existing and Recommended Prime Agricultural and Conservancy Zoning in the Town of LaFayette: 2005-2010.....	79

Chapter I

INTRODUCTION

INTRODUCTION

In March 2003, the LaFayette Town Board requested assistance from the Southeastern Wisconsin Regional Planning Commission to prepare a long-range master plan for the Town. The planning study for the Town of LaFayette and the resulting Town master plan are documented in this report. The plan was adopted by the Town Plan Commission on September 7, 2005, and by the Town Board on September 14, 2005. This plan will serve as a guide for the physical development of the Town of LaFayette and provide a basis for the Town to make informed land use decisions.

PURPOSE OF THE TOWN MASTER PLAN

The master plan presented in this report provides a long-range guide for land development and for the preservation of agricultural land and other natural resources in the Town of LaFayette through the year 2020. The plan is intended to serve as a guide for use by Town officials in future decision-making regarding land use in the Town. The Town Plan Commission and the Town Board should refer to the master plan as a matter of course in their deliberations on proposed zoning changes and proposed land divisions and give the plan due weight in the decisions on such matters. In addition, the master plan is intended to increase the general awareness and understanding of Town land use objectives by landowners, developers, and other private interests in the Town.

While primarily intended to meet local objectives, the plan is also intended to carry related elements of existing regional and county plans into greater depth and detail as necessary for sound regional, county, and local planning. The Town master planning process provided a good opportunity for integrating local, county, and regional planning objectives.

PLANNING AUTHORITY

Section 60.10(2)(c) of the *Wisconsin Statutes* provides that Town Boards may exercise village powers, including master planning powers delegated to cities and villages under Section 62.23 of the *Statutes*. The city planning enabling act, as set forth in Section 62.23 of the *Wisconsin Statutes*, provides for the creation of city plan commissions and charges those commissions with the function and duty of making and adopting a master plan for the physical development of the municipality. The scope and content of the master 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 public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development."

The Town of LaFayette adopted village powers on April 11, 1995, and has created a Town Plan Commission, and is thus authorized to prepare and adopt a master plan.

THE PLANNING AREA

The planning area includes the entire Town of LaFayette, which is located in Walworth County, in U.S. Public Land Survey Township 3 North, Range 17 East. As shown on Map 1, the Town is bordered on the north by the Town of Troy, on the west by the City of Elkhorn and Town of Sugar Creek, on the south by the Town of Geneva, and on the east by the Town of Spring Prairie. The planning area excludes the portion of the City of Elkhorn that extends into Township 3 North, Range 17 East.

COMMUNITY PLANNING PROCESS

The master plan presented in this report was developed through a planning process consisting of the following steps: 1) inventory, 2) analyses and forecasts, 3) formulation of objectives, 4) plan design and evaluation, and 5) plan refinement and adoption. Throughout the planning process, the active participation of citizens and Town officials was essential for identifying important issues and preparing a plan with realistic goals for the community. Plan implementation was considered throughout the planning process, and recommendations for implementing the plan over time are included in this report.

Inventory

Reliable planning data are essential to the formulation of sound and workable master plans. Consequently, inventory becomes the first operational step in the planning process. Much of the necessary inventory data required for the Town of LaFayette plan was available from Commission files. Data not available from Commission files were collated from other sources or otherwise collected. Inventory data collected or collated in support of the master plan centered on the following: the demographic and economic base, the natural resource base, existing land uses, and existing land use regulations. In addition, the preparation of the Town plan drew upon the results of a public opinion survey of property owners in the Town undertaken as the initial step in the planning process.

Analyses and Forecasts

Analyses of the inventoried data provide an understanding of existing conditions as well as the factors which influence change in those conditions. Analyses conducted throughout the course of study supported the preparation of forecasts of future population and economic activity levels, an estimate of the future need for various land uses, and the preparation of the master plan itself.

Formulation of Objectives

Clearly stated objectives must be formulated before plans may be prepared. Because objectives should reflect the values held by residents of a planning area, the formulation of objectives must involve the active participation of Town officials and citizens. Since the objectives serve as a guide in the design of the plan, they must be related in a demonstrable way to the physical development of the Town. Participation in public meetings and the community survey provided two important ways for Town officials and citizens to express their views for development of the Town. The Town planning objectives are set forth in Chapter VI.

Plan Design and Evaluation

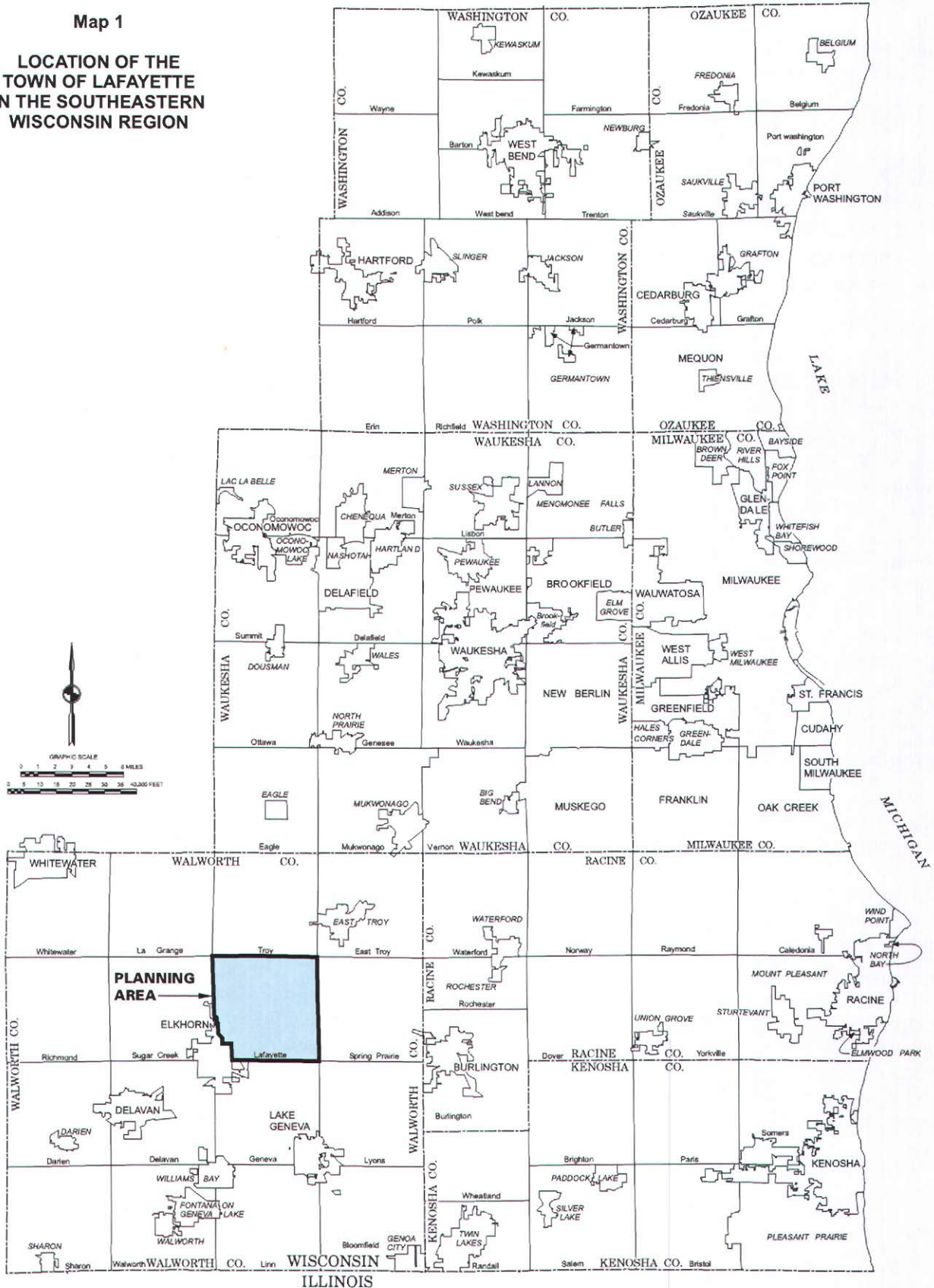
Plan design and evaluation are the heart of the planning process. The results of the three previous steps—inventory, analyses and forecasts, and formulation of objectives—help to shape the plan. In this step, a plan was designed to address existing and anticipated needs of the Town, and the plan was evaluated in terms of its ability to meet the agreed upon objectives.

Plan Refinement and Adoption

While ample opportunity for public participation must be provided throughout the planning process, the last step in the process involves the formal presentation of the plan in a public forum, and refinement of the plan, as necessary, given the public input received. Following any needed refinement, the plan should be adopted by the Town Plan Commission, and desirably by the Town Board, as a guide to land development and agricultural and open space preservation in the Town.

Map 1

**LOCATION OF THE
TOWN OF LAFAYETTE
IN THE SOUTHEASTERN
WISCONSIN REGION**



Source: SEWRPC.

Plan Implementation

Implementation of the master plan will require a long-term commitment to the underlying objectives by those Town officials most responsible for its implementation. The master plan report includes recommendations with respect to the use of zoning, land division regulations, and other measures available to help implement the plan in the years ahead.

FUTURE PLAN REVIEW AND REEVALUATION

The completion of a master plan does not signal an end to the planning process. Indeed, if the Town of LaFayette master plan is to remain viable, it must be periodically reviewed and reevaluated to make sure that it meets the evolving needs of the Town. Periodic review of the plan will serve to remind the Town Plan Commission and Town Board of the land use objectives embodied in the plan and to familiarize new Town officials with the plan, and may prompt plan amendments in response to changing development conditions or changing local land use objectives.

In 1999, the Wisconsin Legislature enacted legislation that greatly expanded the scope and significance of land use planning within the State. The legislation, often referred to as the State's "Smart Growth" law, provides a new framework for the development, adoption, and implementation of comprehensive plans. The law, as set forth in Section 66.1001 of the *Wisconsin Statutes*, requires any action of a local government that affects land use, such as administration of zoning or land division ordinances, to be consistent with a community comprehensive plan beginning January 1, 2010. The new definition of a comprehensive plan consists of nine elements, has new requirements for public participation in the development of a comprehensive plan, and requires that such a plan be adopted by ordinance by the local governing body.

The comprehensive planning law does not affect the ability of local governments to prepare and adopt master plans, or elements thereof, prior to 2010. However, this plan should be evaluated prior to 2010, and necessary changes made to reflect changing development conditions or changing local objectives, and to incorporate additional information needed to comply with comprehensive planning requirements. The process of amending the master plan to bring it into compliance with the comprehensive planning law must be conducted as called for in a public participation plan adopted by the Town Board. The resulting comprehensive plan must be adopted by an ordinance of the Town Board, based on a recommendation from the Plan Commission.

REPORT FORMAT

This planning report consists of nine chapters. Following this introductory chapter, Chapter II, "Demographic Trends and Projections," presents information regarding population, households, and employment trends in the Town and a set of projections indicating a range of possible future population, household, and employment levels for the year 2020. Chapter III, "Natural Resource Base," presents information pertaining to the natural resource base of the Town, including data on soils, topography, drainage, wetlands, floodplains, woodlands, wildlife habitat, and other natural resource features. Chapter IV, "The Built Environment," presents data on historic development, existing land use, and community facilities and services in the Town. Chapter V, "Existing Land Use Regulations," presents information concerning zoning and land division regulations and other land use regulatory ordinances currently in effect. Chapter VI, "Framework for Plan Development," presents key findings of the community survey, information from existing areawide plans as they pertain to the Town, significant issues affecting planning decisions, and a set of community planning objectives. Chapter VII, "The Master Plan," presents the recommended master plan for the Town of LaFayette with a plan design year of 2020. Chapter VIII, "Implementation," describes the major steps to be taken to implement the plan. A summary of this report is provided in Chapter IX.

Chapter II

DEMOGRAPHIC TRENDS AND PROJECTIONS

INTRODUCTION

Information on the size, characteristics, and distribution of the resident population, households, and employment of an area, and on anticipated changes in these factors over time is essential to the preparation of a sound master plan. The primary purpose of any local planning program is to benefit the resident population by maintaining and enhancing living conditions in the area. Moreover, some of the land use requirements and needs that a master plan seeks to meet are directly related to existing and probable future population, household, and employment levels. Accordingly, this chapter presents information regarding historical and forecast population, household, and employment trends for the Town of LaFayette. To provide perspective, comparative data are presented for Walworth County and the seven-county Southeastern Wisconsin Region.

The population, household, and employment projections presented in this chapter were developed by the Regional Planning Commission. Because of the uncertainty surrounding future population, household, and employment levels, the Commission prepared several alternative growth scenarios as a basis for regional population, household, and employment forecasts. These scenarios differ in terms of magnitude—low-growth, intermediate-growth, and high-growth—and distribution—centralized-growth and decentralized-growth, with respect to urban centers—of future population, households, and employment and attendant urban development in the Region.¹ The year 2020 regional land use plan adopted a centralized, intermediate-growth scenario as the basis for planning.

For the purposes of the Town master plan, two of the alternative scenarios, the centralized, intermediate-growth and the decentralized, high-growth scenarios were selected as representing a realistic range of future population, households, and employment for the Town. Under the Town planning program these growth scenarios were reviewed in light of recent changes in population, households, and employment within the Town and were adjusted to reflect recent trends, as appropriate.

POPULATION

Historical Trends

Population levels as indicated by the Federal census for the Town of LaFayette, Walworth County, and the Region since 1900 are set forth in Table 1. Between 1900 and 1950 the population of the Region grew at an average of about

¹ For a detailed description of the methodology used to develop these forecasts, see SEWRPC Technical Report No. 11, Third Edition, The Population of Southeastern Wisconsin, October 1995; and Technical Report No. 10, Third Edition, The Economy of Southeastern Wisconsin, October 1995.

Table 1
HISTORICAL AND FORECAST POPULATION LEVELS FOR THE REGION,
WALWORTH COUNTY, AND THE TOWN OF LAFAYETTE: 1900-2020

Year	Region			Walworth County			Town of LaFayette		
	Population	Change from Previous Period		Population	Change from Previous Period		Population	Change from Previous Period	
		Number	Percent		Number	Percent		Number	Percent
1900	501,808	115,034	29.7	29,259	1,399	5.0	924	-9	-1.0
1910	631,161	129,353	25.8	29,614	355	1.2	894	-30	-3.2
1920	783,681	152,520	24.2	29,327	-287	-1.0	851	-43	-4.8
1930	1,006,118	222,437	28.4	31,058	1,731	5.9	827	-24	-2.8
1940	1,067,699	61,581	6.1	33,103	2,045	6.6	814	-13	-1.6
1950	1,240,618	172,919	16.2	41,584	8,481	25.6	811	-3	-0.4
1960	1,573,614	332,996	26.8	52,368	10,784	25.9	899	88	10.9
1970	1,756,083	182,469	11.6	63,444	11,076	21.2	979	80	8.2
1980	1,764,796	8,713	0.5	71,507	8,063	12.7	1,024	45	4.6
1990	1,810,364	45,568	2.6	75,000	3,493	4.9	1,276	252	24.6
2000	1,931,165	120,801	6.7	93,759	17,013	22.7	1,708	432	34.1
2003 ^a	1,959,900	28,735	1.5	95,630	3,617	3.9	1,749	41	2.4
2020 Forecasts									
Intermediate-Growth									
Centralized	2,077,900	267,536 ^b	14.8 ^b	95,000	20,000 ^b	26.7	2,844 ^{bc}	1,136 ^{bc}	66.5 ^{bc}
High-Growth									
Decentralized	2,367,000	556,636 ^b	30.7 ^b	131,600	56,600 ^b	75.5	3,076 ^{bc}	1,368 ^{bc}	80.1 ^{bc}

^a The 2003 population levels are estimates prepared by the Wisconsin Department of Administration.

^b Reflects change from 2000 Census.

^c Reflects revised SEWRPC projections of population.

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

22 percent per decade. During the same time period, the population of Walworth County either lost population or grew at relatively slow rates, the exception being a 26 percent increase in population between 1940 and 1950. In contrast, the Town of LaFayette experienced a continuous loss of population from 1900 to 1950, decreasing from 924 persons in 1900 to 811 persons in 1950, a loss of about 12 percent of its population.

From 1950 through 1990, the population of the Region grew relatively fast, increasing by approximately 46 percent. The population of Walworth County grew at an even faster pace in that time period, by approximately 80 percent. Between 1950 and 1990 the Town of LaFayette experienced a steady population increase, resulting in an increase of 465 persons, or about 57 percent, over 40 years. During the following decade, 1990 to 2000, the Region and Walworth County experienced population increases of about 7 percent and 23 percent, respectively. During the same decade, the Town of LaFayette experienced its greatest rate of increase—an increase of 432 persons, or about 34 percent, for a total 2000 population of 1,708 persons. The 2000 population level is nearly 85 percent higher than the 1900 level and more than 110 percent higher than the lowest population level of 1950. The Wisconsin Department of Administration 2003 estimate of the Town's population is 1,749, an increase of 41 persons, or about 2 percent, over the 2000 level reported by the U.S. Census.

Age Distribution

The age distribution of the population has important implications for planning and for public policy in the areas of education, recreation, health, housing, and transportation. The 1980 to 2000 age distribution of the residents of the Town of LaFayette, Walworth County, and the Region is set forth in Table 2. In 2000, the Town population consisted of about 60 percent working age adults, ages 18 through 64, about 23 percent school-age children, ages 5 through 17, about 5 percent pre-school children, under age 5, and about 12 percent retirement-age persons, age 65 and older. Compared to the County and Region in 2000, the Town had a somewhat higher proportion of school-age children and relatively similar proportions of pre-school children, working age adults, and persons over 65.

Table 2

**AGE COMPOSITION OF THE POPULATION IN THE REGION,
WALWORTH COUNTY, AND THE TOWN OF LAFAYETTE: 1980-2000**

Age Group	Southeastern Wisconsin Region					
	1980 ^a		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	128,085	7.2	138,444	7.7	132,390	6.9
5 through 17	375,653	21.3	338,629	18.7	377,706	19.5
18 through 64	1,065,887	60.4	1,106,820	61.1	1,180,045	61.1
65 and Older	195,294	11.1	226,471	12.5	241,024	12.5
All Ages	1,764,919	100.0	1,810,364	100.0	1,931,165	100.0

Age Group	Walworth County					
	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	4,793	6.7	4,948	6.6	5,527	6.0
5 through 17	14,705	20.6	13,031	17.4	17,127	18.6
18 through 64	42,827	59.9	46,348	61.8	57,425	62.4
65 and Older	9,182	12.8	10,673	14.2	11,934	13.0
All Ages	71,507	100.0	75,000	100.0	92,013	100.0

Age Group	Town of LaFayette					
	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5	92	9.0	93	7.3	91	5.3
5 through 17	204	19.9	268	21.0	390	22.8
18 through 64	633	61.8	761	59.6	1,031	60.4
65 and Older	95	9.3	154	12.1	196	11.5
All Ages	1,024	100.0	1,276	100.0	1,708	100.0

^aThe 1980 regional population of 1,764,919 includes 123 persons who were subtracted from this number after the conduct of the 1980 census but were not subtracted from the various age group categories.

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

When comparing the 2000 age distribution to those from the 1980 and 1990 censuses, a trend towards a stable age distribution of the Town's population can be observed. The greatest change occurs in the proportion of pre-school children, which decreased from about 9 percent to 5 percent from 1980 to 2000. This decrease in the number of pre-school children is also seen, to a lesser extent, in the County and Region. The proportions of school-age children, working-age adults, and persons over 65 remained relatively stable in the County and Region as well.

HOUSEHOLDS

Historical Trends

One of the most important demographic features with respect to master and public facilities planning is the number and size of households. The household is a basic consuming unit with respect to land use and public facilities and services. A household consists of an occupied housing unit, along with the persons who reside in it.²

²The U.S. Bureau of the Census classifies the population as "household" population, consisting of persons residing in housing units, and "group quarters" population, consisting of persons residing in such facilities as college dormitories, correctional facilities, and nursing homes. The entire Town of LaFayette population was classified as household population in the 2000 census.

Table 3

**HISTORICAL AND FORECAST NUMBER OF HOUSEHOLDS IN THE REGION,
WALWORTH COUNTY, AND THE TOWN OF LAFAYETTE: 1980-2020**

Year	Region			Walworth County			Town of LaFayette		
	Households	Change from Preceding Period		Households	Change from Preceding Period		Households	Change from Preceding Period	
		Number	Percent		Number	Percent		Number	Percent
1980	627,955	--	--	24,789	--	--	343	--	--
1990	676,107	48,152	7.7	27,620	2,831	11.4	436	93	27.1
2000	749,039	72,932	10.8	34,505	6,885	24.9	595	159	36.5
2020 Forecasts									
Intermediate-Growth									
Centralized	827,100	150,993	22.3	36,900	9,280	33.6	995 ^a	400	67.2
High-Growth									
Decentralized	905,100	228,993	33.9	49,500	21,880	79.2	1,075 ^a	480	80.7

^a Reflects revised SEWRPC projections of households.

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

Table 4

**HISTORICAL AND FORECAST HOUSEHOLD SIZE IN THE REGION,
WALWORTH COUNTY, AND THE TOWN OF LAFAYETTE: 1980-2020**

Year	Region			Walworth County			Town of LaFayette		
	Persons Per Household	Change from Preceding Period		Persons Per Household	Change from Preceding Period		Persons Per Household	Change from Preceding Period	
		Number	Percent		Number	Percent		Number	Percent
1980	2.75	--	--	2.74	--	--	2.98	--	--
1990	2.62	-0.13	-4.7	2.60	-0.14	-5.1	2.93	-0.05	-1.7
2000	2.52	-0.10	-3.8	2.57	-0.03	-1.2	2.87	-0.06	-2.0
2020 Forecasts									
Intermediate-Growth									
Centralized	2.46	-0.06	-2.4	2.46	-0.11	-4.3	2.84	-0.03	-1.0
High-Growth									
Decentralized	2.56	0.04	1.6	2.56	-0.01	-0.4	2.85	-0.02	-0.7

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

Trends in the number of households for the Town of LaFayette, Walworth County, and the Region are set forth in Table 3. Between 1980 and 1990, the number of households in the Town increased by about 93 households, or 27 percent, compared to increases of 11 percent for the County and 8 percent for the Region. Between 1990 and 2000, the number of households in the Town increased by about 160 households, or 37 percent, compared to increases of 25 percent and 11 percent for the County and Region, respectively.

Table 4 lists the historical household size for the Town of LaFayette, Walworth County, and the Region from 1980 to 2000. While the number of households in the Town of LaFayette has increased over the last two decades, the average number of persons per household has decreased. This is a trend that has occurred throughout the Southeastern Wisconsin Region and the State as well. The decline in household size relates to the increased incidence of divorce, the decline in birth rate, the desire of many elderly persons to remain alone in their own households, and the desire of many unmarried persons to form their own households. The average household size in the Town decreased by 4 percent, from 2.98 persons per household in 1980 to 2.87 persons per household in 2000. The average household size has historically been, and still is, higher than the average household size in both the County and the Region, which in 2000 was 2.57 and 2.52 persons per household, respectively.

Table 5

HOUSING CHARACTERISTICS OF THE TOWN OF LAFAYETTE: 1980-2000

Characteristic	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units						
Owner-Occupied	248	68.3	341	70.3	517	83.5
Renter-Occupied	95	26.2	95	19.6	78	12.6
Total	343	94.5	436	89.9	595	96.1
Vacant Housing Units						
For Rent, For Sale, Rented or Sold but Not Occupied	5	1.4	29	6.0	12	1.9
For Seasonal, Recreational, or Occasional Use	4	1.1	17	3.5	11	1.8
Other Vacant	11	3.0	3	0.6	1	0.2
Total	20	5.5	49	10.1	24	3.9
Total Housing Units	363	100.0	485	100.0	619	100.0

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

Housing Stock

As shown in Table 5, there were 619 housing units in the Town of LaFayette in 2000, as reported by the Federal census of population and housing. Of this total, 595 housing units, or 96 percent, were reported as occupied at the time of the census, while 24 housing units, or 4 percent, were reported vacant. The 24 vacant housing units included 11 units, representing 2 percent of the total housing stock in the Town, which were classified as being held for seasonal, recreational, or other occasional use.

According to the Census, the number of housing units in the Town of LaFayette increased from 363 in 1980 to 619 in 2000. Between 1980 and 1990 a total of 122 housing units were added, for a total of 485 units. Between 1990 and 2000, 134 housing units were added to the Town's housing stock.

Table 6 shows the number of building permits issued by Walworth County for the construction of new single-family homes in the Town from 1990 through 2003. A total of 244 permits were issued for the construction of single-family homes during this 14-year period. From 2000 through

2003, a total of 64 building permits were issued for construction of new single-family homes, for an average of 16 permits per year. The 36 permits issued in 2003 was by far the highest number of permits issued for new homes in the Town in a single year. By way of verifying the County data, review of building permit data received from the Wisconsin Department of Administration—which conducts a yearly survey of building permit data—for the years 1990 to 2002 corresponds closely with the County data. According to the Department of Administration between 1990 and 2002, the year of the most recent survey data, a total of 202 building permits were issued for the construction of new single-family homes in the Town of LaFayette, compared to 208 building permits issued by the County.

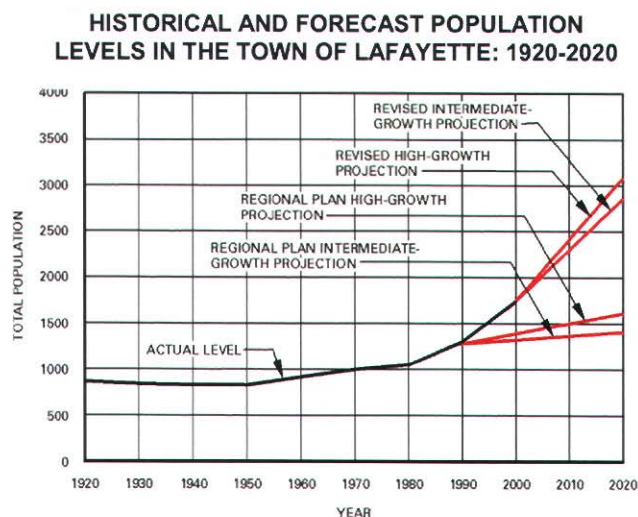
Table 6

BUILDING PERMITS FOR SINGLE-FAMILY HOMES ISSUED IN THE TOWN OF LAFAYETTE: 1990-2003

Year	Number of Permits Issued
1990	20
1991	21
1992	22
1993	24
1994	20
1995	19
1996	15
1997	12
1998	7
1999	20
2000	9
2001	12
2002	7
2003	36
Total	244

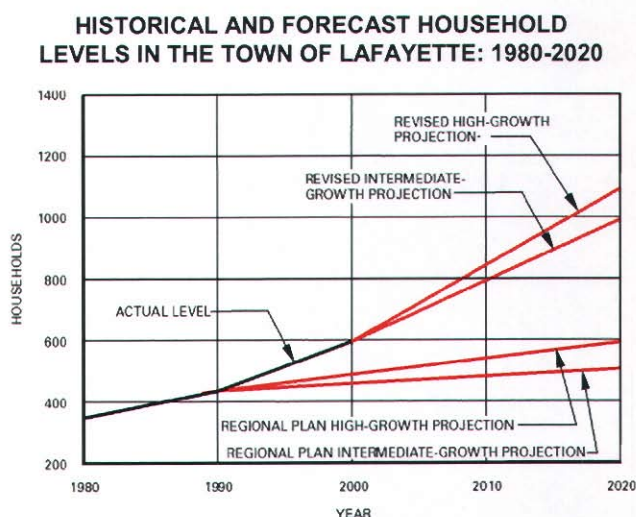
Source: Walworth County Land Use and Resource Management Department and SEWRPC.

Figure 1



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

Figure 2



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

POPULATION AND HOUSEHOLD FORECASTS

Figures 1 and 2 present forecasts of population and households for the Town of LaFayette which are embodied in the year 2020 regional land use plan. Prepared following the 1990 Federal Census, these regional planning projections envisioned little change under a centralized, intermediate-growth scenario and a modest increase under the decentralized, high-growth scenario, over the 30-year period from 1990 to 2020.

As shown in Tables 1 and 3, the Federal Census indicates a substantial increase in resident population and households during the 1990s—an increase significantly greater than was envisioned under regional planning forecasts. The unexpected increase in Town population and households during the 1990s required that the 2020 regional planning population and household forecasts for the Town be reevaluated and revised to facilitate the preparation of a master plan for the Town.

The revised population and household forecasts developed for the Town master plan are presented in Figures 1 and 2 and in Tables 1 and 3. Following a review of Regional Planning Commission forecasts and recent growth trends, and recognizing that the Town will continue to be desirable as a rural place to live, the Town Plan Commission determined that the land use plan should be designed to accommodate future growth at a similar or slightly faster rate than growth that occurred during the 1990s. Accordingly, the revised population and household forecasts rely heavily on current growth trends, particularly trends in single-family building permits issued (see Table 6).

The revised intermediate-growth forecasts assume that the number of households in the Town would increase at a rate similar to that observed between 1990 and 1995. Under an intermediate-growth scenario, the number of households would increase from 595 in 2000 to 995 in 2020, an increase of 400 households or 67 percent. The population would increase from 1,708 in 2000 to 2,844 in 2020, an increase of 1,136 persons, which is also an increase of 67 percent.

The revised high-growth forecasts assume that the number of households in the Town would increase at a moderately faster rate than that observed during the 1990s. Under a high-growth scenario, the number of households would increase from 595 in 2000 to 1,075 in 2020, an increase of 480 households, or 81 percent. The population would increase from 1,708 in 2000 to 3,076 in 2020, an increase of 1,368 persons, or 80 percent.

Table 7

**HISTORICAL AND FORECAST EMPLOYMENT LEVELS IN THE REGION,
WALWORTH COUNTY, AND THE TOWN OF LAFAYETTE: 1980-2020**

Year	Region			Walworth County			Town of LaFayette		
	Employment	Change From Preceding Period		Employment	Change From Preceding Period		Employment	Change From Preceding Period	
		Number	Percent		Number	Percent		Number	Percent
1980	945,200	--	--	33,400	--	--	420	--	--
1990	1,067,200	122,000	12.9	40,200	6,800	20.4	510	90	21.4
2000	1,222,800	155,600	14.6	51,800	11,600	28.9	580	70	13.7
2020 Forecasts									
Intermediate-Growth Centralized	1,277,100	54,300	4.4	59,900	8,100	15.6	930	350	60.3
High-Growth Decentralized	1,362,600	139,800	11.4	69,100	17,300	33.4	1,130	550	94.8

NOTE: The 2000 employment in the Town of LaFayette includes 100 jobs classified as agricultural; 230 jobs classified as industrial; 30 jobs classified as transportation, communications, and utilities; 20 jobs classified as retail; and 200 jobs classified in various other categories.

Source: SEWRPC.

EMPLOYMENT

Historical Trends

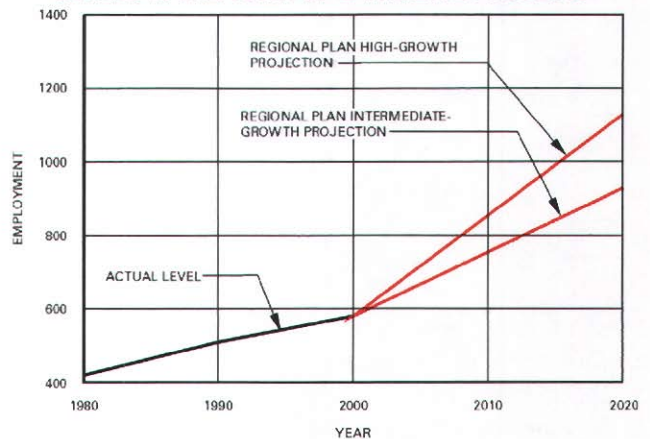
Trends in the number of jobs in the Town of LaFayette, Walworth County, and the Region are set forth in Table 7. The jobs are enumerated at their location and the data are thus referred to as "place of work" employment data. Table 7 does not refer to the residency of persons holding particular jobs, nor whether the jobs are part-time or full-time. Total employment in the Town of LaFayette stood at about 580 jobs in 2000, about 160 jobs, or 38 percent above the 1980 level. In comparison, during the same period, employment in Walworth County increased by 55 percent and in the Region by 29 percent.

Employment Projections

In addition to actual employment levels, Table 7 sets forth the forecast employment levels for the Town of LaFayette, Walworth County, and the Region. It is estimated that total employment in the Town may be expected to increase by about 350 jobs, or 60 percent, between 2000 and 2020 under an intermediate-growth centralized scenario, compared to increases of about 16 percent for the County and 4 percent for the Region. Under a high-growth decentralized scenario, total employment in the Town may be expected to increase by about 550 jobs, or 95 percent, compared to 33 percent for the County and 11 percent for the Region. It is important to note that the regional employment projections do not account for the expansion of existing cities and villages into surrounding towns, consequently, it would be reasonable to assume that much of the employment growth forecast for the Town of LaFayette is likely to occur within lands annexed from the Town of LaFayette to the City of Elkhorn. Based on a review of Regional Planning Commission data, it would be reasonable to assume that approximately 78 percent—under the intermediate-growth scenario—and approximately 85 percent—under the high-growth scenario—of the total growth in employment forecast for the Town of LaFayette would be attributable to the City of Elkhorn. Figure 3 illustrates the historical and forecast employment levels for the Town of LaFayette.

Figure 3

**HISTORICAL AND FORECAST EMPLOYMENT
LEVELS IN THE TOWN OF LAFAYETTE: 1980-2020**



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

Table 8

**EMPLOYED PERSONS 16 YEARS AND OLDER BY OCCUPATION
IN THE REGION, WALWORTH COUNTY, AND THE TOWN OF LAFAYETTE: 2000**

Occupation	Region		Walworth County		Town of LaFayette	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Management, Professional, and Related Occupations						
Management, Business, and Financial Operations	128,568	13.5	5,957	12.1	169	18.5
Professional and Related	194,243	20.4	8,115	16.5	149	16.3
Service Occupations						
Healthcare Support	20,942	2.2	1,043	2.1	25	2.7
Protective Service	16,392	1.7	591	1.2	12	1.3
Food Preparation and Serving Related	44,080	4.6	2,962	6.0	37	4.0
Building and Grounds Cleaning and Maintenance	25,577	2.7	1,685	3.4	25	2.7
Personal Care and Service	22,303	2.3	1,315	2.7	19	2.1
Sales and Office Occupations						
Sales and Related	102,766	10.8	5,010	10.2	75	8.2
Office and Administrative Support	154,285	16.2	6,831	13.9	104	11.4
Farming, Fishing, and Forestry Occupations	2,273	0.2	470	1.0	18	2.0
Construction, Extraction, and Maintenance Occupations						
Construction and Extraction	39,398	4.1	2,945	6.0	68	7.4
Installation, Maintenance, and Repair	33,368	3.5	1,754	3.6	32	3.5
Production, Transportation, and Material Moving Occupations						
Production	114,633	12.0	7,309	14.9	121	13.2
Transportation and Material Moving	55,615	5.8	3,141	6.4	61	6.7
Total	954,443	100.0	49,128	100.0	915	100.0

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

Occupational Characteristics

Information on the occupational makeup of the employed civilian labor force, 16 years of age or older, as reported in the 2000 Federal census is presented in Table 8 for the Town of LaFayette, Walworth County, and the Region. The information provided in Table 8 is based on the residency of the workers rather than the location of jobs, as is the case for the information provided in Table 7. Table 8 indicates that 915 Town residents, or about 54 percent of the resident population, were employed in the labor force in 2000. "White-collar" workers, including management, professional, and related occupations; and sales and office occupations represented about 54 percent of the employed persons in the Town, as compared to 53 percent in the County and 61 percent in the Region overall. "Blue-collar" workers, including service occupations; farming, fishing, forestry; construction extraction, and maintenance occupations; and production, transportation and material moving occupations, represented about 46 percent of the employed persons in the Town, as compared to 47 percent in the County and 39 percent in the Region overall. The highest single category of occupation in the Town was management, business, and financial operations at about 19 percent. Other occupational categories which accounted for at least 10 percent of the employed civilian labor force include professional and related (16 percent), office and administrative support (11 percent), and production (13 percent).

Information on the place of work for employed persons 16 years of age and older living in the Town of LaFayette and Walworth County in 2000 is provided in Table 9. The data indicate that in the Town of LaFayette about 69 percent of the labor force worked in Walworth County and about 31 percent worked outside the County. The majority of the

Table 9

**PLACE OF WORK OF EMPLOYED PERSONS 16 YEARS AND OLDER
LIVING IN WALWORTH COUNTY AND THE TOWN OF LAFAYETTE: 2000**

Place of Work	Walworth County		Town of LaFayette	
	Number	Percent	Number	Percent
City of Elkhorn.....	4,868	9.9	201	21.9
City of Delavan.....	4,980	10.1	63	6.9
City of Lake Geneva.....	4,500	9.2	54	5.9
City of Whitewater.....	4,594	9.3	14	1.5
Remainder of Walworth County.....	12,213	24.9	301	32.9
Subtotal	31,155	63.4	633	69.1
City of Burlington.....	1,255	2.6	18	2.0
Remainder of Racine County.....	1,029	2.1	42	4.6
Subtotal	2,284	4.7	60	6.6
Milwaukee PMSA ^a	5,682	11.6	175	19.1
Kenosha County.....	861	1.7	8	0.9
State of Illinois.....	5,886	12.0	28	3.1
Worked Elsewhere.....	3,260	6.6	11	1.2
Subtotal	49,128	100.0	915	100.0

^aThe Milwaukee Primary Metropolitan Statistical Area (PMSA) includes all of Milwaukee County, Ozaukee County, Washington County, and Waukesha County.

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

Town workers were employed in the City of Elkhorn and the Milwaukee PMSA (Primary Metropolitan Statistical Area), about 22 and 20 percent, respectively. About 3 percent of Town workers work in Illinois. Of workers throughout Walworth County, about 63 percent worked within the County and 37 percent worked outside the County, with about 12 percent working in Illinois.

SUMMARY

This chapter has presented information on the population and economy of the Town of LaFayette, which is essential to the preparation of a sound master plan, including most importantly, information on historical and forecast population, household, and employment levels. A summary of the key findings of this chapter follows:

- The selection of forecast population, household, and employment levels for use in the preparation of a master plan for the Town of LaFayette was based upon consideration of alternative population, household, and employment forecasts to the design year 2020, prepared by the Southeastern Wisconsin Regional Planning Commission and used by the Commission in its regional and local planning efforts. These alternative forecasts are referred to as the intermediate-growth, centralized scenario and the high-growth, decentralized scenario.
- The resident population of the Town of LaFayette decreased by about 12 percent between 1900 and 1950, from 924 persons to 811 persons. From 1950 to 2000 the Town experienced a steady increase in population, resulting in a 111 percent increase to 1,708 persons during that period. According to Wisconsin Department of Administration estimates the Town population has increased 2 percent, to a level of 1,749 persons, between 2000 and 2003.

- The number of households in the Town of LaFayette increased by about 93 households, or 27 percent between 1980 and 1990. Between 1990 and 2000, the number of households increased by about 160 households, or 37 percent, to a total of 595 households in 2000.
- During the 1990s the increase in resident population and households was significantly greater than was envisioned under regional planning forecasts. This unexpected increase in Town population and households required that the 2020 regional planning population and household forecasts be reevaluated and revised. Under a revised intermediate-growth forecast, the number of households in the Town may be expected to increase from 595 in 2000 to about 995 by the year 2020, an increase of about 400 households, or 67 percent. The population would increase from 1,708 in 2000 to about 2,844 by the year 2020, an increase of about 1,136 persons, or 67 percent. Under a revised high-growth forecast, the number of households in the Town would increase to about 1,075 households by the year 2020, an increase of about 480 households, or 81 percent. The population would increase to about 3,076 in 2020, an increase of about 1,368 persons, or 80 percent.
- The number of jobs in the Town of LaFayette stood at about 580 in 2000, representing an increase of about 160 jobs, or 38 percent, above the 1980 level. Under the intermediate-growth centralized scenario, total employment in the Town may be expected to increase to a level of about 930 jobs by the year 2020, an increase of about 350 jobs, or 60 percent. Under the high-growth decentralized scenario, total employment may be expected to increase to about 1,130 jobs by 2020, an increase of about 550 jobs, or 95 percent. Much of the projected future growth in employment may be expected to occur in association with commercial and industrial development on lands annexed from the Town to the City of Elkhorn.

Chapter III

NATURAL RESOURCE BASE

INTRODUCTION

The conservation and wise use of the natural resources of an area are fundamental to achieving sound physical development and to providing a pleasant and habitable environment. The master planning effort for the Town of LaFayette recognizes that natural resources are limited and valuable, and that urban and rural land uses must be properly adjusted to the natural resource base so that serious environmental problems can be avoided and resources preserved for the future. This chapter presents the results of an inventory and analysis of the natural resource base of the Town of LaFayette in support of the preparation of the Town master plan.

Included in this chapter is information regarding soil resources, surface water and water-related resources, woodlands, wildlife habitat areas, natural areas, and park and open space sites. Many of the natural resource features which are described individually in this chapter are concentrated in elongated areas of the landscape which have long been identified by the Regional Planning Commission and have become widely known as environmental corridors. The environmental corridors encompass those areas in which concentrations of ecological, recreational, aesthetic, and cultural resources occur, and which, therefore, should be conserved and protected in an essentially open, natural state. This chapter describes the environmental corridors in the Town of LaFayette and the vital functions such corridors perform.

SOIL PROPERTIES

Soil properties exert a strong influence on the use of land. Soils are an irreplaceable resource and mounting pressures upon land are constantly making this resource more valuable. A need exists in any land use planning program to examine how soils can best be used and managed. The soils information presented in this chapter is based on the Walworth County soil survey updated in 1999 by the Natural Resources Conservation Service. Such surveys provide definitive data on the physical, chemical, and biological properties of soils, enabling interpretation of their suitability for various urban and rural uses.

Soil Suitability for Agriculture

The Natural Resources Conservation Service classifies the agricultural capability of soils based on their general suitability for most kinds of farming. These groupings are based on the limitations of the soils, the risk of damage when used, and the way in which the soils respond to treatment. Table 10 sets forth a qualitative description of each soil capability class. Class I soils have few limitations, the widest range of use, and the least risk of damage when used. The soils in the other classes have progressively greater natural limitations. Under the Walworth County Zoning

Table 10

**AGRICULTURAL SOIL CAPABILITY CLASSES ESTABLISHED BY THE U.S.
DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE**

Class	Qualitative Description
I	Soils have few limitations that restrict their use
II	Soils have some limitations that reduce the choice of plants or require moderate conservation practices
III	Soils have moderate or severe limitations that reduce the choice of plants, require special conservation practices, or both
IV	Soils have very severe limitations that restrict the choice of plants, require careful management, or both
V	Soils are subject to little or no erosion but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, or wildlife food and cover
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife food and cover
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife
VIII	Soils and landforms have limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, water supply, or to aesthetic purposes

Source: U.S. Natural Resources Conservation Service.

Ordinance, the A-1 Prime Agricultural Land District was established to maintain, preserve, and enhance agricultural lands historically exhibiting high crop yields—particularly, areas where Class I, II, and III soils are concentrated. Areas of the Town covered by Class I, II, and III soils are shown on Map 2 and comprise 22 square miles, or about 65 percent of the Town. Areas covered by soil Classes IV through VIII, unclassified soils, and water areas, together comprise 12 square miles, or about 35 percent of the Town.

Soil Suitability for Private Onsite Waste Treatment Systems

Where allowed by County and State regulations, development can occur utilizing private on-site waste treatment systems. The suitability of soils in the Town for onsite systems can vary greatly from place to place, depending on the soil types and the type of onsite system used. For this reason, detailed site investigation based on the requirements of Chapter Comm 83 of the *Wisconsin Administrative Code* is essential for the determination of whether or not the soils on any specific tract of land are suitable for development to be served by onsite waste treatment systems.

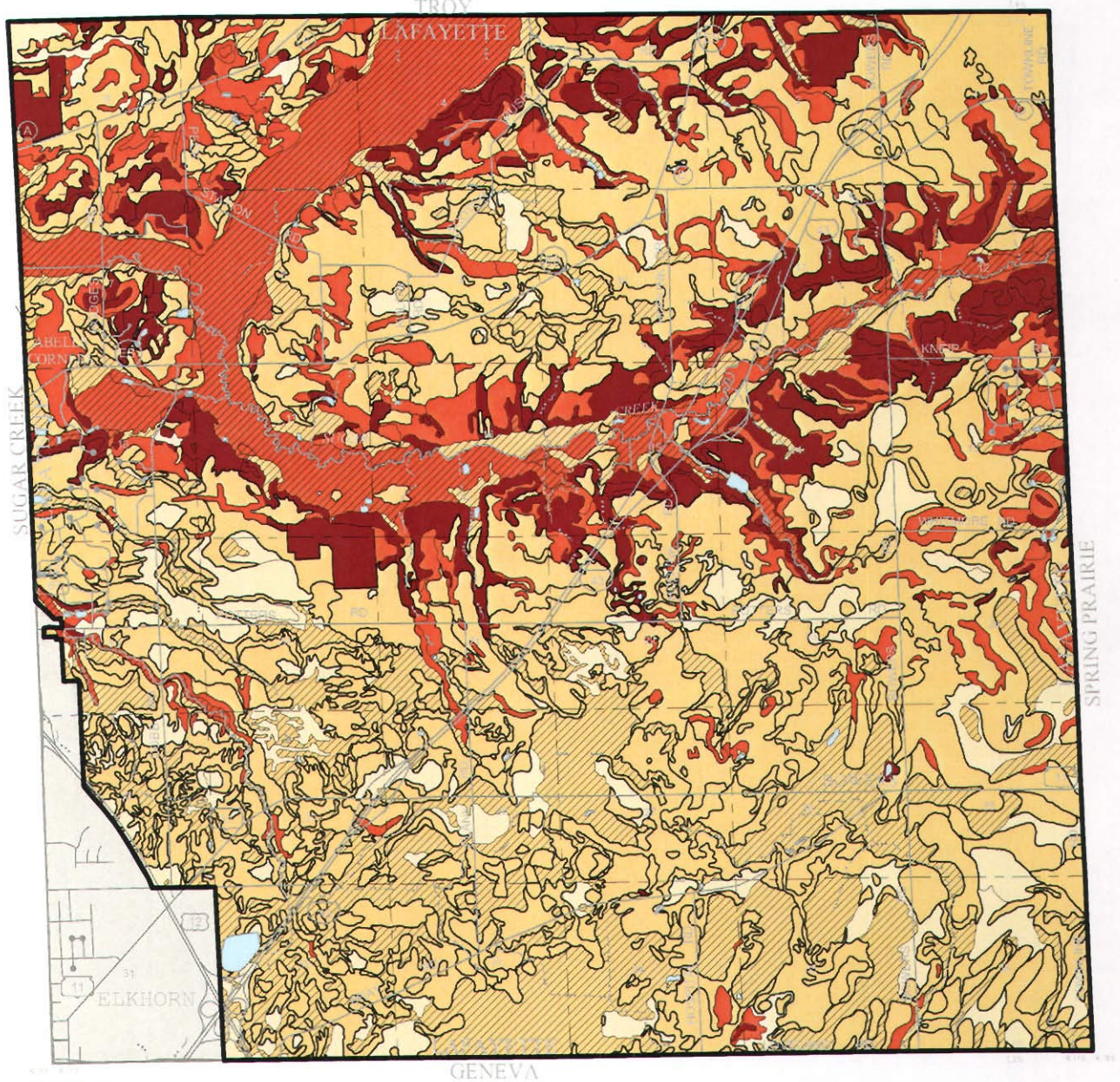
Steep Slopes

Slope is an especially important determinant of the practicable uses of land. Lands with steep slopes are generally poorly suited for urban development and for most agricultural purposes. The inappropriate development of steeply sloped areas can result in increased surface water runoff and erosion. Furthermore, steeply sloped areas often have an abundant diversity of plant and animal life compared to surrounding lands. Lands with steep slopes should generally be maintained in natural cover for erosion control, water quality protection, and wildlife habitat preservation purposes.

The soil survey includes information on land slopes. The survey indicates that areas of steep slopes—that is, areas having a slope of 12 percent or greater—encompass 3 square miles, or 8 percent of the Town. As shown on Map 3, steep slopes are generally located along Sugar Creek.

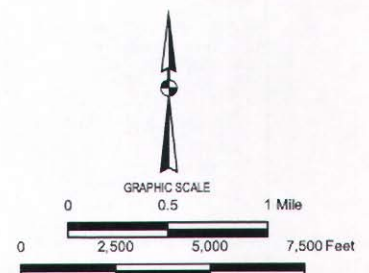
Map 2

AGRICULTURAL SOIL CAPABILITY IN THE TOWN OF LAFAYETTE



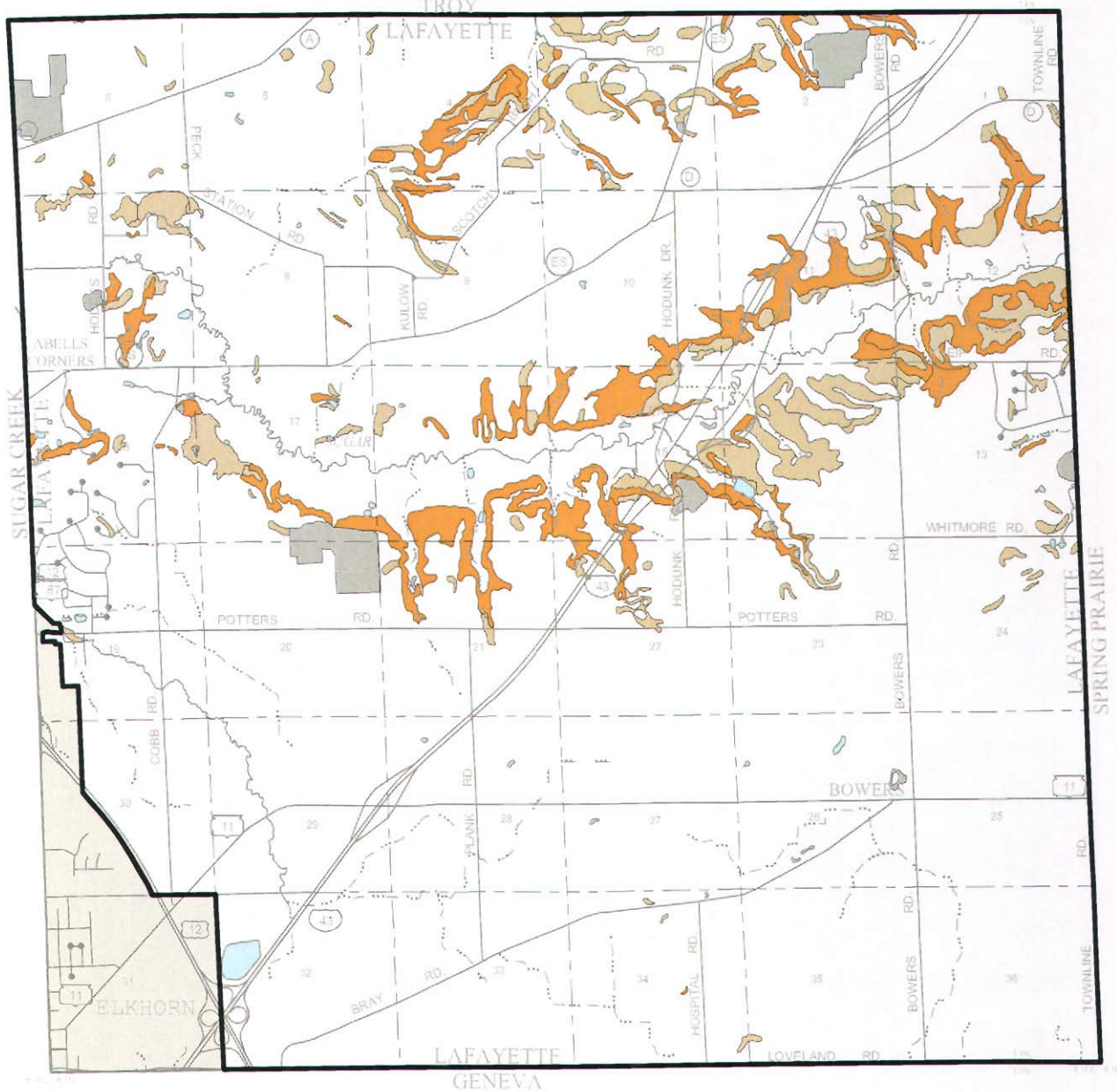
- CLASS I
- CLASS II
- CLASS II IF DRAINED; UNDRAINED SOILS ARE CLASS V OR VI
- CLASS II IF DRAINED; UNDRAINED SOILS ARE CLASS III
- CLASS III
- CLASS III IF DRAINED; UNDRAINED SOILS ARE CLASS V
- CLASS IV, V, VI, VII, AND VIII SOILS AND UNCLASSIFIED AREAS

Source: Natural Resources Conservation Service and SEWRPC.

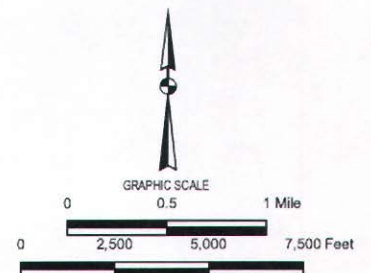


Map 3

STEEP SLOPES IN THE TOWN OF LAFAYETTE



- SLOPES RANGING FROM 0 TO 12 PERCENT
- SLOPES RANGING FROM 12 TO 20 PERCENT
- SLOPES 20 PERCENT OR GREATER
- AREAS FOR WHICH SLOPE DATA ARE NOT AVAILABLE FROM SOIL SURVEY



Source: Natural Resources Conservation Service and SEWRPC.

WATER RESOURCES

Watersheds and Subwatersheds

The Town of LaFayette is located within the Fox River and Rock River watersheds, which are part of the Mississippi River drainage system. As shown on Map 4, the Town includes portions of the Honey Creek, Sugar Creek, and Ore Creek subwatersheds of the Fox River watershed, and small portions of the Jackson Creek and Como Creek subwatersheds of the Rock River watershed. Each of these subwatersheds may be further divided into individual drainage subbasins, as depicted on Map 4.

Surface Water Resources

Surface water resources, consisting of lakes, rivers and streams, floodplains, and wetlands, form a particularly important element of the natural resource base. Surface water resources influence the physical development of the planning area, provide recreational opportunities, and enhance the aesthetic quality of the living environment. Lakes and streams are readily susceptible to degradation through improper land development and mismanagement. Water quality can be degraded by excessive pollutant loads, including nutrient loads; by malfunctioning and improperly located onsite waste treatment systems; by urban stormwater runoff, including runoff from construction sites; and by 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 remove valuable nutrient and sediment traps, while adding nutrient and sediment sources. Surface water resources in the Town are shown on Map 5 and are described in more detail below.

Lakes

The Town of LaFayette has a limited number of smaller, unnamed lakes and ponds as shown on Map 5. The largest water body encompasses about 24 acres and is located adjacent to the City of Elkhorn. All the other lakes and ponds in the Town are considerably smaller.

Streams

Streams are classified as either perennial or intermittent. Perennial streams are defined as watercourses which maintain, at a minimum, a 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. The perennial and intermittent streams in the Town of LaFayette are shown on Map 5. Perennial streams in the Town include Sugar Creek, which flows east through the center of the Town and joins Honey Creek in the Town of Spring, and streams tributary to Sugar Creek. A network of intermittent streams drains to the perennial streams, particularly during periods of snowmelt and rainfall.

Floodplains

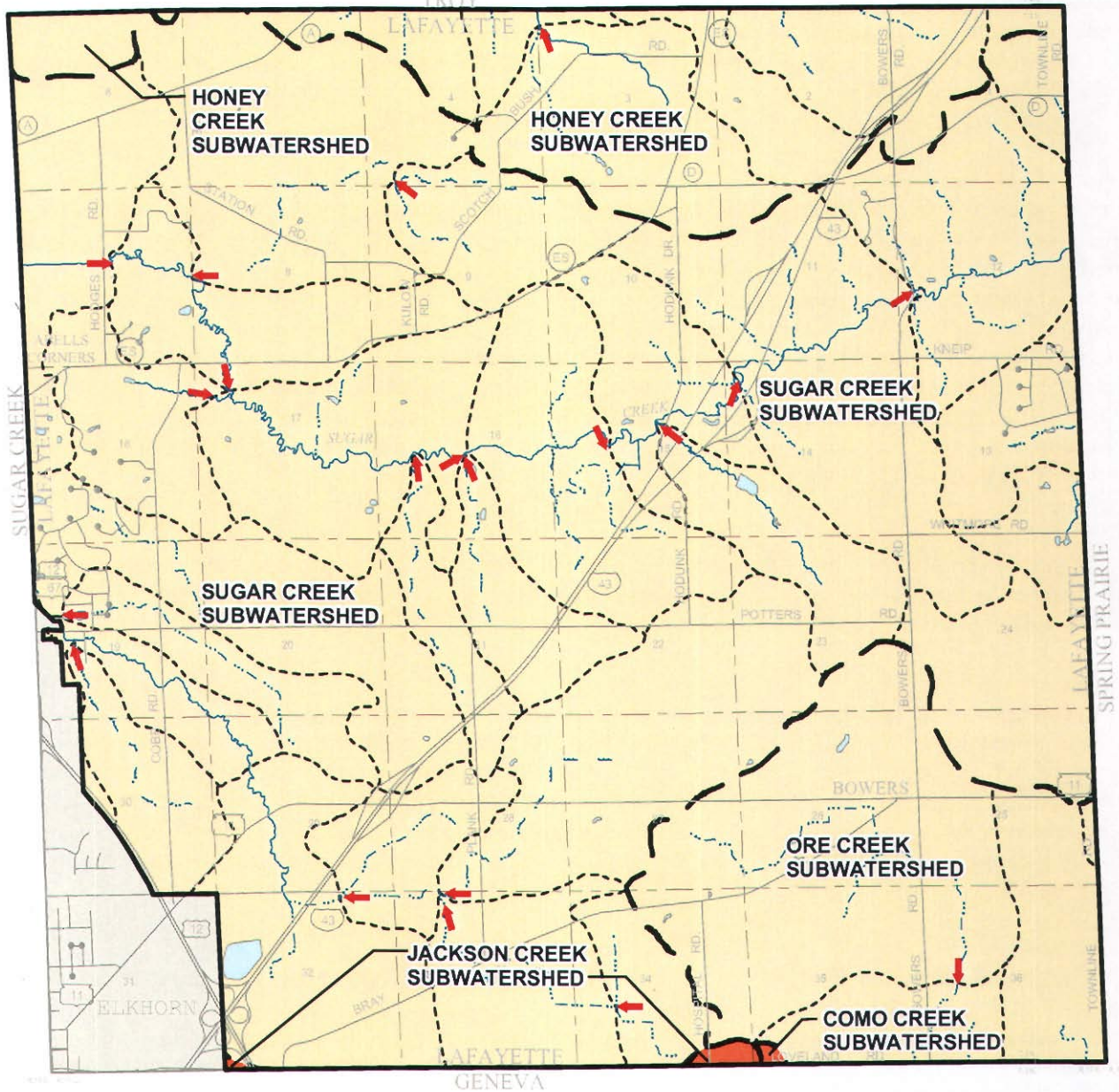
The floodplains of a river or stream are the wide, gently sloping areas usually lying on both sides of a river or stream channel. The flow of a river onto its floodplain is a normal phenomenon and, in absence of costly structural flood control works, can be expected to occur periodically. For planning and regulatory purposes, floodplains are normally defined as those areas subject to inundation by the 100-year recurrence interval flood event. This is the event that may be expected to be reached or exceeded in severity once in every 100 years; or, there is a 1 percent chance of this event being reached or exceeded in any given year. Floodplains are generally not well suited for urban development because of the flood hazard, the presence of high water tables, and soils poorly suited to urban uses.

Floodplain delineations within the Fox River watershed were prepared by the Regional Planning Commission as part of its Fox River watershed planning program, the findings and recommendations of which are set forth in SEWRPC Planning Report No. 12, *A Comprehensive Plan for the Fox River Watershed*, February 1970. These delineations have been refined and incorporated into the *Flood Insurance Study for Walworth County* published by the Federal Emergency Management Agency (FEMA).

Floodplains identified to date by the Regional Planning Commission and FEMA in the Town of LaFayette are shown on Map 5. These floodplains encompass an area of approximately 1 square mile, or about 4 percent of the total area of

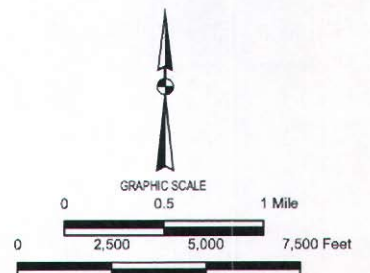
Map 4

WATERSHED FEATURES IN THE TOWN OF LAFAYETTE



- SUBWATERSHED BOUNDARY
- - - SUBBASIN BOUNDARY
- PERENNIAL STREAM OR WATERCOURSE
- - - - - INTERMITTENT STREAM OR WATERCOURSE
- ➔ DIRECTION OF SURFACE DRAINAGE FLOW AT DISCHARGE POINT

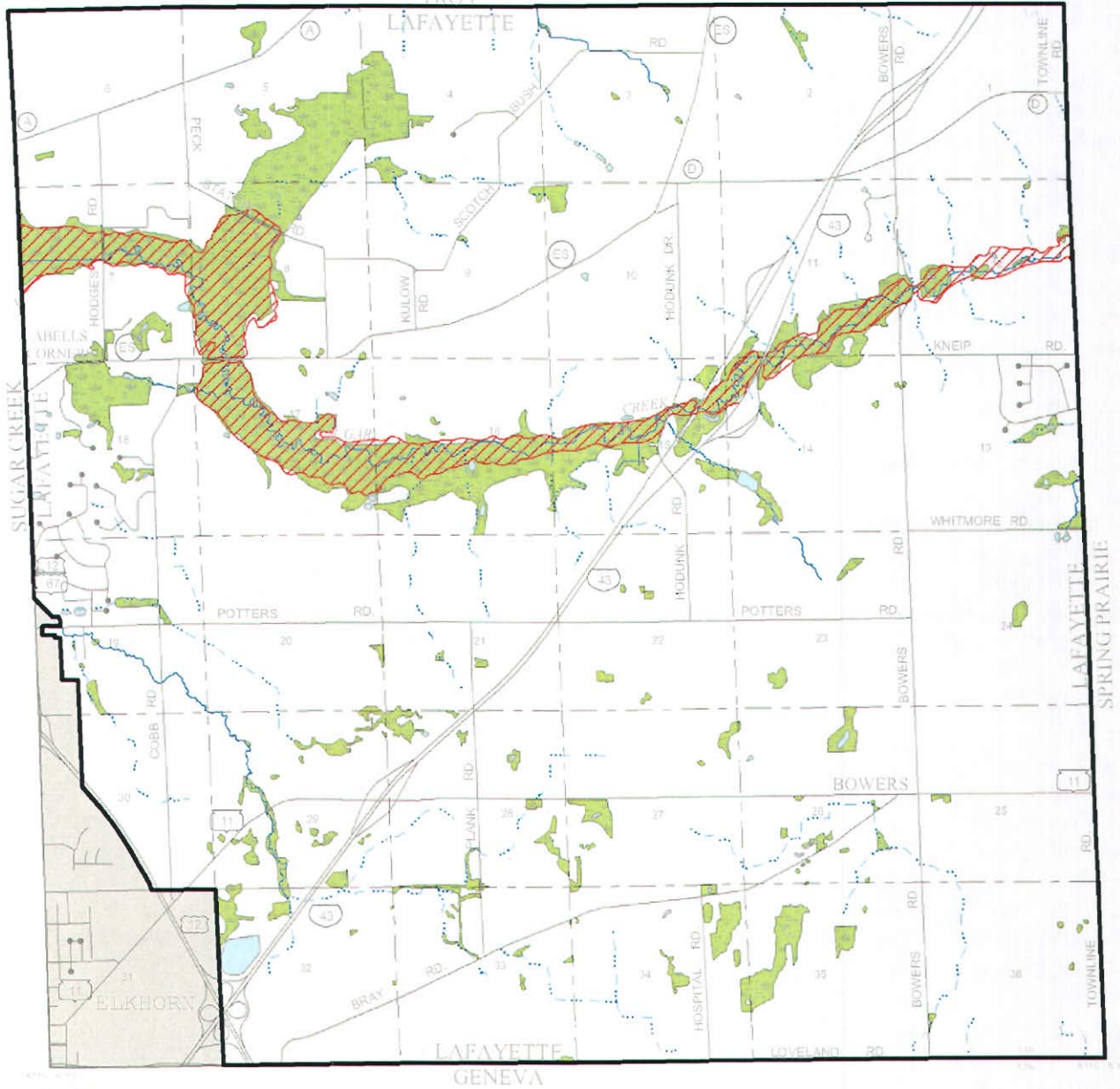
- FOX RIVER WATERSHED
- ROCK RIVER WATERSHED








Source: SEWRPC.

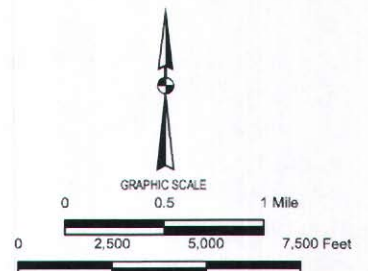
Map 5

WETLANDS, FLOODPLAINS, AND SURFACE WATER IN THE TOWN OF LAFAYETTE



-  100-YEAR RECURRENCE INTERVAL FLOODPLAIN
-  WETLANDS
-  SURFACE WATER
-  PERENNIAL STREAM OR WATERCOURSE
-  INTERMITTENT STREAM OR WATERCOURSE

Source: SEWRPC.



the Town. The floodplains are located primarily along Sugar Creek. Floodplains are regulated under State-mandated, Countywide floodplain and shoreland zoning. No floodplains have been identified by the Regional Planning Commission or FEMA for the portion of the Town within the Rock River watershed. The potential exists for identification of additional flood hazard areas in future studies.

Wetlands

Wetlands are defined as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally occur in depressions, near the bottom of slopes, along lakeshores and stream banks, and on large land areas that are poorly drained.

Wetlands perform an important set of natural functions. They support a wide variety of plant and animal life; stabilize lake levels and stream flows; entrap and store plant nutrients in runoff, thus reducing the rate of enrichment of surface waters and weed and algae growth; contribute to atmospheric oxygen and water supplies; reduce stormwater runoff by providing areas for floodwater impoundment and storage; protect shorelines from erosion; entrap soil particles suspended in runoff and reduce stream sedimentation; and provide groundwater recharge and discharge areas. Wetlands provide valuable opportunities for scientific, educational, and recreational pursuits.

Wetlands have severe limitations for residential, commercial, and industrial development, and most agricultural uses. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, along with the inherent high water table. 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 at, near, or above the land surface; such areas are also generally characterized by hydric soils, which support hydrophytic (water-tolerant) trees and shrubs. Map 5 shows the wetlands in the Town of LaFayette. These areas encompassed 3 square miles, or about 9 percent of the Town in 2000.

WOODLANDS

With sound management, woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, woodlands help maintain a diversity of plant and animal life. The destruction of woodlands, particularly on hillsides, can contribute to excessive stormwater runoff, siltation of lakes and streams, and loss of wildlife habitat. For the purposes of this report, woodlands are defined as upland areas of one acre or more in area, having 17 or more trees per acre, each deciduous tree measuring at least four inches in diameter 4.5 feet above the ground, and having canopy coverage of 50 percent or greater. Coniferous tree plantations and reforestation projects are also classified as woodlands. As shown on Map 6, woodlands encompassed 3 square miles, or about 9 percent of the Town, in 2000.

WILDLIFE HABITAT AREAS

Wildlife in the Town of LaFayette includes species such as rabbit, squirrel, woodchuck, mink, fox, raccoon, and white tail deer; marsh furbearers such as muskrat and beaver; and game birds and shorebirds, and waterfowl. The spectrum of wildlife species has undergone significant alterations since settlement of the area by Europeans. These alterations were the direct result of land use changes including the clearing of forest and draining of wetlands for agricultural purposes and urban development.

In 1985, the Regional Planning Commission and Wisconsin Department of Natural Resources cooperatively inventoried wildlife habitat in Southeastern Wisconsin. This inventory was updated by the Regional Planning Commission in 1990. Three classes of wildlife habitat were identified. Class I areas contain a good diversity of wildlife, are sufficient in size to meet all the habitat requirements for each species, and are generally located in proximity to other wildlife areas. Class II areas lack one of the three criteria necessary for Class I designation. Class III areas lack two of the three criteria necessary for Class I designation.

WOODLANDS IN THE TOWN OF LAFAYETTE: 2000



As shown on Map 7, wildlife habitat areas in the Town generally occur in association with existing surface water, wetland, and woodland resources. In 1990, wildlife habitat covered 9 square miles, or about 26 percent of the total area of the Town. This total consisted of 4 square miles of Class I habitat, 2 square miles of Class II habitat, and 3 square miles of Class III habitat.

NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES

A comprehensive inventory of natural and geological resources in the Southeastern Wisconsin Region was conducted by the Regional Planning Commission in 1994 as part of the regional natural areas and critical species habitat protection and management study. The inventory systematically identified all remaining high-quality natural areas, critical species habitat, and sites having geological significance within the Region. Inventory findings as they pertain to the Town of LaFayette are summarized below.

Natural Areas

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. Natural areas are classified into one of three categories: natural areas of statewide or greater significance (NA-1), natural areas of countywide or regional significance (NA-2), and natural areas of local significance (NA-3). Classification of an area into one of these three categories is based upon consideration of the diversity of plant and animal species and community type present; the structure and integrity of the native plant or animal community; the uniqueness of the natural features; the size of the site; and the educational value.

Five natural area sites of local significance lying wholly within the Town of LaFayette have been identified. These sites, which together encompass 380 acres, or about 2 percent of the total area of the Town, are shown on Map 8 and described in Table 11.

Critical Species Habitat Sites

Critical species habitat sites consist of areas located outside natural areas, which are important for their ability to support rare, threatened, or endangered plant or animal species. Such areas constitute "critical" habitat considered to be important to the survival of a particular species or group of species of special concern.

Four sites supporting rare or threatened plant species have been identified in the Town of LaFayette. These sites encompass an area of about 383 acres, or about 2 percent of the total area of the Town, and are also shown on Map 8 and described in Table 11.

RESOURCE RELATED ELEMENTS

Park and open space sites and historic sites, while not strictly defined as part of the natural resource base, are closely linked to the underlying natural resource base. Park and open space sites and historic sites may be enhanced by the presence of natural resource features; conversely, the commitment of land to park and open space use contributes to the preservation of existing resource features.

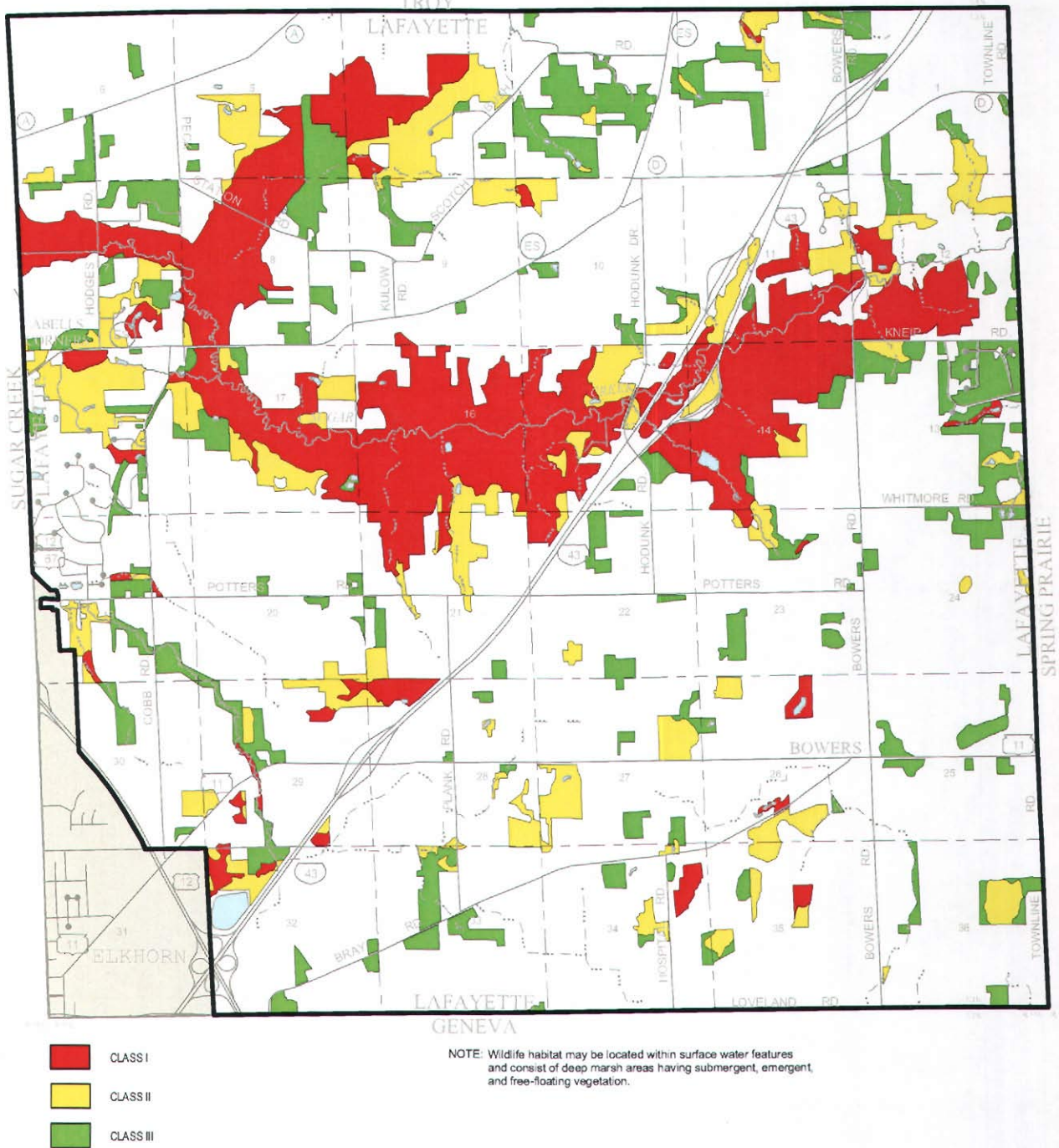
Existing Outdoor Recreation and Open Space Sites

Existing outdoor recreation and open space sites in the Town of LaFayette are shown on Map 9 and described in Table 12. Public sites in the Town of LaFayette include three Wisconsin Department of Natural Resources wildlife areas, two Wisconsin Department of Transportation waysides along IH 43, and Walworth County's Price Conservancy, which provides informal picnicking, hiking trails, and open space. Public recreation and open space sites encompassed about 295 acres in the Town in 2000.

There are two private sites in the Town of LaFayette, the largest, Alpine Valley Resort, encompasses approximately 450 acres in the northeastern portion of the Town, and provides a ski hill, a 27-hole regulation golf course, hotel, and

Map 7

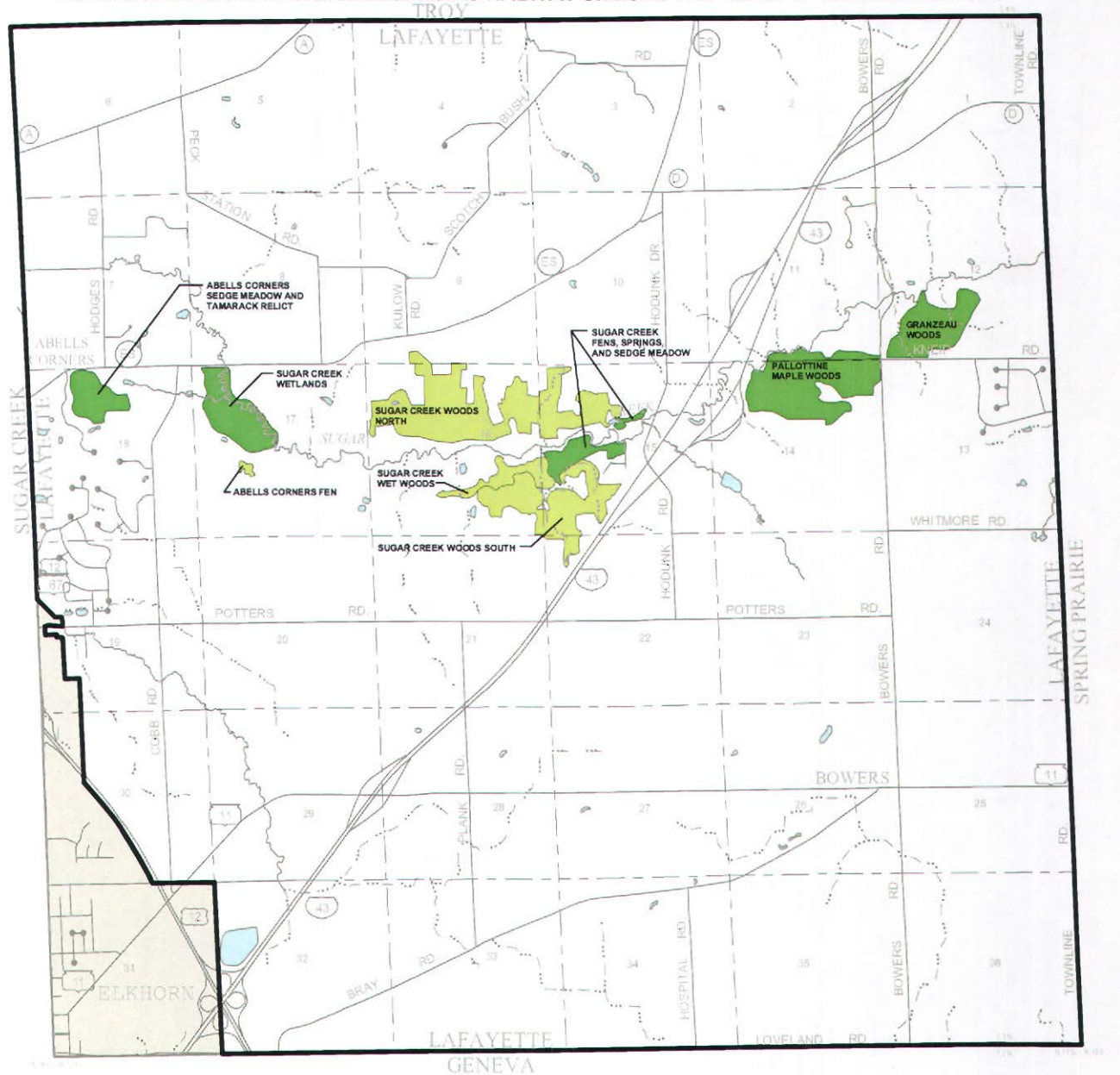
WILDLIFE HABITAT AREAS IN THE TOWN OF LAFAYETTE: 1990



Source: Wisconsin Department of Natural Resources and SEWRPC.

Map 8

NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES IN THE TOWN OF LAFAYETTE: 1994



- NATURAL AREAS OF LOCAL SIGNIFICANCE (NA-3)
- CRITICAL SPECIES HABITAT SITES

Source: SEWRPC.

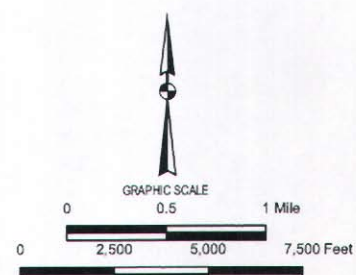


Table 11

NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES IN THE TOWN OF LAFAYETTE: 1994

Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
Granzeau Woods	NA-3	T3N, R17E Section 12	Private and The Nature Conservancy	78	Good-quality dry-mesic hardwoods embedded in a matrix of more disturbed woods. Dominated by red and white oaks and sugar maple. Currently threatened by logging activity
Pallottine Maple Woods	NA-3	T3N, R17E Sections 11, 14	Pallottine Fathers and Private	153	Moderate-quality mesic and dry-mesic hardwoods with good species diversity. Disturbances include a trail network and past selective cutting
Sugar Creek Fens, Springs, and Sedge Meadow	NA-3 (RSH)	T3N, R17E Section 15	Walworth County and Private	36	Wetland complex along Sugar Creek that has suffered from past and current disturbances. Regionally uncommon species include Ohio goldenrod (<i>Solidago ohioensis</i>), and small fringed gentian (<i>Gentiana procera</i>), both State-designated special concern or watch species
Sugar Creek Wetlands	NA-3	T3N, R17E Section 17	Private	74	Shallow cattail marsh and shrub-carr along Sugar Creek. Area has been disturbed by past ditching attempts
Abells Corners Sedge Meadow and Tamarack Relict	NA-3 (RSH)	T3N, R17E Section 18	Private	42	Moderate-quality tamarack relict and sedge meadow, disturbed by groundwater-level changes
Sugar Creek Woods-North	CSH-P	T3N, R17E Sections 9, 15, 16	Walworth County and Private	190	Contains late coral-root, (<i>Corallorhiza odontorhiza</i>), a State-designated special concern or watch species
Sugar Creek Wet Woods	CSH-P	T3N, R17E Sections 15, 16	Private	34	Contains yellow giant hyssop, (<i>Agastache nepetoides</i>), a State-designated threatened species
Sugar Creek Woods-South	CSH-P	T3N, R17E Sections 15, 16, 22	Private	122	Contains late coral-root, (<i>Corallorhiza odontorhiza</i>), a State-designated special concern or watch species
Abells Corners Fen	CSH-P	T3N, R17E Section 17	Private	2	Contains small fringed gentian, (<i>Gentiana procera</i>), a State-designated special concern or watch species

^a NA-3 identifies Natural Area sites of local significance.

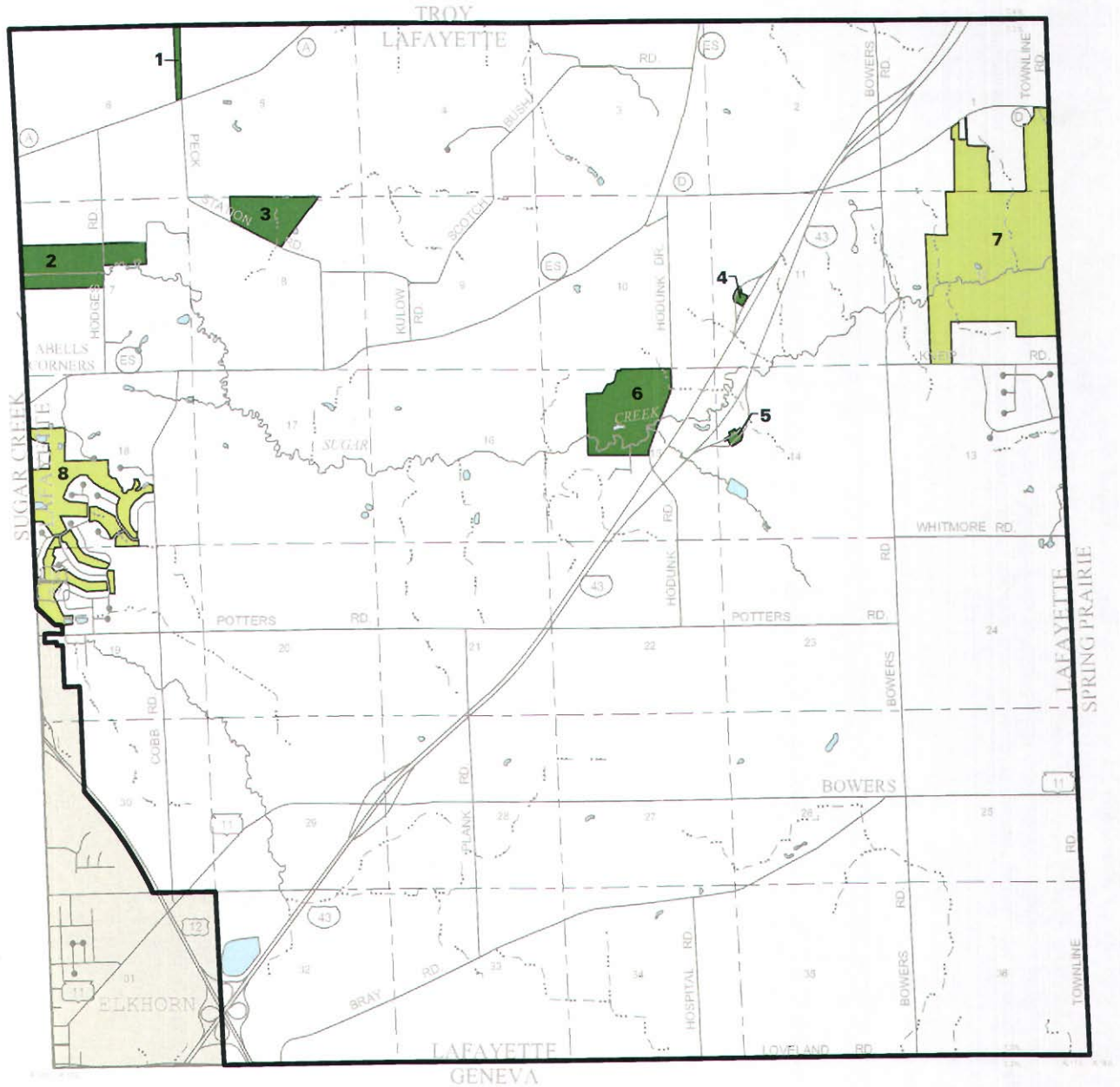
RSH, or Rare Species Habitat, identifies those sites which support rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources.

CSH-P identifies critical plant species habitat.

Source: Wisconsin Department of Natural Resources and SEWRPC.

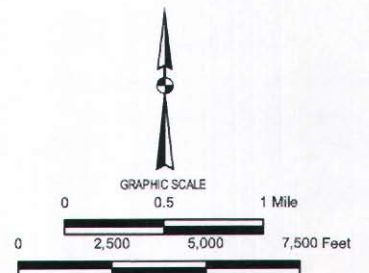
Map 9

OUTDOOR RECREATION AND OPEN SPACE SITES IN THE TOWN OF LAFAYETTE: 2000



- PUBLICLY-OWNED OUTDOOR RECREATION AND OPEN SPACE SITES
- PRIVATELY-OWNED OUTDOOR RECREATION AND OPEN SPACE SITES

6 SITE NUMBER (SEE TABLE 12)



Source: SEWRPC.

Table 12

OUTDOOR RECREATION AND OPEN SPACE SITES IN THE TOWN OF LAFAYETTE: 2000

Number on Map 9	Site Name	Ownership	Size (acres)	Location	Facilities
1	Extensive Wildlife Habitat Area	Wisconsin Department of Natural Resources	9 ^a	T3N, R17E Section 6	Wildlife preserve
2	Scattered Wildlife Area	Wisconsin Department of Natural Resources	95	T3N, R17E Section 7	Wildlife preserve
3	Scattered Wildlife Area	Wisconsin Department of Natural Resources	60	T3N, R17E Section 8	Wildlife preserve
4	IH 43 Wayside	Wisconsin Department of Transportation	3	T3N, R17E Section 11	Informal picnic areas
5	IH 43 Wayside	Wisconsin Department of Transportation	4	T3N, R17E Section 14	Informal picnic areas
6	The Price Conservancy	Walworth County	124	T3N, R17E Section 15	Informal picnic area, hiking trails, open space
7	Alpine Valley Resort	Private, Commercial	450 ^a	T3N, R17E Sections 1, 12	Ski hill, golf course, music theater, hotel ^b
8	Evergreen Country Club	Private, Commercial	176	T3N, R17E Sections 18, 19	27 hole golf course

^aIncludes only that portion of the site in the Town of LaFayette.

^bAdditional facilities, including portions of the ski hill and golf course, are located in the adjacent Town of Spring Prairie.

Source: SEWRPC.

outdoor music theater. The other private site; Evergreen Country Club, provides a 27-hole regulation golf course. Private recreation and open space sites encompassed about 625 acres in the Town in 2000.

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been the identification and delineation of those areas in the Region in which concentrations of the best remaining elements of the natural resource base occur. It was recognized that the preservation of such areas is essential both to the maintenance of the overall environmental quality of the Region and to the continued provision of the amenities required to maintain a high quality of life for residents.

Under the regional planning program, seven elements of the natural resource base are considered essential to the maintenance of both the ecological balance as well as the overall quality of life in the Region: 1) lakes, rivers, and streams and associated shorelands and floodplains; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, and organic soils; and 7) rugged terrain and high relief topography. In addition, there are certain

other features which, although not a part of the natural resource base per se, are closely related to, or centered on, that base and are a determining factor in identifying and delineating areas with recreational, aesthetic, ecological, and cultural value. These features include: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and 5) natural area sites.

The delineation of these 12 natural resource and natural resource-related elements on maps results in a concentration of such elements in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by the Regional Planning Commission. "Primary" and "secondary" environmental corridors have been identified. Primary environmental corridors include a wide variety of the most important natural resource and resource-related elements and are, by definition, at least 400 acres in size, two miles long, and 200 feet wide. Secondary environmental corridors serve to link primary environmental corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. Where secondary environmental corridors serve to link primary environmental corridors, no minimum area or length criteria apply; secondary environmental corridors that do not connect primary environmental corridors are at least 100 acres in size and one mile long. Isolated concentrations of natural resource features, encompassing at least five acres but not large enough to meet the size or length criteria for primary or secondary environmental corridors, are referred to as isolated natural resource areas. Environmental corridors and isolated natural resource areas within the Town of LaFayette are shown on Map 10.

The preservation of environmental corridors and isolated natural resource areas in essentially natural, open uses can assist in flood-flow attenuation, water pollution abatement, noise pollution abatement, air quality maintenance, and reduction of glare. Corridor preservation is important to the movement of wildlife, especially in times of stress, and for the movement and dispersal of seeds for a variety of plant species. In addition, because of the many interacting relationships between living organisms and their environment, the destruction and deterioration of any one element of the natural resource base may lead to a chain reaction of deterioration and destruction. For example, 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 single environmental change may not in 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, as well as a decline in the unique beauty of the area. Thus, the need to maintain the integrity of the remaining environmental corridors and isolated natural resource areas becomes apparent.

Primary Environmental Corridors

Primary environmental corridors within the Town of LaFayette consist, for the most part, of lowland and upland resources along Sugar Creek and its tributaries. In total, the primary environmental corridor encompassed 5 square miles, or about 15 percent of the Town, in 2000.

Secondary Environmental Corridors

Secondary environmental corridors occur along tributaries to Sugar Creek in the southwestern portion of the Town and along tributaries to Ore Creek in the southeastern portion of the Town. Together, these secondary environmental corridors encompassed 1 square mile, or about 3 percent of the Town, in 2000.

Isolated Natural Resource Areas

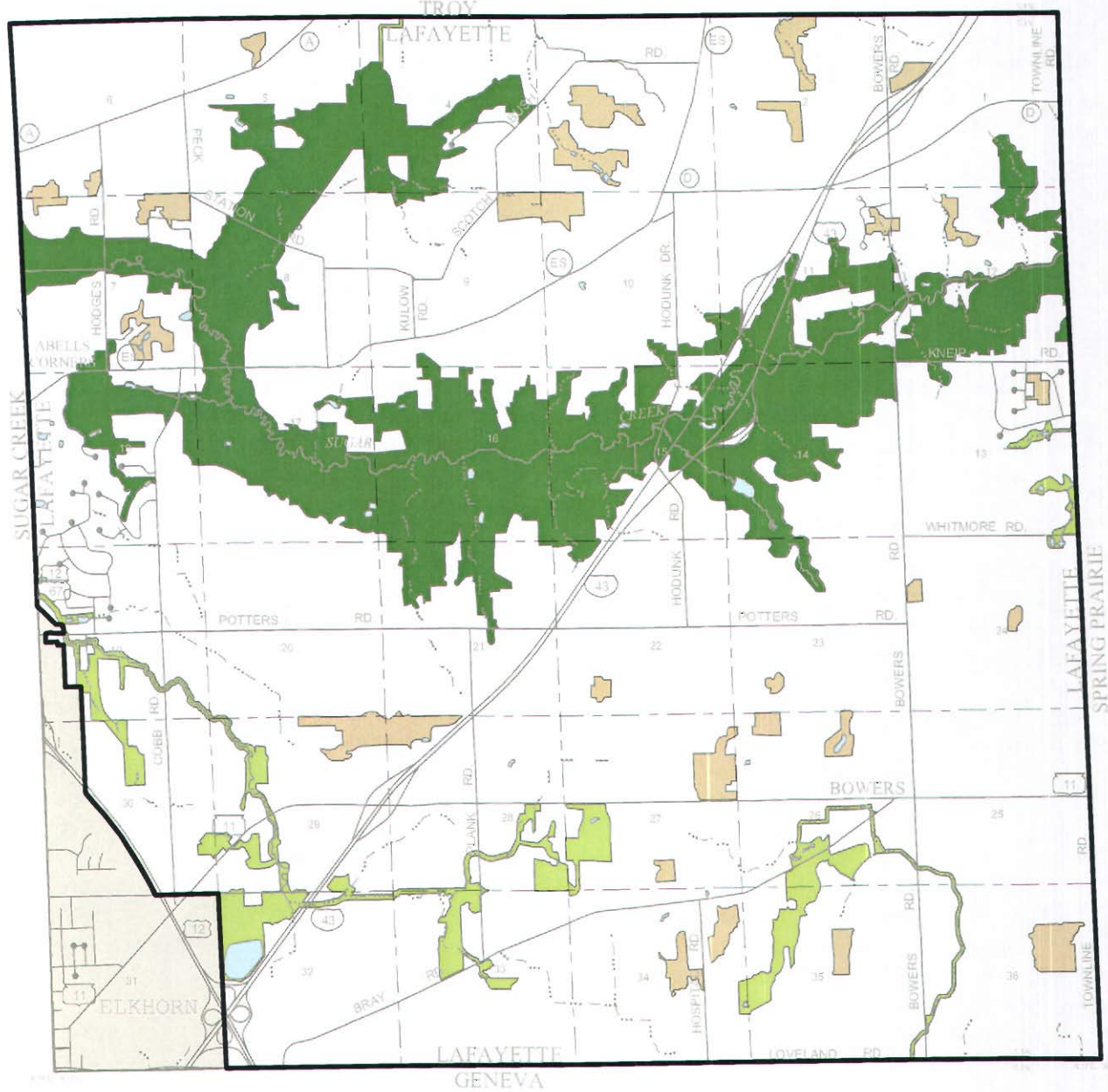
Isolated natural resource areas are scattered throughout the Town of LaFayette. Together, the isolated natural resource areas encompassed about 1 square mile, or about 3 percent of the Town, in 2000.

SUMMARY

This chapter presents the results of an inventory and analysis of the natural resource base of the Town of LaFayette undertaken in support of the preparation of a master plan for the Town. A summary of the major findings of that inventory and analysis are described below:

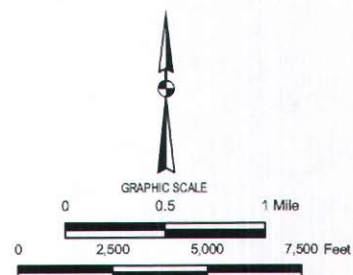
Map 10

**ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL
RESOURCE AREAS IN THE TOWN OF LAFAYETTE: 2000**



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

Source: SEWRPC.



- The Town of LaFayette has a rich agricultural base. Approximately 22 square miles, or 65 percent of the Town is covered by Class I, II, and III soils as classified by the U.S. Natural Resources Conservation Service. Class I, II, and III soils are best suited for agricultural production.
- Soil suitability for utilizing on-site waste treatment systems should be determined by detailed site investigations. In addition, lands with steep slopes, defined as slopes of 12 percent or greater, are generally poorly suited for urban development and for most agricultural purposes. Areas of steep slopes comprise 3 square miles, or about 8 percent, of the total area of the Town.
- The Town of LaFayette is located within the Fox River and Rock River watersheds. The Town encompasses a limited number of smaller, unnamed lakes and ponds. Perennial streams in the Town include Sugar Creek and its tributaries. Areas lying within the 100-year recurrence interval flood hazard areas associated with these streams encompass 1 square mile, or about 4 percent of the Town.
- The Town of LaFayette encompasses many other significant natural resource features. In 2000, wetland areas encompassed 3 square miles, or about 9 percent of the Town, while woodlands encompassed 3 square miles, or about 9 percent of the Town. The Town contains 9 square miles of Class I, II, and III wildlife habitat, together covering about 26 percent of the Town. The Town contains five natural areas, totaling 380 acres, or about 2 percent of the Town, which reflect pre-European settlement conditions. In addition, the Town contains four areas, totaling 383 acres, or about 2 percent of the Town, identified as critical species habitat area, which support rare or threatened plant species.
- There are eight public and private outdoor recreation and open space sites in the Town of LaFayette, encompassing 750 acres, or about 3 percent of the Town. Public outdoor recreation and open spaces sites include three Department of Natural Resources wildlife areas, two Department of Transportation waysides, and the Price Conservancy owned by Walworth County.
- Wetlands, woodlands, wildlife habitat areas, and other elements of the natural resource base of the Town described individually in this chapter are concentrated in linear areas in the landscape, referred to by the Regional Planning Commission as environmental corridors. The preservation of these corridors is essential to the overall quality of the environment of the Town, the maintenance of its natural beauty and cultural heritage, and the provision of opportunities for a range of recreational and educational pursuits. The most important of these corridors, primary environmental corridors, include a wide variety of important natural resources and resource-related elements and are, by definition, at least 400 acres in size, two miles long, and 200 feet wide. Primary environmental corridors in the Town of LaFayette consist, for the most part, of lowland and upland resources along Sugar Creek. The identified primary environmental corridors encompassed 5 square miles, or about 15 percent of the Town, in 2000.

Secondary environmental corridors often contain remnant resources from former primary environmental corridors which have been developed for intensive agricultural or urban land uses. Secondary environmental corridors are at least 100 acres in size and one mile in length, unless they serve to connect primary environmental corridors, in which case no minimum length or size criteria apply. Secondary environmental corridors in the Town encompassed a total of 1 square mile, or about 3 percent of the Town, in 2000. Other small concentrations of the natural resource base, which are at least five acres in size, are known as isolated natural resource areas, and encompassed 1 square mile, or 3 percent of the Town, in 2000.

Chapter IV

THE BUILT ENVIRONMENT

INTRODUCTION

Whereas the previous chapter of this report presented a description of the natural resource base of the Town of LaFayette, this chapter provides a description of the built environment of the Town. Specifically, this chapter presents information regarding existing land uses, arterial highway facilities, community facilities, and public utilities in the Town of LaFayette. Such information is essential to any sound master planning effort. The pattern of urban growth in the Town for selected years between 1950 and 2000 is shown on Map 11.

EXISTING LAND USES

The Regional Planning Commission periodically conducts a detailed inventory of existing land uses in the Southeastern Wisconsin Region, providing definitive information on the type, amount, and spatial location of the major categories of land use within the Region. The first such inventory was conducted in 1963; the most recent in 2000. The existing land use pattern in the Town of LaFayette, based upon the 2000 land use inventory, is shown on Map 12 and is quantitatively summarized in Table 13.

Urban Land Uses

Urban land uses consist of the buildings, parking, and sites associated with residential; commercial; industrial; transportation, communication, and utilities; governmental and institutional; and intensive recreational land uses. Map 12 shows the existing urban development in the Town. Main concentrations of urban development exist in the unincorporated communities of Abells Corners, at the intersection of STH 67 and CTH ES, and Bowers, at the intersection of STH 11 and Bowers Road. Additional areas of urban development are located in the vicinity of Alpine Valley in the northeast corner of the Town and near the intersection of STH 67 and Potters Road. In 2000, urban land uses in the Town comprised 2,293 acres, or about 4 square miles, encompassing about 10 percent of the total area of the Town.

Residential

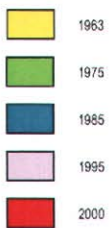
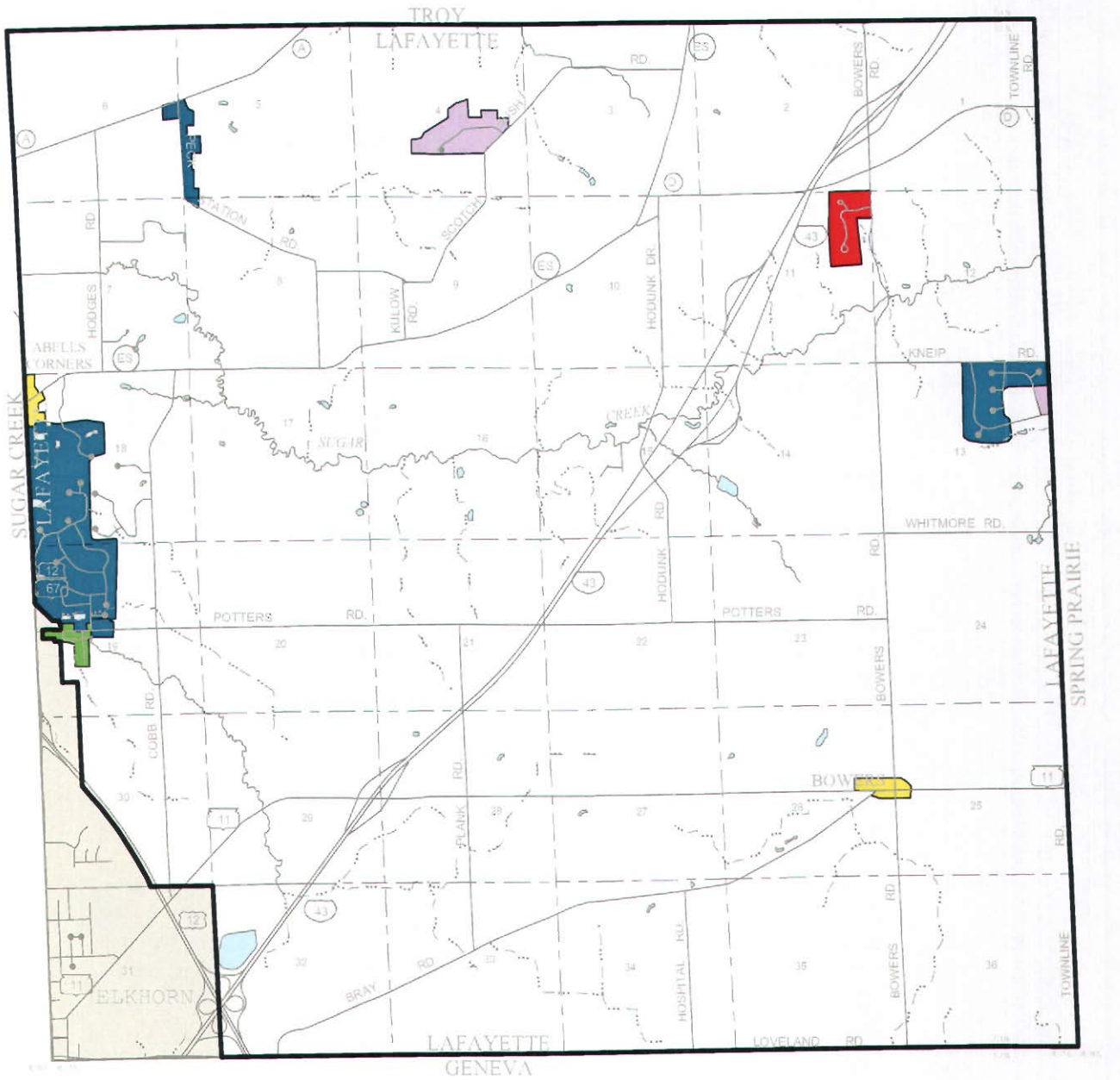
Residential lands comprised the second largest urban land use category, encompassing 737 acres, or about 32 percent of all urban land and about 3 percent of the total area of the Town. Residential development in the Town has occurred in both concentrated urban enclaves, and as scattered subdivisions and individual homesites.

Commercial and Industrial

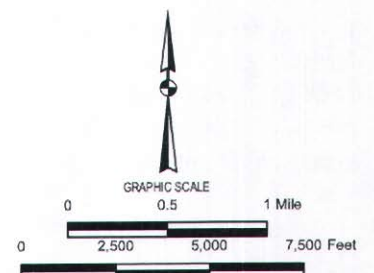
In 2000, commercial and industrial lands together comprised 91 acres, or about 4 percent of all urban land and less than 1 percent of the total area of the Town. Commercial development in the Town includes restaurants and service establishments at Abells Corners and scattered businesses, including the Alpine Valley Resort complex. Larger scale commercial and industrial development is located in the nearby City of Elkhorn and Village of East Troy.

Map 11

HISTORICAL URBAN GROWTH IN THE TOWN OF LAFAYETTE: 1950-2000

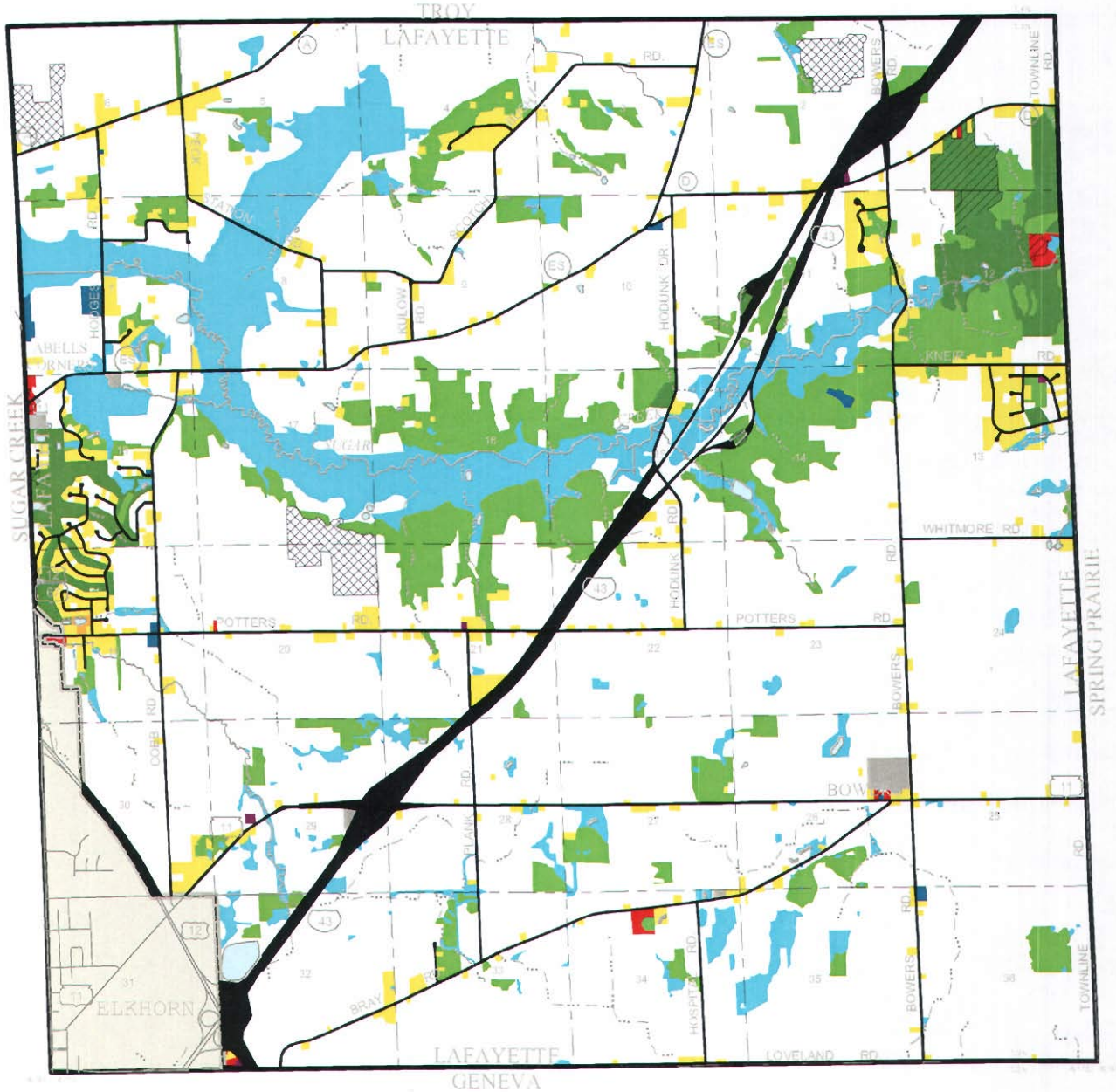


Source: SEWRPC.



Map 12

EXISTING LAND USE IN THE TOWN OF LAFAYETTE: 2000



- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- STREETS AND HIGHWAYS
- TRANSPORTATION, COMMUNICATION, AND UTILITIES

- RECREATIONAL
- AGRICULTURAL AND OTHER OPEN LANDS
- WETLANDS
- WOODLANDS
- SURFACE WATER
- EXTRACTIVE
- PARKING

Source: SEWRPC.

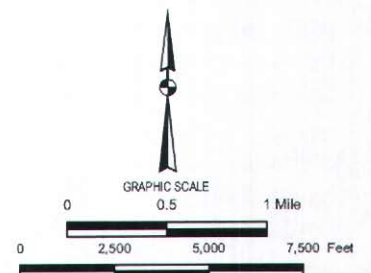


Table 13

EXISTING LAND USE IN THE TOWN OF LAFAYETTE: 2000

Land Use Category ^a	Acres	Percent of Urban or Rural	Percent Of Total
Urban			
Residential ^b	737	32.1	3.3
Commercial	44	2.0	0.2
Industrial.....	47	2.0	0.2
Transportation, Communication, and Utilities			
Streets and Highways.....	943	41.1	4.3
Other Transportation, Communication, and Utilities	6	0.3	- ^c
Subtotal	949	41.4	4.3
Governmental and Institutional.....	32	1.4	0.1
Recreational ^d	484	21.1	2.2
Urban Subtotal	2,293	100.0	10.3
Rural			
Natural Resource Areas			
Woodlands.....	2,004	10.1	9.1
Wetlands.....	1,918	9.7	8.7
Surface Water.....	62	0.3	0.3
Subtotal	3,984	20.1	18.1
Extractive	224	1.1	1.0
Agricultural and Other Open Lands	15,560	78.8	70.6
Rural Subtotal	19,768	100.0	89.7
Total	22,061	- -	100.0

^a Parking included in associated use.

^b Includes one parcel developed for multi-family residential use, encompassing five acres.

^c Less than 0.1 percent.

^d Includes only that land which is intensively used for recreational purposes.

Source: SEWRPC.

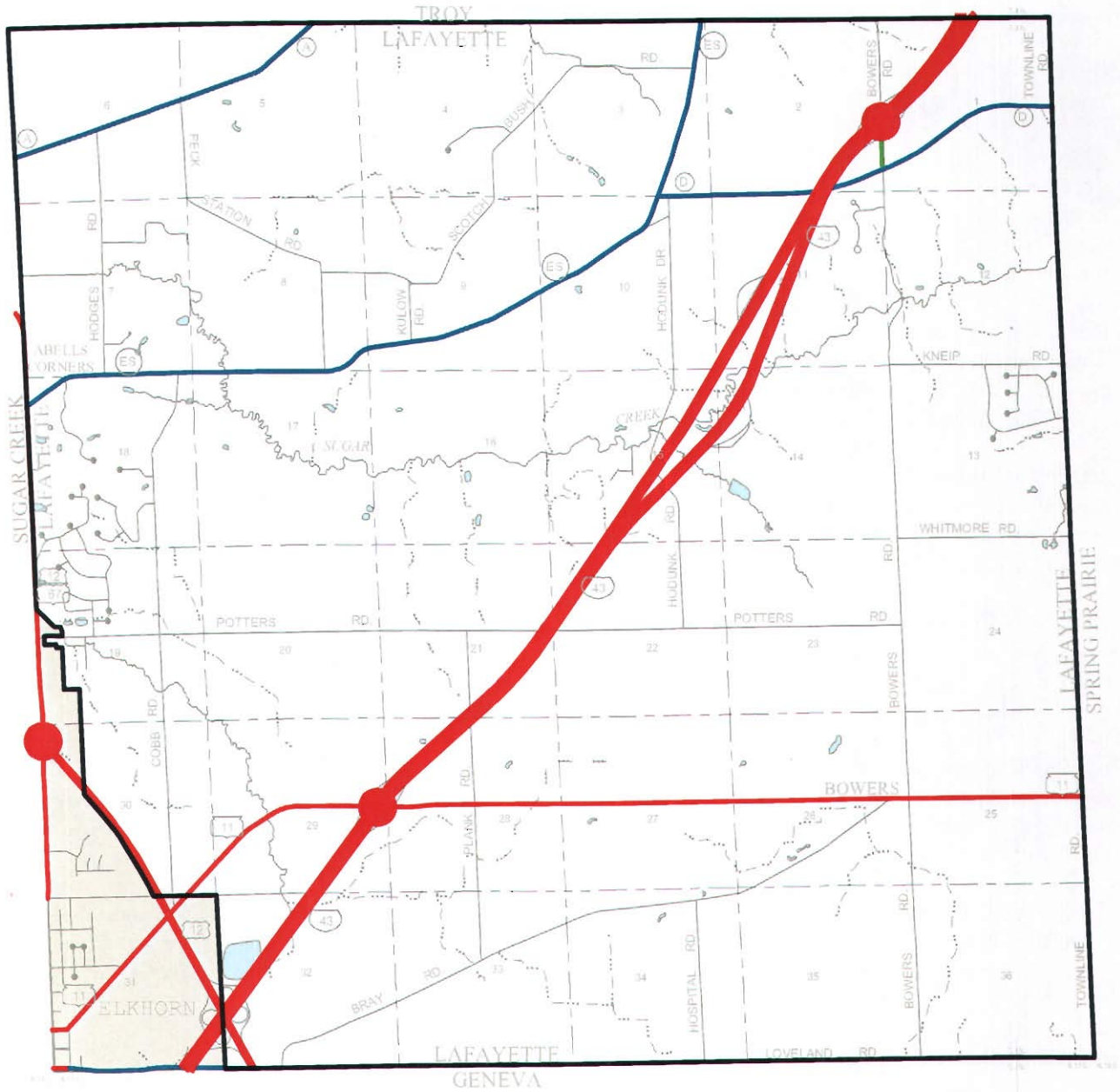
Transportation, Communication, and Utilities

Transportation, communication, and utility land uses, which include streets and highways and other transportation uses, communication facilities, and utility facilities, comprised the largest urban land use category, encompassing approximately 949 acres, or about 41 percent of all urban land and 4 percent of the total area of the Town in 2000. Streets and highways encompassed 943 acres of this total, while the remaining six acres were occupied by four communication towers and an electric power substation.

Arterial streets and highways occupied about 590 acres in the Town in 2000. Map 13 shows the arterial streets and highways serving the Town, which include IH 43, USH 12, STH 11, STH 67, CTH A, CTH D, CTH ES, and Bowers Road from IH 43 to CTH D. These arterial facilities are integral parts of the regional street and highway system

Map 13

EXISTING ARTERIAL STREETS AND HIGHWAYS IN THE TOWN OF LAFAYETTE AND ENVIRONS: 2004



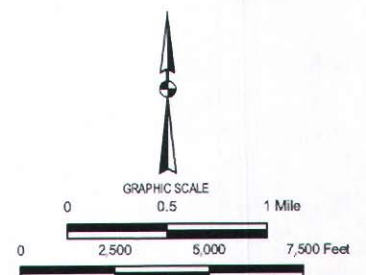
FREEWAY

- STATE TRUNK HIGHWAY
- FREEWAY - NONFREEWAY INTERCHANGE

STANDARD ARTERIAL

- STATE TRUNK HIGHWAY
- COUNTY TRUNK HIGHWAY
- LOCAL TRUNK HIGHWAY

Source: SEWRPC.



intended to facilitate the movement of traffic within and through the Town. There are approximately 68 miles of streets and highways within the Town; approximately 43 miles of local streets, nine miles of county trunk highways, seven miles of state trunk highways, and nine miles of freeway and interstate highways.

Governmental and Institutional

Governmental and institutional land accommodating churches, cemeteries, the Town Hall, a shooting range for the Walworth County Sheriffs Department, and the Pallotine Retreat Center encompassed about 32 acres in the Town in 2000.

Recreational

In 2000, intensively used recreational lands encompassed 484 acres, or about 21 percent of all urban land and 2 percent of the total area of the Town. Sites included the price conservancy, Evergreen Country Club, Alpine Valley Resort and outdoor music theater, and two waysides along IH 43.

Rural Land Uses

Rural land uses in the Town consist primarily of woodlands, wetlands, quarry operations, and agricultural and other open lands. In 2000, rural land uses comprised 19,768 acres, or about 31 square miles, encompassing about 90 percent of the total area of the Town.

Natural Resource Areas

Natural resource areas include woodlands, wetlands, and surface waters. In 2000, such areas encompassed about 3,984 acres, or about 6 square miles, encompassing about 18 percent of the total area of the Town. Woodlands and wetlands encompassed 2,004 and 1,918 acres respectively, while surface water encompassed only 62 acres.

Extractive Uses

There were several active quarrying operations in the Town, in 2000. The largest are located along Bowers Road north of IH 43, along CTH A in the northwest corner of the Town, and along Potters Road between IH 43 and Cobb Road. Together these operations, along with the remaining smaller operations, encompassed 224 acres, in 2000.

Agricultural and Other Open Lands

Agricultural lands include all croplands, pasture lands, nurseries, and nonresidential farm buildings. Farm residences, including associated yards and out-buildings, were classified as single-family residential land uses. In 2000, agricultural lands occupied about 24 square miles, or about 71 percent of the total area of the Town.

Other 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 lands in this category include undeveloped portions of park sites, excess transportation rights-of-way, subdivision outlots, and undeveloped portions of commercial and industrial lots. Other open lands accounted for about 662 acres, or about 3 percent of the Town, in 2000.

COMMUNITY FACILITIES AND SERVICES

Town Hall

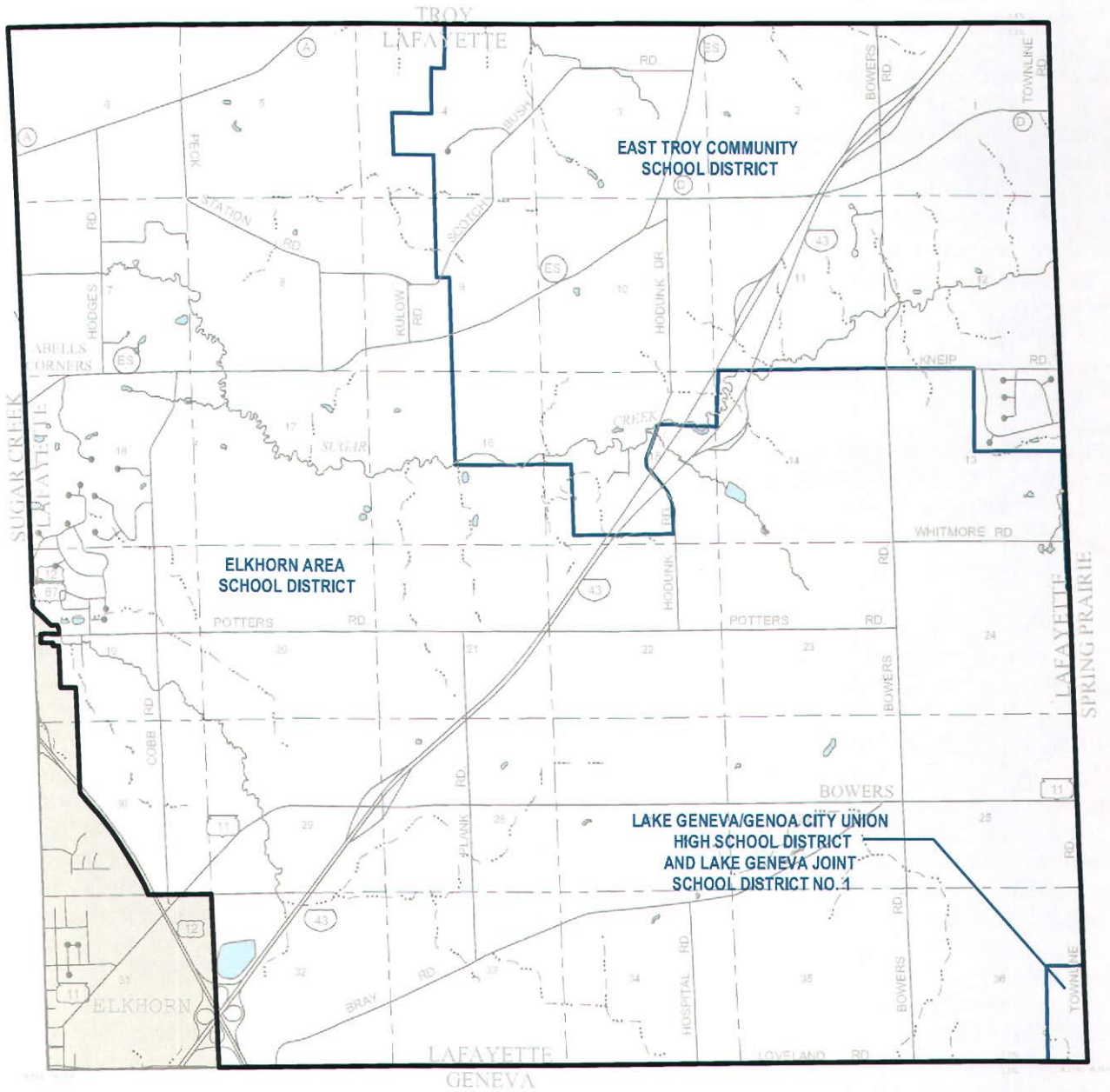
The Town Hall is located at the intersection of Potters Road and Cobb Road. The building was originally a one-room schoolhouse.

Schools

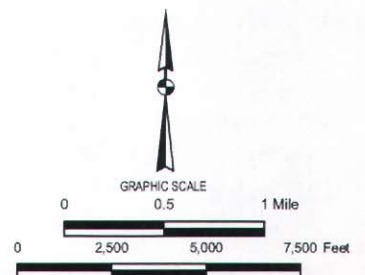
The Town of LaFayette is served by four public school districts: the East Troy Community School District, the Elkhorn Area School District, the Lake Geneva-Genoa City Union High School, and the Lake Geneva Joint School District No. 1. The boundaries of these districts within the Town of LaFayette are shown on Map 14. No public schools associated with these school districts are located in the Town. No private schools are located in the Town.

Map 14

EXISTING SCHOOL DISTRICT BOUNDARIES IN THE TOWN OF LAFAYETTE: 2004



Source: SEWRPC.



East Troy Community School District

The East Troy Community School District operates East Troy High School, East Troy Middle School, and three elementary schools. Total enrollment of the school district in the 2003-2004 school year was 1,682 students. The East Troy Community School District serves about 24 percent of the area of the Town.

Elkhorn Area School District

The Elkhorn Area School District operates Elkhorn Area High School, Elkhorn Area Middle School, and three elementary schools. Total enrollment of the school district in the 2003-2004 school year was 2,596 students. The Elkhorn Area School District serves about 76 percent of the area of the Town.

Lake Geneva-Genoa City Union High School District and the Lake Geneva Joint School District No. 1

The boundaries of these districts are coterminous within the Town. These school districts, which serve less than one percent of the area of the Town, operate Badger High School, Lake Geneva Middle School, and three elementary schools. Total enrollment of the Lake Geneva-Genoa City Union High School District in the 2003-2004 school year was 1,329 students, and total enrollment of the Lake Geneva Joint School District No. 1 in the 2003-2004 school year was 1,746 students.

Fire Protection, Emergency Medical Services, and Law Enforcement

The Town of LaFayette is served by two volunteer fire companies: the East Troy Area Fire Department and the Elkhorn Area Fire Department. Emergency medical services are also provided by these fire companies at the “intermediate” service level. Law enforcement services are provided in the Town of LaFayette by the Walworth County Sheriff’s Department.

Solid Waste Disposal

The Town of LaFayette contracts with Nieuwenhuis Brothers for curbside collection of solid waste and recyclable materials. Solid waste and recyclables are collected every Friday.

PUBLIC UTILITIES

Public utility systems are among the most important and permanent elements influencing growth and development in a community. Sanitary sewerage and water supply utilities are particularly important to master planning because the location and density of urban development influences the need for such facilities, and conversely, the existence of such facilities often influences the location and density of new urban development. Moreover, because they are closely linked to surface water and groundwater resources, sanitary sewer and water supply systems affect the overall quality of the environment.

Sanitary Sewers

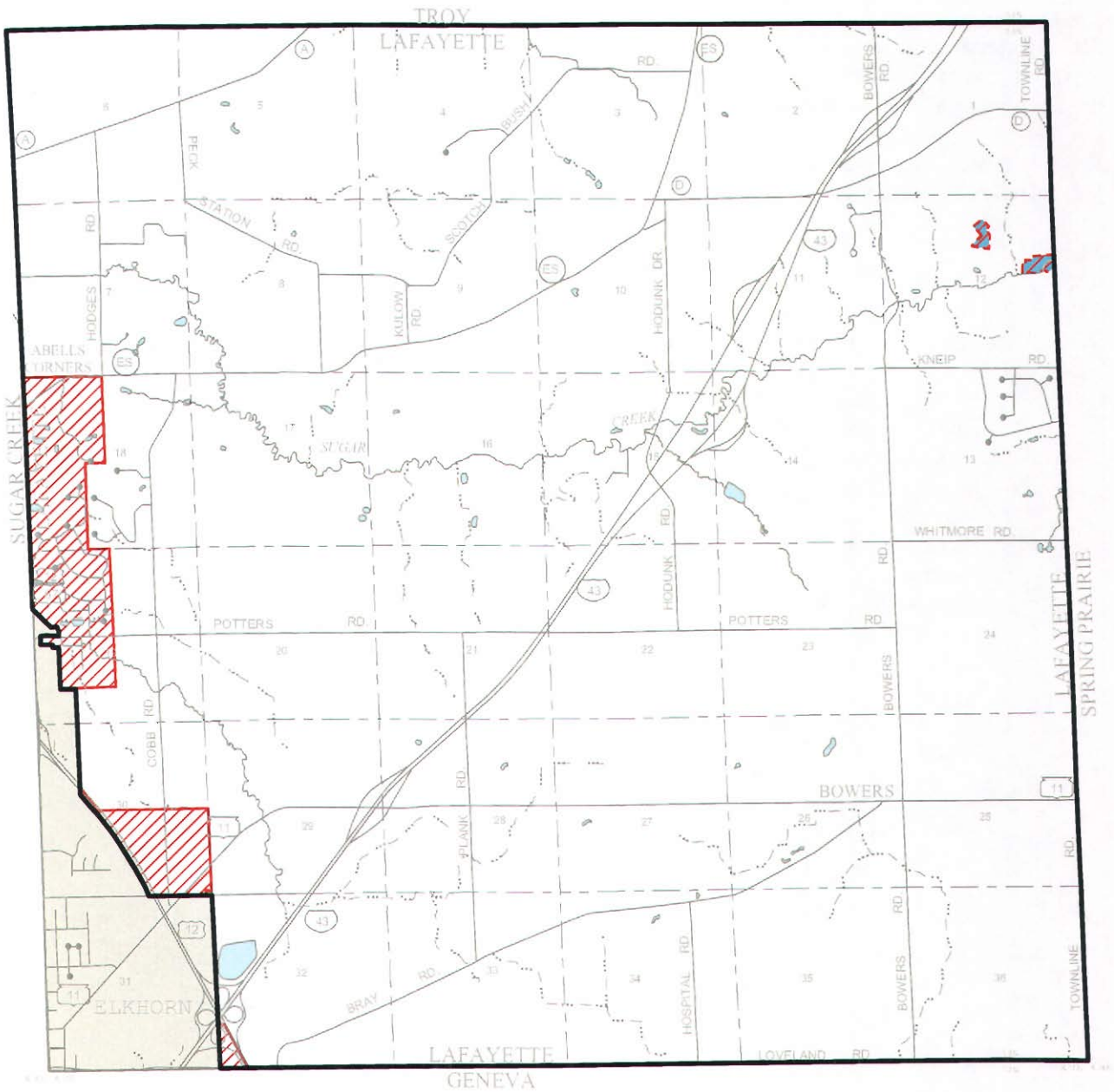
As shown on Map 15, all developed properties in the Town rely on private onsite waste treatment systems, with the exception of the Alpine Valley Resort complex located in the northeast corner of the Town. The sewerage facilities serving the Alpine Valley Resort complex are tributary to the Village of East Troy sewage treatment plant.

Although they are not currently served by sanitary sewers, portions of the Town are located within the planned sewer service area of the City of Elkhorn.¹ The southwestern portion of the Town adjacent to the City, and much of the area along STH 67, including Abells Corners and the Evergreen Country Club, are within the planned sewer service area. In order for lands to be served by public sewers, the City of Elkhorn may require that they be annexed to the City. It is possible for lands within a planned sewer service area to receive public sanitary sewer service without being annexed, if the Town of LaFayette is able to negotiate such an arrangement with the City of Elkhorn as part of a boundary agreement between the Town and the City.

¹ *The City of Elkhorn is served by the Walworth County Metropolitan Sewerage District (WalCoMet).*

Map 15

PLANNED SANITARY SEWER SERVICE AREAS IN THE TOWN OF LAFAYETTE: 2004

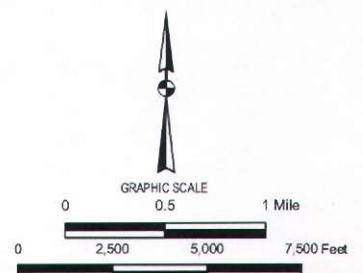


 ELKHORN SANITARY SEWER SERVICE AREA
(TRIBUTARY TO WALCOMET SEWERAGE DISTRICT
SEWAGE TREATMENT FACILITY)

 ALPINE VALLEY PRIVATE SEWER SERVICE AREA
(TRIBUTARY TO THE VILLAGE OF EAST TROY
SEWAGE TREATMENT FACILITY)

 URBAN DEVELOPMENT SERVED BY PUBLIC
SEWER WITHIN THE TOWN OF LAFAYETTE

Source: SEWRPC.



Water Supply

Water for domestic and other uses in the Town is supplied by groundwater through the use of private wells. The Town of LaFayette does not have a public water supply system.

Stormwater Drainage

Stormwater in the Town of LaFayette drains through natural watercourses, roadside ditches, and culverts. The Town does not have an engineered stormwater drainage system.

Electric Power and Natural Gas

WE Energies provides electric power and natural gas service throughout the Town of LaFayette.

SUMMARY

This chapter presents a description of the existing land use pattern and other aspects of the built environment of the Town of LaFayette. The major findings are summarized below.

- Existing urban development within the Town is concentrated in the unincorporated communities of Abells Corners and Bowers, Alpine Valley Resort, and near the intersection of STH 67 and Potters Road.
- In 2000, urban land uses, including residential; commercial; industrial; transportation, communication and utilities; governmental and institutional; and recreational uses occupied about four square miles, or about 10 percent of the total area of the Town. Of the various urban land uses, transportation, communication, and utilities uses comprised the greatest percentage, encompassing about 949 acres, or about 41 percent of the urban land use in the Town.
- In 2000, rural land uses, including woodlands, wetlands, surface water, extractive operations, and agricultural and other open lands accounted for 31 square miles, or about 90 percent of the total area of the Town. Agricultural and other open lands encompassed about 24 square miles, or about 71 percent of the total area of the Town.
- The arterial street and highway system serving the Town of LaFayette in 2004 was comprised of portions of IH 43, USH 12, STH 11, STH 67, CTH A, CTH D, CTH ES, and Bowers Road from IH 43 to CTH D. These arterial facilities are part of the regional arterial street and highway system intended to facilitate the movement of traffic within and through the Town.
- LaFayette is served by four public school districts: East Troy Community School District, Elkhorn Area School District, Lake Geneva-Genoa City Union High School District, and Lake Geneva Joint School District No. 1. None of these districts have schools located within the Town.
- The East Troy area and Elkhorn area volunteer fire companies provide fire protection and emergency medical services in the Town. Law enforcement services are provided by the Walworth County Sheriff's Department.
- In the Town of LaFayette, sanitary sewage is treated by private onsite waste treatment systems, with the exception of the Alpine Valley Resort, which is served by a sewerage system tributary to the Village of East Troy sewage treatment plant. Domestic water is provided from private onsite wells; and stormwater drains through natural watercourses, roadside ditches, and culverts. The Town does not have a public sanitary sewerage system, public water supply system, or engineered stormwater drainage system. The Town contracts with Nieuwenhuis Brothers for collection of solid waste and recyclables.
- WE Energies provides electric power and natural gas service within the Town.

Chapter V

EXISTING LAND USE REGULATIONS

INTRODUCTION

Good community development depends not only on sound long-range planning at all levels of government, but on practical plan implementation as well. The *Wisconsin Statutes* provide a number of legal mechanisms enabling county and local units of government to implement adopted land use plans. Most important to the Town of LaFayette are zoning and land division control ordinances. This chapter describes the status of existing zoning and land division regulations in effect within the Town. This chapter also describes other regulations, including the State resource regulatory programs and Federal wetland regulations, which may impact the use of land within the Town.

ZONING

A zoning ordinance is a law that regulates the use of land in the public interest. A zoning ordinance typically divides a community into districts for the purpose of regulating the use of land and structures; the height, size, shape, and placement of structures; and the density of housing and other structures.

General Zoning

The Town of LaFayette is under the jurisdiction of the Walworth County Zoning Ordinance. This ordinance was adopted by Walworth County in August 1974 and ratified by the Town of LaFayette in August 1983. The Walworth County zoning ordinance is jointly administered by Walworth County and the civil towns in the County. As stipulated in Chapter 59 of the *Wisconsin Statutes*, towns which are under the jurisdiction of a county zoning ordinance must be given the opportunity to review and comment on all proposed zoning amendments. If a town board formally disapproves a proposed zoning district change within the town, or if a majority of the towns in the county disapprove a change in district regulations, a county may not approve the proposed zoning change.

Shoreland and Floodland Zoning

Shoreland and floodland regulations are set forth in the Walworth County Shoreland Zoning Ordinance. This ordinance includes zoning districts and special regulations for shoreland areas, defined as all lands lying within the following distances of the ordinary high water mark of navigable waters: 1,000 feet from a lake, pond, or flowage; or 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. The shoreland regulations include restrictions on the removal of vegetation and earth movements, and require structural setbacks from navigable waters. The Walworth County Shoreland Zoning ordinance also includes the County's floodplain regulations, which apply to all lands within the 100-year recurrence interval flood hazard areas shown on Map 5 in Chapter III. The existing floodplain regulations prohibit virtually all new structures in the floodplain, including the floodway and flood fringe areas, in accordance with sound floodland management practice. Under Chapter NR 115 of the *Wisconsin Administrative Code*, Walworth County has sole authority for regulating shoreland areas in unincorporated areas.

Existing Zoning Pattern

Basic zoning districts as applied under the Walworth County Zoning Ordinance and the Walworth County Shoreland Zoning Ordinance within the Town of LaFayette in 2005 are shown on Map 16. The 2005 acreage of the various districts applied within the Town is presented in Table 14. A review of Map 16 and Table 14 indicates the following:

1. Agricultural zoning was in place on about 17,205 acres, equivalent to about 26.9 square miles, or about 78 percent of the Town in 2005. Among the agricultural districts, the A-1 Prime Agricultural Land zoning district is the most extensive, having been applied to about 16,340 acres, or about 25.5 square miles, or 74 percent of the Town. The A-1 district is intended to be applied to prime agricultural lands, defined as parcels of productive farmland with at least 50 percent of the soils within the parcel in agricultural capability Classes I, II, or III. Under the County zoning ordinance new parcels created within the A-1 district must have a minimum size of 35 acres, except for parcels created to accommodate farm consolidations or to accommodate second single-family homes under the terms of the A-1 district.
2. About 2,042 acres, equivalent to about 3.2 square miles, or 9 percent of the Town, are in upland and lowland conservancy districts, which are intended to protect natural resources, including wetlands and woodlands. One of the existing upland conservancy districts, the C-3 Conservancy Residential district, permits single-family dwellings with a minimum lot size of 100,000 square feet, a density which does not effectively preserve the resource base. In 2005, about 149 acres, or about 1 percent of the Town, were located in the C-3 district.
3. The remaining area, approximately 2,815 acres, equivalent to about 4.4 square miles, or about 13 percent of the Town, is in various residential, commercial, industrial, recreational, and institutional districts.
4. A significant amount of upland resources within the Town, consisting primarily of woodlands, are located in the A-1 Prime Agricultural Land zoning district. Typically, the Walworth County zoning ordinance would place these upland resources within the C-2 Upland Resource Conservation district, which has a minimum parcel size of five acres. This planning process will include a review of the Town's zoning to ensure that the A-1 and conservancy zoning districts are applied appropriately.

Extraterritorial Zoning

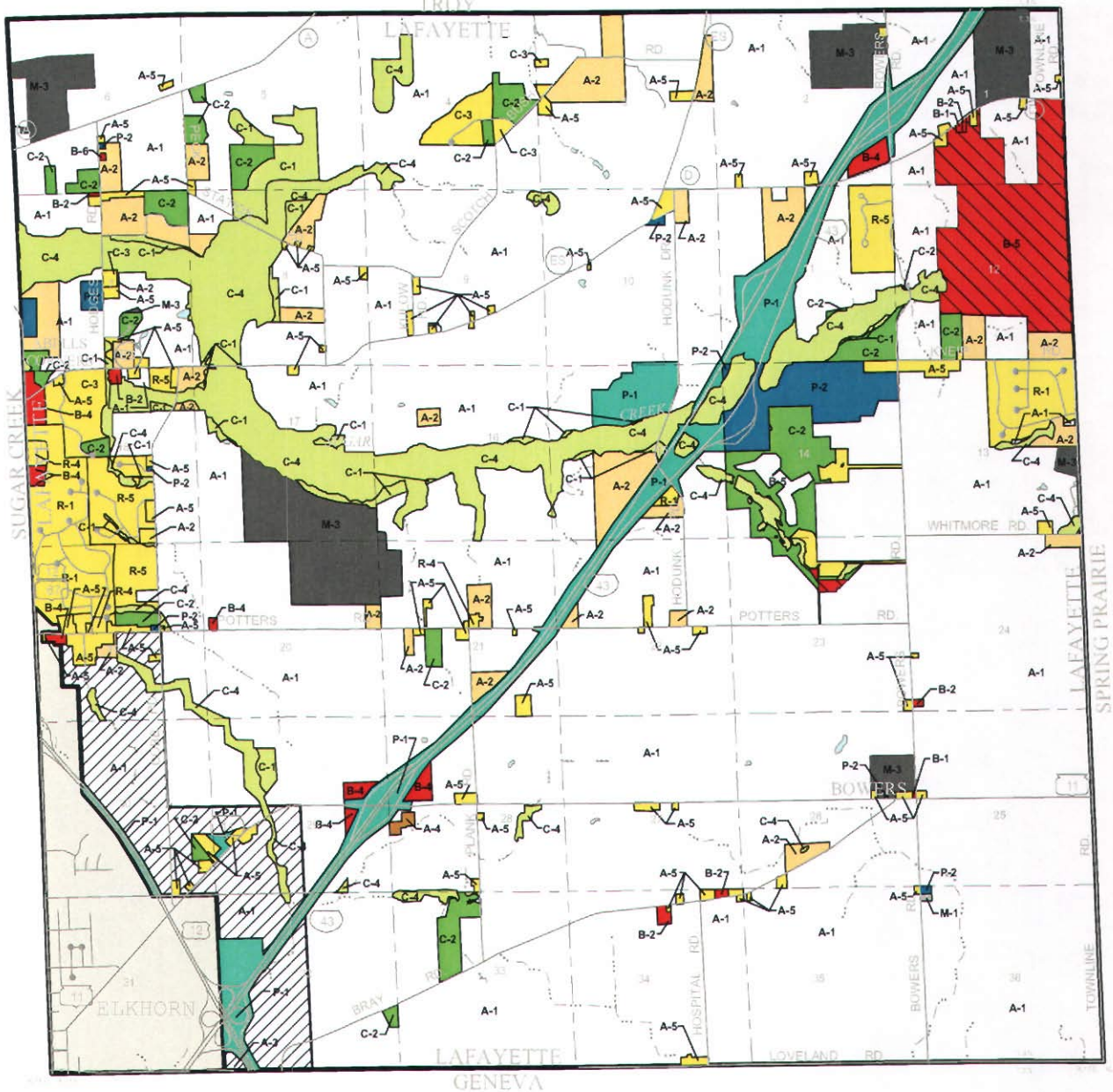
As provided under Section 62.23(7a) of the *Wisconsin Statutes*, cities and villages are granted certain extraterritorial zoning authority beyond their corporate limits. For first, second, or third class cities, extraterritorial zoning may be applied up to three miles beyond their corporate limits; for fourth class cities and for villages, extraterritorial zoning may be applied up to 1.5 miles beyond their corporate limits.¹

Cities and villages, may, of their own accord, adopt interim zoning to preserve existing uses within extraterritorial zoning areas for a period of two years. In most other respects, extraterritorial zoning is essentially a joint venture between the city or village and the concerned town (county government retains zoning authority within the statutory shoreland areas). Other than the initial adoption of interim zoning, the governing body of the city or village may adopt or amend zoning within the extraterritorial area only upon approval by majority vote of an extraterritorial zoning committee, comprised of three members of the city or village plan commission and three members appointed by the affected town board. The initial interim zoning may be extended up to one year by the governing body of the city or village, but only upon the recommendation of the joint extraterritorial zoning committee. Following the initial two- or three-year period, a permanent extraterritorial zoning ordinance may be enacted by Village board or common council,

¹*Extraterritorial zoning should not be confused with extraterritorial subdivision plat approval authority granted to cities and villages under the Wisconsin Statutes. Under Section 236.10 of the Statutes, extraterritorial subdivision plat approval authority automatically extends three miles from the corporate limits of a first, second, or third class city, and 1.5 miles from a fourth class city or village that has adopted a subdivision control ordinance or an official map.*

Map 16

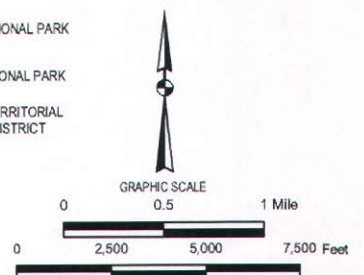
ZONING DISTRICTS IN THE TOWN OF LAFAYETTE: 2005



A-1	PRIME AGRICULTURAL LAND
A-2	AGRICULTURAL LAND
A-3	AGRICULTURAL LAND HOLDING
A-4	AGRICULTURAL-RELATED MANUFACTURING, WAREHOUSING, AND MARKETING
A-5	AGRICULTURAL-RURAL RESIDENTIAL
C-1	LOWLAND RESOURCE CONSERVATION
C-2	UPLAND RESOURCE CONSERVATION
C-3	CONSERVANCY-RESIDENTIAL
C-4	LOWLAND RESOURCE CONSERVATION (SHORELAND)

R-1	SINGLE-FAMILY RESIDENTIAL
R-4	MULTIPLE-FAMILY RESIDENTIAL
R-5	PLANNED RESIDENTIAL DEVELOPMENT
B-1	LOCAL BUSINESS
B-2	GENERAL BUSINESS
B-4	HIGHWAY BUSINESS
B-5	PLANNED COMMERCIAL-RESIDENTIAL BUSINESS
B-6	BED AND BREAKFAST

M-1	INDUSTRIAL
M-3	MINERAL EXTRACTION
P-1	RECREATIONAL PARK
P-2	INSTITUTIONAL PARK
	EXTRA-TERRITORIAL ZONING DISTRICT



Source: SEWRPC.

Table 14

**WALWORTH COUNTY ZONING DISTRICTS
APPLICABLE TO THE TOWN OF LAFAYETTE: 2005**

District Type	District Name	Minimum Lot Size	Minimum Lot Width	Town-County Zoning (acres)	Extraterritorial Zoning (acres)	Area Within Town	
						Acres	Percent of Total
Agricultural	A-1 Prime Agricultural Land	35 acres	--	15,595	745	16,340	74.1
	A-2 Agricultural Land	20 acres	300 feet	595	6	601	2.7
	A-3 Agricultural Land Holding	35 acres	--	0	7	7	-- ^a
	A-4 Agricultural Related Manufacturing, Warehousing, and Marketing	-- ^b	--	7	0	7	-- ^a
	A-5 Agricultural-Rural Residential	40,000 sq. ft.	150 feet	202	46	248	1.1
	Subtotal	--	--	16,399	804	17,203	77.9
Conservancy	C-1 Lowland Resource Conservation (nonshoreland)	--	--	202	0	202	0.9
	C-2 Upland Resource Conservation	5 acres	300 feet	447	6	453	2.0
	C-3 Conservancy-Residential	100,000 sq. ft.	200 feet	149	0	149	0.7
	C-4 Lowland Resource Conservation (shoreland)	--	--	1,209	29	1,238	5.6
	Subtotal	--	--	2,007	35	2,042	9.2
		-- ^b	--	590	128	718	3.3
Public	P-1 Recreational Park	-- ^b	--	590	128	718	3.3
	P-2 Institutional Park	Sewered: 10,000 sq. ft. Unsewered: As required by Section 74-39/74-164 ^c	Sewered: 100 feet Unsewered: As required by Section 74-39/74-164 ^c	212	0	212	1.0
	Subtotal	--	--	802	128	930	4.2
Residential	R-1 Single-Family Residence (Unsewered)	As required by Section 74-39/74-164 ^c	As required by Section 74-39/74-164 ^c	416	0	416	1.9
	R-2 Single-Family Residence (Sewered)	15,000 sq. ft.	100 feet	0	0	0	0.0
	R-2A Single-Family Residence (Sewered)	50,000 sq. ft.	100 feet	0	0	0	0.0

Table 14 (continued)

District Type	District Name	Minimum Lot Size	Minimum Lot Width	Town-County Zoning (acres)	Extrateritorial Zoning (acres)	Area Within Town	
						Acres	Percent of Total
Residential (continued)	R-3 Two-Family Residence	Sewered: 15,000 sq ft per duplex building Unsewered: As required by Section 74-39/74-164 ^c	Sewered: 100 feet Unsewered: As required by Section 74-39/74-164 ^c	0	0	0	0.0
	R-4 Multiple-Family Residence	Sewered: Varies by Structure Type Unsewered: As required by Section 74-39/74-164 ^c	Sewered: Varies by Structure Type Unsewered: As required by Section 74-39/74-164 ^c	26	0	26	0.1
	R-5 Planned Residential Development	Sewered: up to 8 dwelling units per net developable acre Unsewered: As required by Section 74-39/74-164 ^c	--	239	0	239	1.1
	R-6 Planned Mobile Home Park Residence	Up to 5 dwelling units per net developable acre	--	0	0	0	0.0
	R-7 Mobile Home Subdivision Residence	Sewered: 15,000 sq. ft. Unsewered: As required by Section 74-39/74-164 ^c	Sewered: 100 feet Unsewered: As required by Section 74-39/74-164 ^c	0	0	0	0.0
	R-8 Multiple-Family Residence	Sewered: 10,890 sq. ft. per dwelling unit Unsewered: As required by Section 74-39/74-164 ^c	Sewered: 85 feet Unsewered: As required by Section 74-39/74-164 ^c	0	0	0	0.0
	Subtotal	--	--	681	0	681	3.1
Commercial	B-1 Local Business	Sewered: 7,500 sq. ft. Unsewered: As required by Section 74-39/74-164 ^c	Sewered: 75 feet Unsewered: As required by Section 74-39/74-164 ^c	2	0	2	-- ^a
	B-2 General Business	Sewered: 7,500 sq. ft. Unsewered: As required by Section 74-39/74-164 ^c	Sewered: 75 feet Unsewered: As required by Section 74-39/74-164 ^c	15	0	15	0.1
	B-3 Waterfront Business	-- ^{b, d}	--	0	0	0	0.0
	B-4 Highway Business	-- ^{b, d}	--	72	4	76	0.3

Table 14 (continued)

District Type	District Name	Minimum Lot Size	Minimum Lot Width	Town-County Zoning (acres)	Extraterritorial Zoning (acres)	Area Within Town	
						Acres	Percent of Total
Commercial (continued)	B-5 Planned Commercial-Recreation Business	Sewered: Up to 10 dwelling units per net developable residential acre Unsewered: As required by Section 74-39/74-164 ^c	--	475	0	475	2.2
	B-6 Bed and Breakfast	Sewered: 15,000 sq. ft. Unsewered: As required by Section 74-39/74-164 ^c	Sewered: 100 feet Unsewered: As required by Section 74-39/74-164 ^c	1	0	1	-- ^a
	Subtotal	--	--	565	4	569	2.6
Industrial	M-1 Industrial	-- ^{b, d}	--	2	0	2	-- ^a
	M-2 Heavy Industrial	-- ^{b, d}	--	16	0	16	0.1
	M-3 Mineral Extraction	--	--	618	0	618	2.8
	M-4 Sanitary Landfill	--	--	0	0	0	0.0
	Subtotal	--	--	636	0	636	2.9
	Total	--	--	21,090	971	22,061	100.0

^aLess than 0.1 percent

^bSufficient area for the principal and accessory structures, parking and loading areas, and required yards.

^cUnder Section 74-39 of the County Zoning Ordinance and Section 74-164 of the County Shoreland Zoning Ordinance, the width and area of all lots not served by a public sanitary sewerage system or other approved system must be sufficient to permit the use of a private on-site wastewater treatment system (POWTS) designed in accordance with the County Private Sewage System and Sanitation Ordinance. The width of all lots served by a POWTS must be at least 150 feet and the area of such lots must be at least 40,000 square feet per dwelling unit.

^dIn all areas not served by a centralized sanitary sewerage system, the lot area must comply with Section 74-39 of the County Zoning Ordinance and Section 74-164 of the County Shoreland Zoning Ordinance.

Source: SEWRPC.

but only if the ordinance is recommended by a majority vote of the joint extraterritorial zoning committee. The prescribed composition of the joint extraterritorial committee gives towns equal footing with cities and villages in extraterritorial zoning matters.

The City of Elkhorn has adopted extraterritorial zoning within the Towns of Delavan, Geneva, and LaFayette. The extraterritorial zoning regulations and map of the extraterritorial area have been approved by the respective joint extraterritorial zoning committees and approving actions have been taken by the concerned towns and the City of Elkhorn. The City of Elkhorn extraterritorial zoning ordinance incorporated the zoning districts and use regulations established under the Walworth County zoning ordinance and shoreland zoning ordinance for the concerned areas. As

a city of the fourth class, the City of Elkhorn has authority to enact extraterritorial zoning in unincorporated territory outside shoreland areas located within 1.5 miles of its corporate limits. The boundaries of the adopted extraterritorial zoning area within the Town of LaFayette and the related zoning districts are shown on Map 16. This area encompassed about 971 acres, or 4 percent of the Town in 2005. Of the 971 acres, 210 acres are located in the shoreland area and are under County jurisdiction. The 2005 acreage of the various districts within the extraterritorial zoning area are shown in Table 14.

Conservation Development Design Amendment to Walworth County Zoning and Shoreland Zoning Ordinance

In July 2004 the Walworth County Board of Supervisors approved an amendment to the Walworth County subdivision and zoning and shoreland zoning ordinances which will allow the use of, and set standards for the development of, conservation subdivision design in several zoning districts. Conservation subdivision design allows for an adjustment in the location and size of residential parcels on a tract of land while maintaining the overall density of the underlying zoning district, unless a density bonus is granted. This flexibility allows the concentration of lots on a small portion of a development site while maintaining and preserving the remaining portion in open space. Conservation subdivision design can reduce the impacts on the natural features within a development, preserve the natural drainage systems, maintain the rural character of an area, and reduce development costs for roads, site grading, and utilities.

Prior to adoption of the ordinance amendment, conservation subdivisions were accommodated under the Planned Residential Development conditional use provisions of the Walworth County zoning ordinance within the C-2 Upland Resource Conservation District, the C-3 Conservancy-Residential district, and certain other residential zoning districts. The recently adopted Conservation Development Design amendment establishes a step-by-step design and review process, creates standards for lot sizes, sets open space requirements, establishes a prioritized list of resources to be preserved, and sets long term maintenance requirements for open space areas. Density bonus incentives may be granted to encourage the use of conservation development design if certain community or resource preservation goals are met. The Conservation Development Design amendment is applicable in the A-2 Agricultural Land district, C-2 Upland Resource Conservation district, C-3 Conservancy-Residential district, R-1 Single-Family Residence district (unsewered), R-2 Single-Family Residence district (sewered), R-2A Single-Family Residence district (sewered), and R-3 Two-Family Residence district (sewered or unsewered).

LAND DIVISION REGULATIONS

The division and improvement of land in the Town of LaFayette is regulated under the Walworth County Subdivision Control Ordinance and Chapter 236 of the *Wisconsin Statutes*. Moreover, within the Town, the City of Elkhorn and the Village of East Troy have subdivision plat approval authority in their respective extraterritorial plat review areas. Under the *Wisconsin Statutes*, where more than one governing body has authority to approve or object to a plat and the requirements of such bodies are conflicting, the plat must comply with the most restrictive requirements.

Walworth County Subdivision Control Ordinance

The Walworth County Subdivision Control Ordinance establishes requirements with respect to the design of lots, subdivision access, and necessary internal improvements such as streets, drainage, and sewerage and water facilities. The ordinance requires the preparation of a subdivision plat for all land divisions that create five or more parcels or building sites, each of which is 15 acres or less in size. The ordinance requires the preparation of a certified survey map for a division of land, other than a subdivision, which results in the creation of less than five lots, any one of which is 15 acres or less in size. Most provisions of the ordinance are applicable to condominium projects. Under the County ordinance, certain improvement requirements, such as those pertaining to road surfacing and to the installation of curbs and gutters, sidewalks, and street lamps, are left to the determination of the town board of the town in which the proposed subdivision is located.

Extraterritorial Plat Review

As provided under Section 236.10 of the *Wisconsin Statutes*, the City of Elkhorn, as a fourth-class city, and the Village of East Troy have extraterritorial subdivision plat review authority over unincorporated areas within 1.5 miles

of their corporate limits. Plats in the Town of LaFayette located within the extraterritorial plat review jurisdiction of the City of Elkhorn and Village of East Troy are thus subject to approval by the City or Village, as applicable, Walworth County, and the Town Board.

WALWORTH COUNTY TELECOMMUNICATION TOWERS, ANTENNAS, AND RELATED FACILITIES ORDINANCE

The Walworth County Board of Supervisors in 1998 enacted an ordinance regulating the development and installation of commercial telecommunication towers, antennas, and related facilities within the unincorporated areas of the County. The ordinance is intended to ensure that communication facilities that are required to serve the County are developed in a manner that is consistent with County land use objectives and that minimize the visual impact of such facilities and any other potential adverse environmental impacts.

The telecommunications towers ordinance designates specific agricultural, business, and industrial zoning districts established under the Walworth County zoning ordinance as areas in which telecommunications facilities may be permitted as conditional uses. The ordinance designates other areas—such as nonwetland portions of environmental corridors and isolated natural resource areas—as areas where telecommunications facilities may be permitted as conditional uses, if there are no alternatives available and if it can be demonstrated that there would be no adverse impacts on the natural resource base. The ordinance further designates areas where virtually none of the regulated telecommunications facilities would be permitted, including wetlands, floodplains, natural areas and critical species habitat sites, sites listed on the National Register of Historic Places, residential zoning districts, and certain agricultural, business, and conservancy zoning districts where such facilities are deemed inappropriate.

The ordinance requires that tower owners make available unused space for “co-location” of other telecommunications facilities, including space for entities providing similar, competing services. Co-location is not required where it can be demonstrated that the addition of the new facilities would impair the service provided by the existing facilities.

WALWORTH COUNTY PRIVATE SEWAGE SYSTEM ORDINANCE

The Walworth County Private Sewage System and Sanitation Ordinance contains general provisions for the design, installation, operation, and maintenance of private water supply systems, septic tanks, effluent disposal systems, holding tanks, and septic sludge disposal systems. The ordinance was adopted in 1982 by the Walworth County Board of Supervisors and has since been amended periodically.

Most important to land use planning and development are provisions regulating the location of private water supply and sewage disposal systems. The use of private sewage disposal systems in particular is restricted in floodland areas, in areas with steep slopes, and in areas with soils unsuitable for the operation of such systems.

WALWORTH COUNTY CONSTRUCTION SITE EROSION CONTROL ORDINANCE

The Walworth County Board of Supervisors in 1990 adopted a construction site erosion control ordinance that applies to the unincorporated areas of the County, including the Town of LaFayette. The ordinance is intended to protect water quality by reducing the amount of sediment and other pollutants leaving construction sites during the land development process. The law requires landowners or tenants to obtain a permit before undertaking the construction of any building or structure; removing vegetation or ground cover; grading, excavating, or filling affecting 4,000 square feet or more; and constructing or reconstructing roads or bridges.

OTHER STATE RESOURCE REGULATORY PROGRAMS

Chapter NR 103 of the *Wisconsin Administrative Code* establishes water quality standards for wetlands. These standards, in addition to the more general policies set forth for wetlands protection under Section NR 1.95, are applied by the Wisconsin Department of Natural Resources in all decision-making affecting wetlands under State jurisdiction.

Chapter Comm 83 of the *Wisconsin Administrative Code* provides regulation for the protection of environmental health and safety through the proper siting, design, installation, inspection, and maintenance of private on-site wastewater treatment systems. In July 2000, several changes to Comm 83 regulations took effect. These changes included the recognition of new technologies, which provide more options for the type of private on-site wastewater treatment systems available for use, opening lands to development which, in the past, did not meet the criteria for private on-site wastewater treatment systems.

Chapters Comm 110 and Comm 82 of the *Wisconsin Administrative Code* require that the Wisconsin Department of Natural Resources, in its regulation of public sanitary sewers, and the Wisconsin Department of Commerce, in its regulation of private sanitary sewers, in each case make a finding that all proposed sewer extensions conform with adopted areawide water quality management plans and the sanitary sewer service areas identified in such plans. If a locally proposed sanitary sewer extension is designed to serve areas not recommended for sewer service in an areawide water quality management plan, the State agency concerned must deny approval of the extension. The State agency must find that the area proposed to be served is located 1) within an approved sewer service area and 2) outside areas having physical or environmental constraints which would entail adverse water quality impacts if such areas were developed.

FEDERAL WETLAND REGULATIONS

Section 404 of the Federal Clean Water Act requires the U.S. Department of the Army, Corps of Engineers, working in cooperation with the U.S. Environmental Protection Agency, to regulate the discharge of dredged and fill material into waters of the United States, including navigable lakes, rivers, and wetlands connected to navigable waters. In carrying out this responsibility, the Corps of Engineers determines when permits are required for the discharge of dredge and fill materials. Some silviculture, mining, and agricultural activities in water and wetland areas may be exempt from the individual permit requirement. Certain minor activities such as boat ramp construction and shore stabilization may be undertaken under a pre-approved general, or nationwide, permit. Under Section 401 of the Act, the issuance of Federal permits must be consistent with State water quality policies and standards.

SUMMARY

This chapter presents a description of the existing land use regulations that have a direct bearing on the physical development of the Town of LaFayette. The major findings of this chapter are summarized below.

- General zoning in the Town of LaFayette is applied under the jurisdiction of the Walworth County Zoning Ordinance, which is administered jointly by Walworth County and the Town of LaFayette. Shoreland and floodland regulations in the Town of LaFayette are established under the Walworth County Shoreland Zoning Ordinance, which is administered solely by the County.
- Under zoning in effect in the Town in 2005, about 26.9 square miles, or 78 percent of the Town, had been placed in agricultural zoning districts; about 3.2 square miles, or 9 percent of the Town, had been placed in conservancy zoning districts; and about 4.4 square miles, or 13 percent of the Town, had been placed in various residential, commercial, industrial, recreational, and institutional zoning districts. Approximately 971 acres, or 4 percent of the Town in 2005, are within the City of Elkhorn extraterritorial zoning area. In July 2004 the Walworth County Board of Supervisors approved an amendment to the Walworth County subdivision and zoning and shoreland zoning ordinances which will allow the use of, and set standards for the development of, conservation subdivision design in several zoning districts.
- The division and improvement of lands in the Town of LaFayette is regulated under the Walworth County Subdivision Control Ordinance and Chapter 236 of the *Wisconsin Statutes*. Moreover, the City of Elkhorn and the Village of East Troy have statutory plat approval authority in those portions of the Town of LaFayette within 1.5 miles of their respective corporate limits.

- The Walworth County Board of Supervisors in 1998 enacted an ordinance regulating the development and installation of commercial telecommunications towers, antennas, and related facilities within the unincorporated areas of the County. The ordinance is intended to ensure that communications facilities needed to serve the County are developed in a manner that is consistent with County land use objectives and that minimizes the visual effects of such facilities and any other potential adverse environmental impacts.
- Several County, State, and Federal laws and regulations regulate the use of water and wetlands and help to limit the adverse impacts of development on water quality. These include the Walworth County Construction Site Erosion Control Ordinance; Chapters NR 103, NR 110, Comm 82, and Comm 83 of the *Wisconsin Administrative Code*; and Sections 401 and 404 of the Federal Clean Water Act.

Chapter VI

FRAMEWORK FOR PLAN DEVELOPMENT

INTRODUCTION

Previous chapters of this report have presented the results of inventories and analyses of the population and economy, the natural resource base, the built environment, and existing land use regulations in the Town of LaFayette undertaken in support of the preparation of a master plan for the Town. This chapter describes additional important factors to be considered in the preparation of the Town master plan, factors that will substantially determine the nature and design of the plan. Specifically, this chapter describes pertinent county and regional plans; key findings of a Town survey; probable future population, household, and employment levels in the Town through the year 2020; and a set of planning objectives which will be used as a guide in the preparation of the plan.

EXISTING PLANS

Sound planning practice requires that community plans appropriately take into account adopted county and regional plans. Such plans provide an overall planning framework within which local plans can most effectively be prepared. Plans which should be considered and appropriately incorporated into the Town of LaFayette master plan include the regional land use plan, the Walworth County land use plan, the regional transportation system plan, the regional water quality management plan, the Walworth County park and open space plan, and the regional natural areas plan.

Regional Land Use Plan/Walworth County Land Use Plan

The regional land use plan sets forth the fundamental concepts which are recommended to guide the development of the seven-county Southeastern Wisconsin Region. The plan, the most recent version of which was adopted by the Regional Planning Commission in 1997, is documented in SEWRPC Planning Report No. 45, *A Regional Land Use Plan for Southeastern Wisconsin: 2020*, December 1997. This plan was developed as a 10-year extension of the year 2010 regional land use plan, which was adopted by the Commission in 1992 and which is documented in SEWRPC Planning Report No. 40, *A Regional Land Use Plan for Southeastern Wisconsin: 2010*, January 1992.

In October 1993, the Walworth County Board of Supervisors adopted the year 2010 regional plan as it pertains to Walworth County as the County development plan. Subsequently, in September 1998, the Walworth County Board of Supervisors adopted the year 2020 regional land use plan. The 2020 regional land use plan was refined and detailed to create a year 2020 County land use plan, which was adopted in April 2001 by the Walworth County Board of Supervisors. The plan is documented in SEWRPC Community Assistance Planning Report No. 252, *A Land Use Plan for Walworth County, Wisconsin: 2020*, as amended.

The year 2020 Walworth County land use plan incorporated longstanding recommendations of the regional land use plan with regard to urban development and open space preservation in the Southeastern Wisconsin Region. Like the regional plan, the County land use plan seeks to direct new urban development to areas that are physically suitable for such use and that can be readily provided with basic public services and facilities. The County land use plan, like the regional land use plan, seeks to preserve to the greatest extent practicable prime agricultural land and primary environmental corridors from urban development. In addition, the plan seeks to maintain the rural character of other lands located outside planned urban service areas. The Walworth County land use plan, as it pertains to the Town of LaFayette and that portion of the City of Elkhorn located in Township 3 North, Range 17 East, is presented graphically on Map 17. The key elements of the County land use plan are described further below:

1. **Urban Development**

Like the regional land use plan, the County land use plan encourages urban development to occur in those areas which are covered by soils suitable for such development, which are not subject to special hazards such as flooding or erosion, and which can be readily provided with basic urban services including public sanitary sewer service. Under the County land use plan, urban development includes “urban-density” residential development, along with commercial, industrial, institutional, intensive recreational, and transportation and utility uses. Urban-density residential development is defined as development at a density of more than one dwelling unit per five acres.

2. **Prime Agricultural Land**

The Walworth County land use plan recommends that prime agricultural land be preserved for long-term agricultural use and not converted to either urban development or to other forms of rural development. Under the County land use plan, prime agricultural lands are identified as farmland covered predominantly by soils in agricultural capability Classes I, II, and III, as classified by the U.S. Natural Resources Conservation Service.

3. **Environmental Corridors**

The environmental corridor concept and the existing pattern of primary environmental corridors, secondary environmental corridors, and isolated natural resource areas were described in Chapter III of this report. The Walworth County land use plan recommends the preservation in essentially natural, open uses of the remaining environmental corridors and isolated natural resource areas. Under the plan, development in environmental corridors and isolated natural resource areas would be confined to limited recreational development and very low-density residential development (at least five acres per dwelling unit) in the upland portions. The County land use plan strongly encourages the use of conservation subdivision designs in areas where very low-density residential development is accommodated.

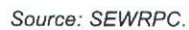
4. **Other Agricultural and Rural-Density Residential Lands**

In addition to preserving prime agricultural lands and environmental corridors, the Walworth County land use plan seeks to maintain the character of other lands located outside planned urban service areas. The plan encourages continued agricultural and other open space uses in such areas. The plan seeks to limit development in such areas primarily to rural-density residential development, with an overall density of at least five acres per dwelling unit. The County land use plan strongly encourages the use of conservation subdivision designs where such rural-density residential development is accommodated.

Regional Transportation System Plan

In 1997, the Regional Planning Commission adopted a regional transportation system plan intended to meet surface transportation needs attendant to the development conditions envisioned under the year 2020 regional land use plan. That plan is documented in SEWRPC Planning Report No. 46, *A Regional Transportation System Plan for Southeastern Wisconsin: 2020*, December 1997. The plan was adopted by the Walworth County Board of Supervisors

**YEAR 2020 LAND USE PLAN FOR WALWORTH COUNTY AS RELATED TO
THE TOWN OF LAFAYETTE AND ENVIRONS**



in July 1998. The regional transportation system plan was amended and extended to the year 2025 in April 2003. The Town of LaFayette was not affected by the 2025 amendment.

The arterial street and highway recommendations of the regional transportation system plan as it pertains to the Town of LaFayette area is summarized graphically on Map 18. The regional transportation system plan recommends no improvements to the arterial street and highway system within the Town of LaFayette beyond the resurfacing and reconstruction of the arterial streets and highways to provide essentially the same capacity. The plan proposes the following jurisdictional changes: 1) a change from State to County jurisdiction for that portion of STH 11 west of the IH 43 interchange, and 2) a change from local to County jurisdiction for that portion of Bowers Road between CTH D and IH 43.

The regional transportation system plan also includes a bicycle and pedestrian facilities plan element, as documented in SEWRPC Planning Report No. 43, *A Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2010*, December 1994. That plan was amended in December 2001 to extend the plan design year to 2020. The plan recommends a system of bicycle ways within the Kenosha, Milwaukee, and Racine urbanized areas and bicycle ways connecting cities and villages with a population of 5,000 or more located outside the three urbanized areas, and also incorporates recommendations for areawide trails from County park and open space plans. The regional bicycle facilities plan as it pertains to LaFayette is shown on Map 19. Recommended bicycle ways in the Town include routes within the rights-of-way of CTH A-Hodges Road-Cobb Road and CTH NN-Bray Road-STH 11. Off-street routes are proposed to be located north of CTH A within a Wisconsin Department of Natural Resources wildlife area and along the Sugar Creek environmental corridor, which is also referred to as a "greenway." An areawide bicycleway map is presented as Appendix A of this report.

Regional Water Quality Management Plan

In 1979, the Regional Planning Commission adopted an areawide water quality management plan for Southeastern Wisconsin as a guide to achieving clean and wholesome surface waters within the seven-county Region. The plan has five elements: a land use element, a point source pollution abatement element, a sludge management element, and a water quality monitoring element. The plan is documented in the three-volume SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*, as amended.

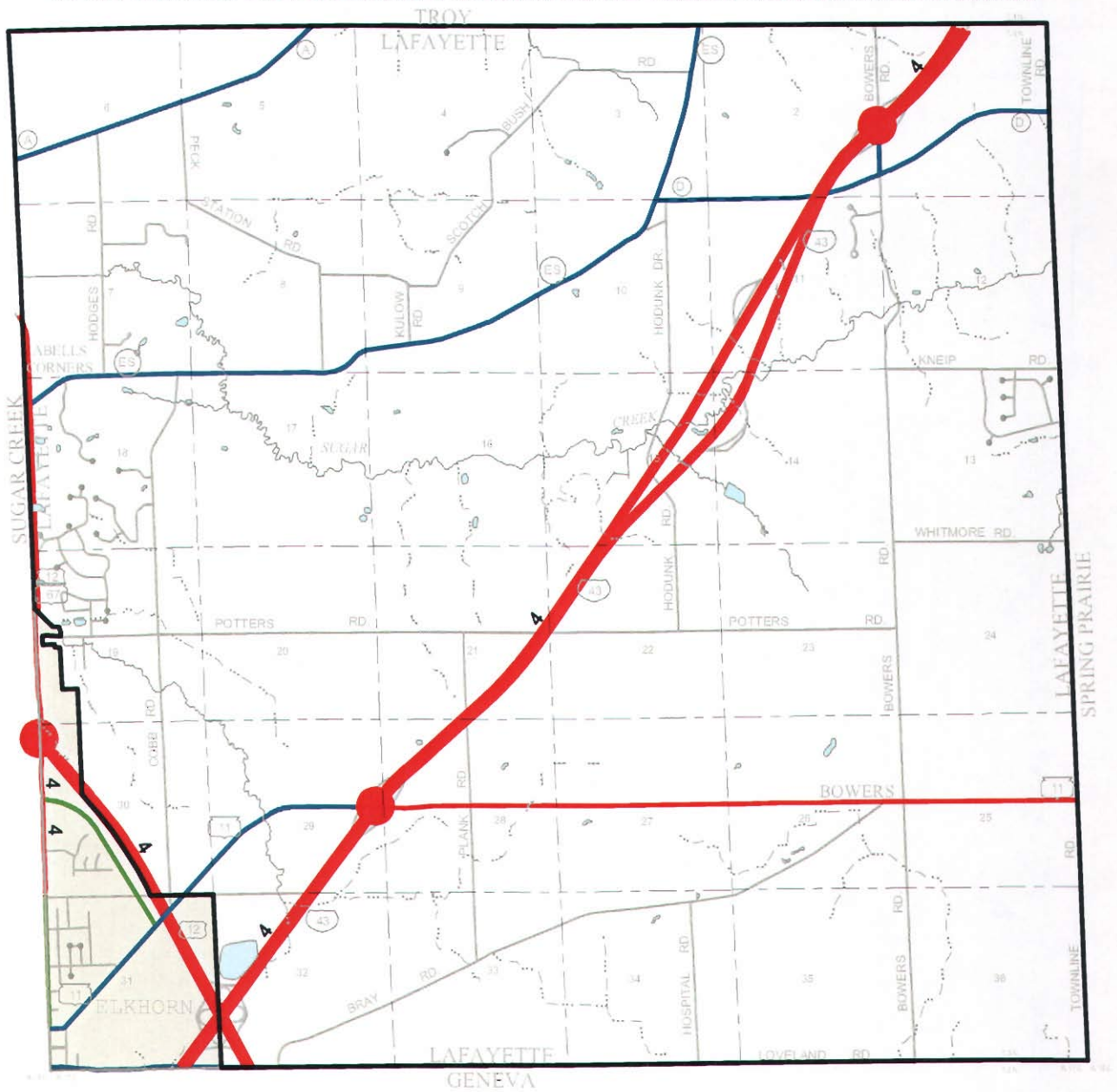
The point source pollution abatement element of the regional water quality management plan is of particular importance in the Town master planning process. That plan element recommends major sewage conveyance and treatment facilities and identifies planned sewer service areas for each of the sewerage systems in Southeastern Wisconsin. By law, major sewerage system improvements and all sewer service extensions must be in conformance with the plan. The currently adopted sanitary sewer service area boundaries within the Town of LaFayette, including areas tributary to the City of Elkhorn sewage treatment plant and the Village of East Troy sewage treatment plant, are shown on Map 15 in Chapter IV of this report.

Walworth County Park and Open Space Plan/Regional Natural Areas Plan

In 1977, the Regional Planning Commission adopted a regional park and open space plan as a long-range guide to the provision of public outdoor recreation sites and facilities and open space preservation in the seven-county Southeastern Wisconsin Region. Each of the seven counties has since prepared a plan which refines and details the regional park and open space plan. The most recent version of such a plan refinement, designed to meet park and open space needs in the County through the year 2020, was adopted by the Walworth County Board of Supervisors in September 2000 and is documented in SEWRPC Community Assistance Planning Report No. 135 (2nd Edition), *A Park and Open Space Plan for Walworth County*, September 2000, as amended.

The Walworth County park and open space plan is concerned with the provision of major parks, which provide opportunities for such activities as camping, picnicking, and swimming; the provision of recreation corridors or greenways along major streams and rivers, which provide opportunities for such trail activities as hiking, bicycling, and ski-touring; the provision of public access to lakes and streams; and the preservation of environmental corridors and other natural features. The year 2020 Walworth County park and open space plan includes several

Map 18
ARTERIAL STREET AND HIGHWAY ELEMENT OF THE YEAR 2020 REGIONAL
TRANSPORTATION SYSTEM PLAN AS IT PERTAINS TO THE TOWN OF LAFAYETTE AND ENVIRONS



FREEWAY

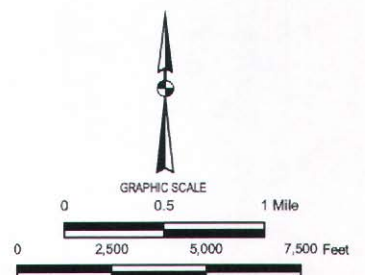
- STATE TRUNK HIGHWAY
- FREEWAY - NONFREEWAY INTERCHANGE

STANDARD ARTERIAL

- STATE TRUNK HIGHWAY
- COUNTY TRUNK HIGHWAY
- LOCAL TRUNK HIGHWAY

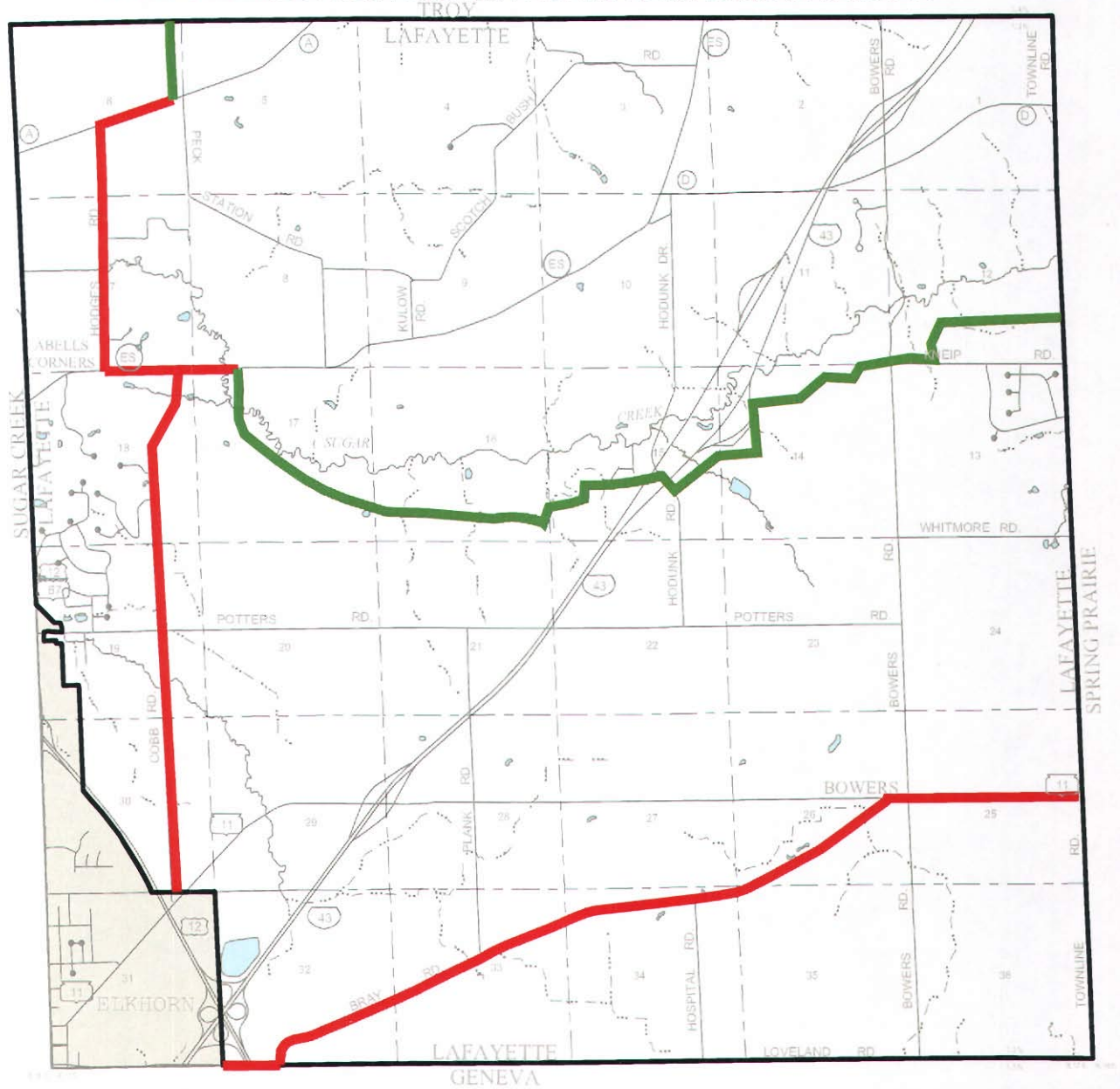
4 NUMBER OF TRAFFIC LANES
(2 WHERE UNNUMBERED)

Source: SEWRPC.

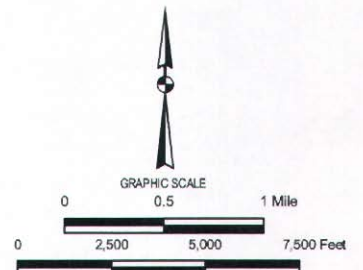


Map 19

**BICYCLE-WAY ELEMENT OF THE YEAR 2020 REGIONAL
TRANSPORTATION SYSTEM PLAN AS IT PERTAINS TO THE TOWN OF LAFAYETTE**



- PROPOSED BICYCLE WAYS ASSOCIATED WITH STREET OR HIGHWAY RIGHTS-OF-WAY
- PROPOSED BICYCLE WAYS ASSOCIATED WITH NATURAL RESOURCE OR UTILITY CORRIDORS



Source: SEWRPC.

recommendations which affect the Town of LaFayette including, 1) the acquisition by Walworth County of a recreation corridor along Sugar Creek and the development of a hiking and biking trail within the greenway, 2) the acquisition by Walworth County of an additional 189 acres adjacent to the Price Conservancy and the provision of picnic, nature center, and trail and stream access facilities, and 3) the acquisition of 731 acres of land identified as natural areas of local significance (NA-3) and critical species habitat sites (CSH) by Walworth County and private conservancy organizations.

In 1994, the Regional Planning Commission completed a comprehensive inventory of all natural areas and critical species habitat areas in the Region, and in 1997 the Commission adopted a plan for the protection of these sites. The plan is documented in SEWRPC Planning Report No. 42, *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997. The Walworth County Board of Supervisors adopted the regional natural areas and critical species habitat protection and management plan in January 1998. The natural areas inventory identifies a total of five natural areas and four critical species habitat sites in the Town of LaFayette. These sites are identified on Map 8 and described in Table 11 in Chapter III.

The County park and open space plan incorporated the recommendations of the regional natural areas and critical species habitat protection and management plan related to the acquisition of identified natural areas and critical species habitat sites. As shown on Map 20, the regional natural areas and critical species habitat protection and management plan recommends that Walworth County acquire all of the following natural areas and critical species habitat sites: 1) Sugar Creek Wetlands (NA-3), 2) Sugar Creek Fens, Springs, and Sedge Meadow (NA-3), 3) Abells Corners Fen (CSH), 4) Sugar Creek Woods-North (CSH), 5) Sugar Creek Wet Woods (CSH), and 6) Sugar Creek Woods-South (CSH), totaling 458 acres. In addition, that plan recommends that private conservancy organizations acquire all of the following natural areas: 1) Abells Corners Sedge Meadow and Tamarack Relict (NA-3), 2) Granzeau Woods (NA-3), and 3) Pallotine Maple Woods (NA-3), totaling 273 acres.

TOWN SURVEY

As part of the Town master planning process, a Town public opinion survey was conducted in order to identify local perspectives on a range of issues related to land use in the Town. Included in the survey were questions about Town character, population growth, preferred land uses, preservation of farmland and environmentally sensitive lands, and the role of government in shaping the future of the Town. The survey was intended to provide Town officials with additional insight into land use-related attitudes and preferences of area residents, in order that those attitudes and preferences may be taken into account by the Plan Commission in the preparation of the Town master plan, enhancing support for land planning decisions made during the planning process.

The survey was carried out in February 2004 by the University of Wisconsin-Extension staff assigned to the Regional Planning Commission. The survey consisted of a return-mail questionnaire sent to all resident and nonresident property owners in the Town. A total of 705 questionnaires were mailed out, of which 323 were completed and returned, a return rate of 46 percent.

Key findings of the survey are summarized below. The survey results are presented in detail in Appendix B of this report and documented in a separate report titled, *Town of LaFayette Master Plan Community Survey Report*, 2004.

General Character of the Town and Quality of Life

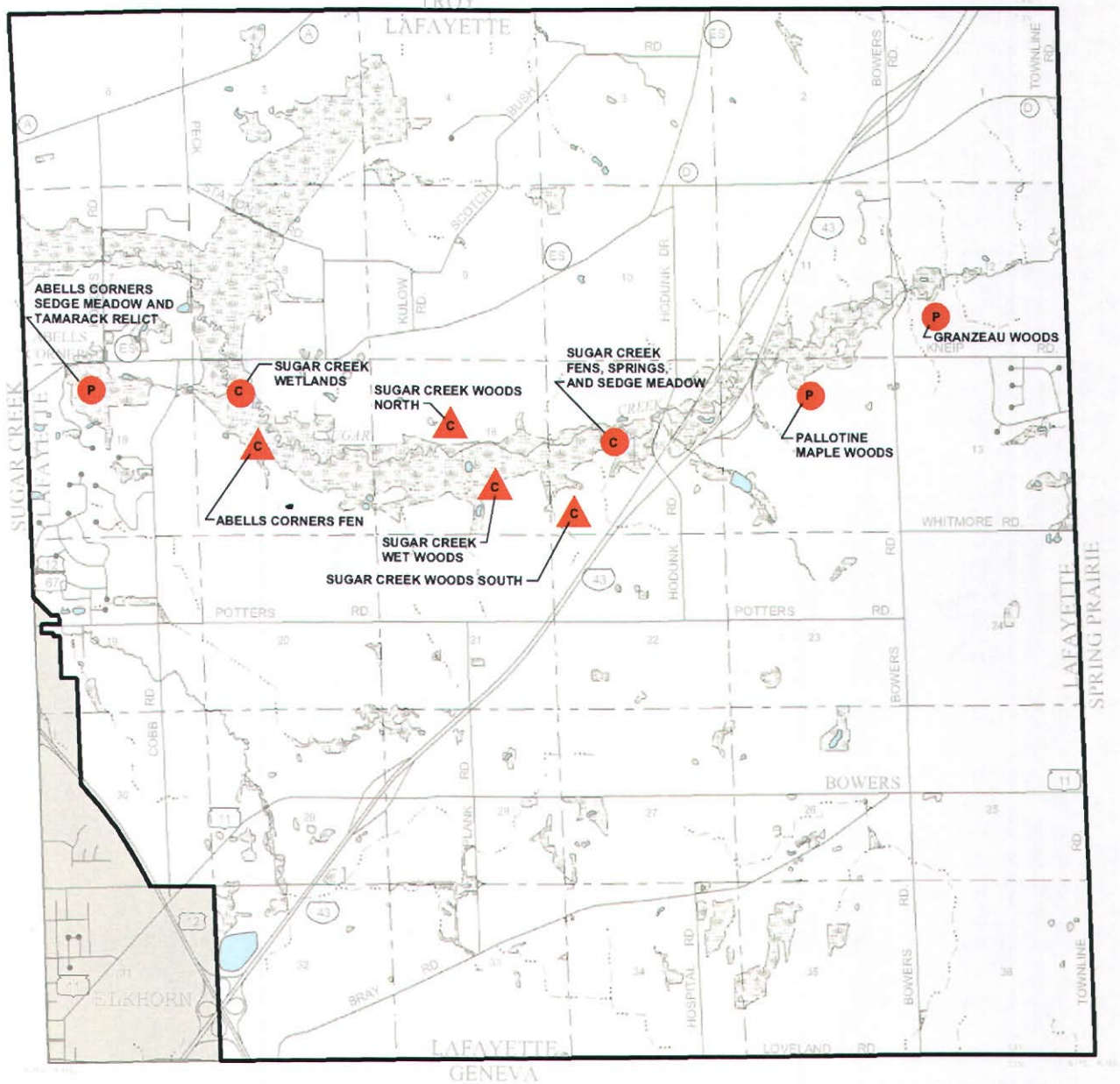
Responses to several questions indicate that Town residents value highly the rural character and scenic beauty of the Town. When asked why they live in the Town of LaFayette, the most frequently cited responses were “quietness/scenic beauty” (70 percent of respondents) and “rural area and small-town charm” (63 percent of respondents). About 91 percent of the respondents agree that the Town should preserve its existing rural atmosphere, character, and landscape.

Population Growth

The survey indicates that Town residents generally would prefer to see slow growth in Town population. Respondents were asked whether the Town population should grow at a rate which is faster than, the same as, or slower than the

Map 20

**RECOMMENDATIONS OF THE REGIONAL NATURAL AREAS AND CRITICAL SPECIES
HABITAT PROTECTION AND MANAGEMENT PLAN AS IT PERTAINS TO THE TOWN OF LAFAYETTE**



● NATURAL AREAS OF LOCAL SIGNIFICANCE (NA-3)

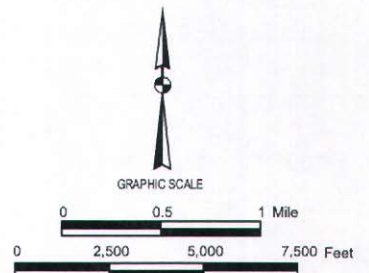
▲ CRITICAL SPECIES HABITAT SITES

RECOMMENDED OWNERSHIP

C WALWORTH COUNTY

P PRIVATE CONSERVANCY ORGANIZATION

Source: SEWRPC.



rate experienced between 1990 and 2000, when the Town population grew by approximately 430 persons, or 34 percent. The majority of the respondents, 66 percent, indicated that the population should grow at a slower rate or should not grow at all. About 28 percent indicated that the population should grow at the present rate. Only 3 percent indicated that the population should grow at a faster rate.

Open Space Preservation

The survey results indicate that the preservation of farmland and environmentally sensitive lands is very important to Town residents. About 81 percent of the respondents agreed that the preservation and protection of farmland should be a high priority. Furthermore, about 74 percent agreed that the Town should discourage development in areas zoned for prime agricultural use.

About 90 percent of the respondents agreed that the protection of woodlands in the Town is important, while a similar response was received in relation to the protection of wetlands and floodlands (87 percent). About 90 percent of respondents agreed that the preservation of the Sugar Creek environmental corridor is important.

Preferences Regarding Types of Land Use

Respondents were asked to indicate whether they are in favor of, or opposed to, specific categories of land use in the Town. Consistent with the responses described above, the most favored and least opposed land use category is agriculture, with 84 percent of the respondents favoring agricultural use with no respondents opposed.

The most favored type of residential development is randomly located homesites on lots five acres or larger (50 percent in favor, 24 percent opposed). Two-family and multi-family housing were the most opposed types of residential development, being opposed by 61 percent and 78 percent of the respondents, respectively.

Less than 30 percent of the respondents expressed support for commercial or industrial development in the Town, with support for commercial development being somewhat greater than industrial development.

Planning and Zoning

Respondents expressed strong support for local land use planning and regulation of land use in the public interest. About 81 percent agreed that the Town of LaFayette should prepare a long range plan to guide future development, while 5 percent disagreed. About 81 percent agreed the Town government has the responsibility to protect property owners and the community by regulating land use, while 7 percent disagreed. About 81 percent agreed that the use of zoning to control and guide development in the Town is beneficial, while 5 percent disagreed. Consistent with this pattern of response, only 12 percent of respondents agreed that people should be able to do whatever they want with their land, while 74 percent disagreed.

ANTICIPATED GROWTH AND CHANGE

The population, household, and employment forecasts selected as a basis for preparing the Town plan were derived from regional and county forecasts, as well as recent growth trends, as set forth in Chapter II. Two alternative future scenarios, an intermediate-growth future with a centralized development pattern and a high-growth future scenario with a decentralized development pattern, were believed to represent a realistic range of potential population, household, and employment levels for the Town through the year 2020. Upon careful review of past and current growth trends in the Town, particularly recent residential building permit activity, the intermediate-growth scenario was envisioned to best represent the probable future scenario of the Town.

Based on the intermediate-growth scenario, the 2020 population of the Town is anticipated to be 2,844 persons, an increase of about 67 percent over the 2000 level of 1,708 persons. The number of households is envisioned to be 995 units in 2020, an increase of about 67 percent over the 2000 level of 595 housing units. The future employment level is envisioned at 1,090 jobs, an increase of about 88 percent over the 2000 level of 580 jobs. These anticipated forecast levels were considered while preparing the master plan, however, it is not envisioned that the need to accommodate additional employment opportunities will become a major factor in the preparation of the plan.

PLANNING OBJECTIVES

The preparation of the master plan for the Town of LaFayette was guided by the Town of LaFayette Plan Commission. The Plan Commission membership is set forth on the inside front cover of this report.

Concerns identified at meetings of the Plan Commission, as well as through the Town survey, were used to create a series of master planning objectives for the Town. These objectives relate to protection of the rural character of the Town, protection of prime agricultural lands and natural resources, and controlled growth.

The master plan for the Town of LaFayette is intended to achieve the following objectives:

1. Preserve the prime agricultural lands, that is, lands best suited for agricultural use, within the Town to provide an agricultural reserve for future generations, to protect the agricultural resource base of the Town, and to preserve the rural character of the Town.
2. Preserve and protect the natural resources in the Town, including floodplains, wetlands, and woodlands associated with Sugar Creek and concentrated in environmental corridors and isolated natural resource areas, in order to maintain the existing landscape and natural beauty of the Town by discouraging development in such areas.
3. Maintain the rural character of the Town through the accommodation of most new residential development at rural densities of no more than one home per five acres in areas not identified as prime agricultural lands. Conservation design is recommended for any new subdivision within the Town.
4. Encourage a logical relationship between existing and proposed land uses, including a spatial distribution of the various land uses which is properly related to supporting transportation, utility, and public facility services.
5. A balanced allocation of space to each land use in order to meet the social, physical, recreational, and economic needs of the Town in relation to future forecasts of anticipated growth in population, households, and employment.
6. Plan for a safe and efficient transportation system.

SUMMARY

Previous chapters of this report have presented the results of inventories and analyses of the population and economy, the natural resource base, the built environment, and existing land use regulations in the Town of LaFayette undertaken in support of the preparation of a Town master plan. This chapter has described additional important factors to be considered in the preparation of the Town master plan, including adopted county and regional plans and the results of a Town public opinion survey regarding land use issues and concerns. Presented in the final section of this chapter is a set of objectives that will be used as a guide in the preparation of the Town plan. A summary of this chapter follows:

- Existing regional and county plans provide an overall framework within which local plans can most effectively be prepared. Plans which should be considered and appropriately incorporated into the Town of LaFayette master plan include the 2020 regional land use plan, the Walworth County land use plan, the regional transportation system plan, the regional water quality management plan, the Walworth County park and open space plan, and the regional natural areas plan.
- Recommendations of the Walworth County land use plan as they pertain to the Town of LaFayette are of particular importance in the preparation of a Town master plan. The Walworth County land use plan incorporates longstanding recommendations of the regional land use plan with regard to urban

development and open space preservation in the Southeastern Wisconsin Region. Like the regional plan, the County land use plan recommends that new urban development be directed to areas that are physically suitable for such use and that can be readily provided with basic public services and facilities. The County land use plan, like the regional plan, seeks to protect environmental corridors and isolated natural resource areas, as well as prime agricultural land, from urban development. In addition, the plan seeks to maintain the rural character of lands located outside planned urban service areas that are not classified as prime agricultural lands or environmental corridors.

- As part of the master planning process, a survey was conducted to identify local perspectives on a range of issues related to land use in the Town. The survey results showed that most Town residents favored a slower growth rate and support the preservation of agricultural land and natural resources. There was strong support for the preservation of the existing rural atmosphere. Importantly, the survey shows strong support for the preparation of a Town master plan and the regulation of land use in the public interest.
- The anticipated population, household, and employment forecasts considered in preparing the Town master plan were derived from a range of forecasts identified by the Regional Planning Commission and an analysis of recent residential building trends. The Town Plan Commission chose an intermediate-growth scenario as a reasonable projection of probable future population, household, and employment levels within the Town. Based on that scenario, it is estimated that the 2020 population will increase to 2,844 persons from the 2000 level of 1,708 persons, households will increase approximately 400 housing units from the 2000 level of 595 housing units, and the employment level will increase to 1,090 jobs from the 2000 level of 580 jobs.
- Six planning objectives were formulated by the Town Plan Commission to express the long-term land use goals of the Town and to guide the preparation of the master plan. These objectives relate to preservation of prime agricultural lands and rural character, protection of natural resources, accommodation of residential development at rural densities, a balanced allocation of space to each land use, compatibility between existing and proposed land uses, and the provision of a safe and efficient transportation system.

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Chapter VII

THE MASTER PLAN

INTRODUCTION

A master plan is an official statement reflecting a community's major objectives concerning the desirable physical development of the community. The master plan for the Town of LaFayette, as set forth in this report, consists of recommendations for the type, amount, and spatial location of the various land uses, including arterial streets and highways, required to serve the anticipated needs of Town residents through 2020. The master plan also recommends areas to be retained in agricultural use and identifies areas with concentrations of important natural resources that should be preserved.

The master plan is intended to be used as a tool to help guide the physical development of the Town in an efficient and attractive pattern, as well as promote the public safety and general welfare of the Town. The plan is intended to promote the public interest rather than the interest of individuals or special groups within the community. The very nature of the plan contributes to this purpose, for it facilitates consideration of the relationship of all development proposals, whether privately or publicly advanced, to the overall physical development of the community. The master plan seeks to preserve and maintain what are perceived to be the best attributes of the Town while accommodating moderate growth, primarily in the form of single-family rural-residential development.

The master plan is long-range, providing a means of relating day-to-day development decisions to long-range planning objectives. The Town plan should not, however, be considered rigid or unchangeable, but rather as a guide to help local officials and concerned citizens review development proposals. As conditions change from those used as the basis for the preparation of the plan, the plan should be revised as necessary. Accordingly, the plan should be reviewed periodically to determine whether the planning objectives are still valid, as well as to determine the extent to which the various objectives are being realized through its implementation. It will be necessary to review the plan prior to 2010 to incorporate changes needed to comply with the "Smart Growth" legislation adopted by the Wisconsin Legislature in 1999. This legislation requires the implementation of zoning, subdivision, and official mapping ordinances to be consistent with a local government's comprehensive plan as of January 1, 2010. The law also requires the adoption by ordinance of a comprehensive plan that addresses the nine elements set forth in Section 66.1001(2) of the *Wisconsin Statutes*.

PLAN PURPOSE AND VISION

The Town of LaFayette, predominantly a farming community, has been experiencing a steady increase in residential development in the form of scattered homesites and subdivisions. This trend has the potential to affect the Town's rural character, agricultural base, and natural beauty. These concerns prompted Town officials to initiate the development of a master plan in March 2003.

The Town planning process encouraged residents to participate by sharing their views on how the Town should evolve as a community. The community survey, in particular, helped identify resident preferences. It was through this public participation, in conjunction with Town Plan Commission analysis of information provided by the Regional Planning Commission, that a future vision of the Town was shaped.

The vision shared by local residents and elected and appointed officials alike, is that of a farming community. New development should be sensitive to the Town's rural character, agricultural base, and natural resource features. Environmental corridors, isolated natural resource areas, and other environmentally significant landscapes should be recognized for their unique natural features and importance to the Town's rural character, and should be preserved. New retail and industrial development in the Town would be unnecessary, since nearby communities provide adequately for the needs of local residents.

TOWN OF LAFAYETTE MASTER PLAN

The master plan for the Town of LaFayette is presented graphically on Map 21. Acreage totals relative to the plan are presented in Table 15. Using the local planning objectives set forth in Chapter VI of this report, the Town plan was developed as a refinement and detailing of the regional land use plan and Walworth County land use plan as they pertain to the Town of LaFayette. In brief, the key recommendations of the plan are as follows:

1. That agricultural lands be preserved and farming activities be encouraged to continue, particularly on prime agricultural lands.
2. That environmental corridors, isolated natural resource areas, and other environmentally significant areas be preserved in a natural, open state.
3. That most new residential lands in the Town be developed at rural densities, occur in concentrated residential areas, and be designed to maintain and enhance the natural beauty and overall rural character of the Town.

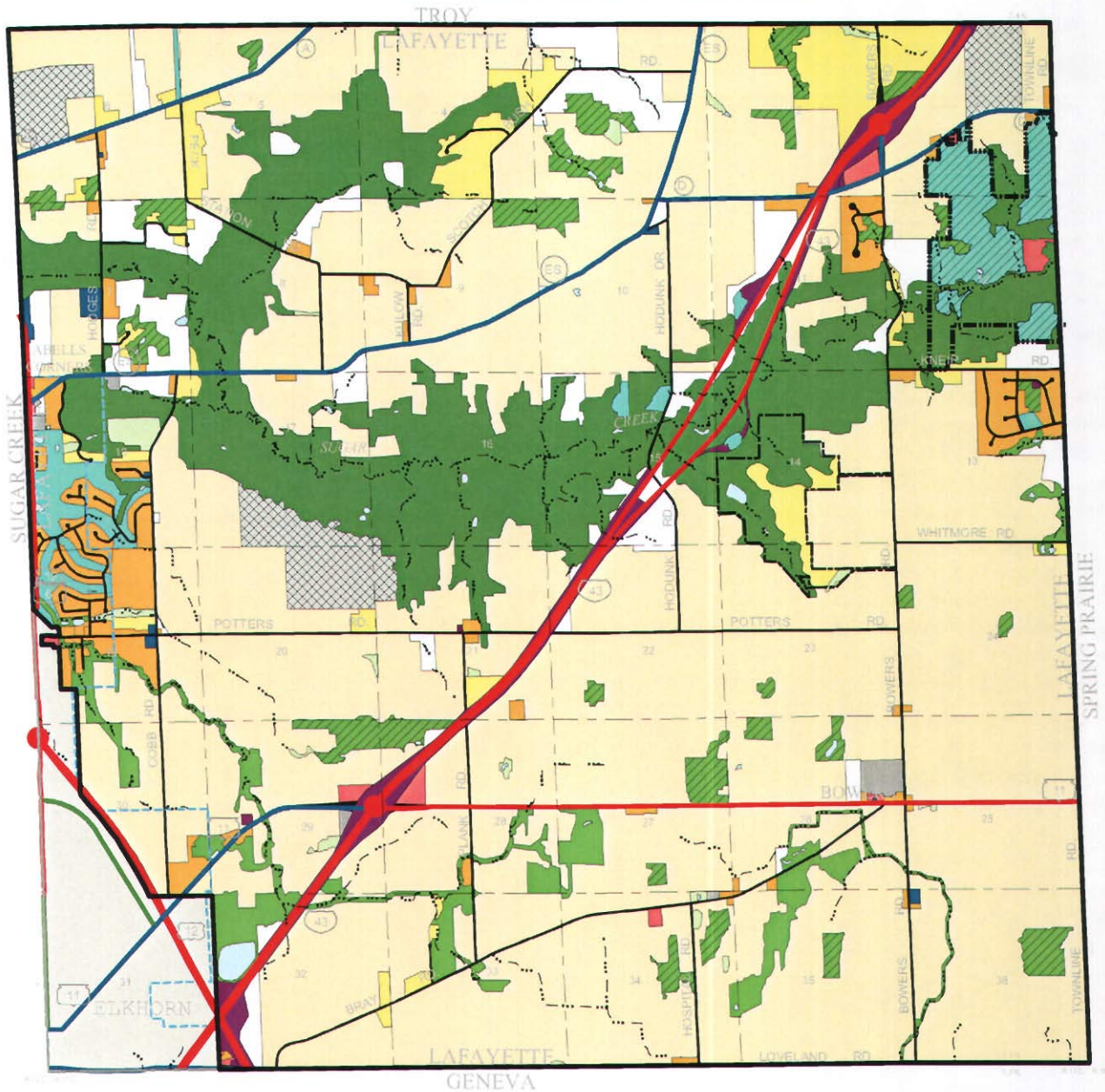
Residential Land Uses

As noted in Chapter VI, the Town master plan is designed to accommodate approximately 400 new households between 2000 and 2020. The identification of residential land use is an important element of the Town master plan. By establishing a logical, well-defined policy towards residential development, the Town will be taking an important step toward its objective of preserving agricultural and environmentally significant lands, as well as the rural character of the Town, while accommodating the envisioned growth.

Urban-density residential development is defined as development at densities of less than five acres per dwelling unit. The plan recommends that the majority of new urban residential development, approximately 150 homes, be located on existing vacant lots, primarily within the existing Alpine Tower Estates, Evergreen Estates, Ridgeview Estates, and Rolling Green Estates subdivisions, as well as within smaller urban enclaves throughout the Town. The plan recommends that an additional approximately 40 homes be developed in new urban-density subdivisions located at the southwest corner of Cobb and Potters Roads and south of Potters Road between Oak Creek Drive and the City of Elkhorn. An additional 20 urban residential homes may be accommodated on existing platted vacant lots scattered throughout the Town and delineated on the plan map as part of the overall farmland preservation area to reflect the Town's intent to preserve large areas of uninterrupted farmlands. In total, the master plan recommends approximately 635 acres be dedicated to urban-density residential development by 2020, an increase of about 205 acres, or 210 homes from 2000. Between 2000 and 2004 about 70 of the approximately 150 existing vacant lots have been developed with new homes, or about 33 percent of the anticipated growth in urban-density residential lands.

Rural-density residential development is defined as development at densities of five acres or greater per dwelling unit. It is the intent of the Town's master plan to concentrate the majority of new rural-density residential development in rural-density subdivisions that use conservation subdivision design principles. This involves designing the subdivision around significant natural features, preserving those features, and maintaining linkages between natural resource areas.

MASTER PLAN FOR THE TOWN OF LAFAYETTE: 2020



- URBAN-DENSITY RESIDENTIAL
(Less than 5.0 acres per dwelling unit)
- RURAL-DENSITY RESIDENTIAL
(5.0 - 35.0 acres per dwelling unit)
- COMMERCIAL
- INDUSTRIAL
- GENERAL RECREATIONAL
- RESORT RECREATIONAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- GOVERNMENTAL AND INSTITUTIONAL
- EXTRACTIVE

Source: SEWRPC.

- PRIMARY ENVIRONMENTAL CORRIDORS
- SECONDARY ENVIRONMENTAL CORRIDORS
- ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LANDS TO BE PRESERVED
- FARMLAND PRESERVATION
- OTHER RURAL LANDS
- SURFACE WATER
- ALPINE VALLEY RESORT
- ELKHORN SANITARY SEWER SERVICE AREA
- SUGAR CREEK PRESERVE CONSERVATION SUBDIVISION

ARTERIAL STREET AND HIGHWAY SYSTEM

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

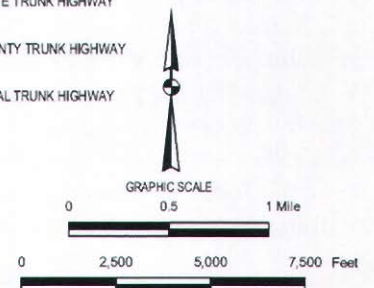


Table 15

EXISTING AND PLANNED LAND USE IN THE TOWN OF LAFAYETTE: 2000-2020

Land Use Category	2000		Planned Change 2000-2020		2020	
	Acres	Percent of Total	Acres	Percent	Acres	Percent of Total
Urban						
Residential	431	2.0	205	47.6	636	2.9
Commercial	44	0.2	31	70.5	75	0.3
Industrial	47	0.2	0	0.0	47	0.2
Governmental and Institutional	32	0.1	0	0.0	32	0.1
General Recreational	196	0.9	9	4.6	205	1.0
Resort Recreational	288	1.3	0	0.0	288	1.3
Transportation, Communication, and Utilities						
Streets, Highways, Freeway, Interstate	893	4.0	34	3.8	927	4.2
Other Transportation, Communication, and Utilities	6	-- ^a	0	0.0	6	-- ^a
Urban Subtotal	1,937	8.7	279	14.4	2,216	10.0
Rural						
Primary Environmental Corridor	3,317	15.0	32	1.0	3,349	15.2
Secondary Environmental Corridor	594	2.7	0	0.0	594	2.7
Isolated Natural Resource Area	588	2.7	-1	-0.2	587	2.7
Other Lands to be Preserved	56	0.3	36	64.3	92	0.4
Farmland Preservation Area	13,673	62.0	-532	-3.9	13,141	59.6
Extractive	224	1.0	215	96.0	439	2.0
Rural Residential	306	1.4	430	140.5	736	3.3
Other Rural Land	1,366	6.2	-459	-33.6	907	4.1
Rural Subtotal	20,124	91.3	-288	-1.4	19,845	90.0
Total	22,061	100.0	--	--	22,061	100.0

^a Less than 0.05 percent.

Source: SEWRPC.

This can be accomplished, in part, by clustering the permitted dwelling units in a relatively compact fashion on a portion of the site and retaining significant natural features intact. As discussed in Chapter V, such flexibility in design is provided within the conservation development design standards of the Walworth County zoning and subdivision ordinances. Conservation subdivision design is further discussed later in this chapter. As of 2005, one such conservation subdivision, Sugar Creek Preserve, was under development northwest of the intersection of Bowers Road and Potters Road. The Sugar Creek Preserve subdivision has 52 single-family residential lots on 260 acres, resulting in an overall density of five acres per dwelling unit. Approximately 183 acres, or 70 percent of Sugar Creek Preserve, is maintained in natural, open space. As identified on the plan map, additional areas recommended for such rural-density residential development include lands in the vicinity of the IH 43-Bowers Road interchange and lands along Scotch Bush Road adjacent to existing rural-density residential development. With the exception of historically platted urban lots, mentioned above, the Town Plan Commission has recommended that development of scattered homesites should be single-family, rural density development limited to approximately 20 percent of the Town's future household growth. Under plan conditions, approximately 80 additional scattered, single-family homesites may be accommodated within the Town, on both existing and new lots. This would be sufficient to accommodate single-family residential

development on parcels allowed by right under current zoning regulations, as well as a limited number of new, scattered single-family homesites. In total, the master plan recommends approximately 735 acres be dedicated to rural-density residential development by 2020, an increase of about 430 acres, or 110 households from 2000.

Other Housing

Throughout the planning process the Town Plan Commission has expressed a desire to accommodate housing which would be affordable to current Town residents as they retire from farming or “downsize” from their existing residences, but would like to continue living in the Town. To that end, the Town master plan encourages the provision of affordable retirement housing as part of new residential developments within the Town. Below is a discussion of some options available to the Town.

Currently, the conservation development design provisions of the Walworth County zoning ordinance provide for a 5 percent density bonus for conservation design subdivisions that provide a minimum 25 percent of all units which would be affordable to moderate-income households, as defined by the U.S. Department of Housing and Urban Development. The Department of Housing and Urban Development defines moderate income households as households with an annual income which is 80 percent of the median income. In 2004 the median four-person family income in Walworth County was \$55,310.

The Town may also consider the creation of a public-private partnership to provide affordable retirement housing. A public-private partnership is a relationship between a private entity, most likely a land developer, and a public entity, most likely the Town or County. There are several types of public-private partnerships that could be used to develop affordable retirement housing. One example is build/operate/transfer (BOT). Under a BOT partnership, the private partner finances and builds retirement housing to specifications agreed to by the Town on lands owned and provided by the Town. The private partner operates the housing under contract with the Town for a specified period of time. The contract length must be sufficient to enable the private partner to realize a reasonable return on its investment through user charges (rents or leases). At the end of the contract the Town can assume operating responsibility for the housing or contract the operations to the original or a new private partner.

There are a number of examples in Wisconsin of private developers building and operating senior communities (for persons 55 and older) in which a long-term lease is purchased on a unit similar to a condominium. Regardless of how long a lease is held, there is a guaranteed lease buyback of 90 percent of the original purchase price. Similar to a condominium association, each unit pays a monthly service fee which includes grass cutting, snow removal, and the maintenance of appliances and building mechanicals, such as heating, cooling, electrical, and plumbing systems, which are owned by the developer.

The above discussion of affordable retirement housing should not be considered an exhaustive list of options available to the Town. Town officials should give careful consideration to all proposals to provide affordable retirement housing on a case-by-case basis.

Commercial and Industrial Land Uses

Under the plan, commercial and industrial land uses would be limited to those areas which existed prior to the adoption of the master plan and new uses only in those areas currently zoned for commercial or industrial use under the Walworth County zoning ordinance, as shown on Map 16 in Chapter V. Commercial and industrial lands combined may increase by about 30 acres between 2000 and 2020, from about 90 acres in 2000 to approximately 120 acres in 2020. Larger scale commercial and industrial development is located in the nearby City of Elkhorn and Village of East Troy.

As shown on the plan map, areas which may support new commercial or industrial development are located at the southwest corner of the IH 43-Bowers Road interchange and the northeast and northwest corners of the IH 43-STH 11 interchange. Under the Walworth County zoning ordinance, these lands are currently zoned B-4, Highway Business, which requires a conditional use permit for all uses. The Town’s master plan recognizes that these interchanges are attractive locations for commercial development because of the easy “on/off” access to the interstate, however, the plan does not support uses which would not be compatible with the surrounding land uses and the rural character of

the Town, such as truck-stop gas stations or big box style retailers. Uses which would be compatible with the rural character of the Town, given proper design and landscaping requirements, include: small scale retail establishments, gasoline service stations, hotels, restaurants, or drive-in food and beverage establishments. It is envisioned that Town residents will continue to utilize commercial centers in surrounding communities for most retail shopping and service needs.

Extractive Land Uses

There are currently four active quarries in the Town of LaFayette. The master plan envisions that three of the quarries, located in Section 1 north of CTH D; Section 6 north of CTH A; and Sections 17, 20, and 21 north of Potters Road will continue nonmetallic mining operations in accordance with existing zoning through the plan design year, with eventual reclamation of the sites in accordance with the Walworth County Nonmetallic Mining Reclamation Ordinance. Recognizing that mining operations may continue for several years, the plan envisions the end of mining operations at the fourth quarry, located in the northwest corner of the IH 43-Bowers Road intersection, and the reclamation of the area for development as rural residential subdivisions as part of a larger rural residential area. Under the plan, extractive uses in the Town may encompass 440 acres by 2020, an increase of approximately 215 acres, or 96 percent between 2000 and 2020.

Governmental, Institutional, Transportation, Communication, and Utility Land Uses

Governmental, institutional, transportation, communication, and utility land uses combined encompassed about 965 acres in 2000. Government and institutional uses include churches, cemeteries, the Pallotti Retreat Center, a Walworth County Sheriff's shooting range, and the Town Hall. Transportation uses include surface streets and highways and IH 43. Communication and utility uses include cellular towers and an electric substation. Under the plan, no significant change is anticipated in the area of the Town devoted to the above uses.

General and Resort Recreational Land Uses

As described in Chapter III, various public and nonpublic recreation and open space sites existed within the Town of LaFayette in 2000. Under the plan, general recreational lands located outside environmental corridors encompass 205 acres, an increase of about 10 acres over 2000. The growth in general recreational lands is attributable to the continued development of the Price Conservancy by Walworth County.

The Alpine Valley resort and music theater encompasses about 290 acres outside of environmental corridors. Alpine Valley includes an outdoor music theater, ski hill, and two eighteen-hole golf courses. The master plan envisions that Alpine Valley will continue to operate and enhance these recreational facilities, while preserving important natural features.

Additional recommendations pertaining to recreational land and facilities are made in both the Walworth County Park and Open Space Plan and the Regional Bicycle and Pedestrian Facilities System Plan, discussed in Chapter VI. These recommendations include: 1) the acquisition by Walworth County of a recreation corridor, or "greenway" along Sugar Creek and the development of a hiking and biking trail within the greenway, 2) the acquisition by Walworth County of an additional 189 acres adjacent to the Price Conservancy and the provision of picnic, nature center, and trail and stream access facilities, 3) the acquisition of 731 acres of land identified as natural areas of local significance (NA-3) and critical species habitat sites (CSH) by Walworth County and private conservancy organizations, 4) the provision of on-street bicycle ways within the rights-of-way of CTH A-Hodges Road-Cobb Road and CTH NN-Bray Road-STH 11, and 5) the provision of off-street bicycle-ways within Department of Natural Resources land in Section 6 and the Sugar Creek greenway mentioned above. The Town of LaFayette master plan endorses these recommendations.

Farmland Preservation Area

The preservation of agricultural lands, particularly prime agricultural lands, is a key recommendation of the Town master plan, as well as an important factor in ensuring the continued availability of productive farmland in the Town. It is also important in helping maintain the foundation of the Town economy and preserving the rural character of the Town, while helping minimize conflicts between farming operations and nonfarm land uses. The Town master plan seeks to preserve prime agricultural lands, and further seeks to maintain existing large blocks of farmland, consisting of 0.5 square miles or more.

Prime agricultural lands are defined as tax key parcels 35 acres or larger covered predominantly by soils in agricultural capability Classes I, II, and III. Using this definition, an analysis of the Town's prime agricultural lands was completed. As shown on Map 21, the recommended farmland preservation area for the Town master plan includes nearly all existing prime agricultural land as defined above. The farmland preservation area also includes parcels less than 35 acres which are predominantly covered by prime agricultural soils and surrounded by or under the same ownership as adjacent large blocks of prime agricultural lands. Also included in the farmland preservation area are some parcels less than 35 acres in size which are essentially surrounded by prime agricultural land. The inclusion of these parcels is essentially a mapping convention intended to convey the overall extent of the farmland preservation area.

The recommended farmland preservation area encompasses about 13,140 acres, or about 60 percent of the total area of the Town. In general, the plan recommends that this area remain in agricultural use. The plan recommends that in general, residential development should be limited to one dwelling unit per 35 acres. The plan does not preclude residential development at less than 35 acres per dwelling unit where this is allowed under existing zoning. For example, existing substandard lots could be developed with a single-family home as provided for under the Walworth County zoning ordinance. As part of the plan, a review of the existing A-1 Prime Agricultural Land zoning within the Town was completed and recommendations resulting from that review are presented in Chapter VIII of this report.

Other Rural Lands

Under the plan, those areas which have not been designated for future urban use, rural residential use, preservation as environmental corridors, natural resource areas, or farmland preservation, have been identified as "other rural land." Under the plan these lands encompass approximately 905 acres, or 4 percent of the Town. Lands within this category are generally zoned C-2, Upland Resource Conservation with a minimum parcel size of five acres, or A-2 Agricultural Land with a minimum parcel size of 20 acres.

The plan proposes that lands within this category be maintained in rural uses. Appropriate rural uses include the continuation of existing agricultural activity, creation of smaller farms, including hobby farms, and rural density residential development. The plan does not recommend the creation of parcels at densities higher than those allowed under the C-2 or A-2 zoning districts. Maintaining these larger parcel sizes will help the Town retain its rural character while still allowing for some scattered residential development at rural densities.

Environmentally Significant Areas

Chapter III of this report presents detailed information regarding the location and extent of environmental corridors and isolated natural resource areas within the Town of LaFayette. To guide development effectively, it is necessary to carefully consider the location of the various land uses as they relate to the natural resource base of the area. Locating development outside the environmental corridors and other environmentally significant areas will help maintain a high level of environmental quality within the Town. The Town master plan recommends substantial preservation of all remaining environmental corridors, isolated natural resource areas, and other environmentally significant areas. Development within such areas should be limited to essential transportation and utility facilities, compatible outdoor recreation facilities, and very low-density residential development. Such development should be carefully designed to avoid disruption of steep slopes, poorly drained soils, wetlands, and other sensitive resources.

Primary Environmental Corridors

Primary environmental corridors are elongated areas in the landscape which contain concentrations of the most important remaining elements of the natural resource base. By definition, these corridors are at least 400 acres in area, two miles long, and 200 feet in width. Primary environmental corridors in the Town of LaFayette essentially consist of the lowland and upland resources located along and adjacent to Sugar Creek. Residents of the Town have expressed great concern for the preservation of the Sugar Creek primary environmental corridor and its associated resources. The Town master plan recommends that primary environmental corridors within the Town remain in essentially natural

open uses. The minimum density for rural residential development permitted in upland portions of the primary environmental corridor, which are currently zoned for agricultural uses, should be 20 acres per dwelling unit. The plan recommends that Town and County officials work together, as part of the comprehensive planning process, to amend the Walworth County zoning ordinance to create a C-2a Upland Resource Conservation district, with a minimum parcel size of 20 acres, or modify the A-2 Agricultural Land district, which has a minimum parcel size of 20 acres, to include upland conservancy provisions. The new or revised zoning district should include provisions for the use of conservation subdivision design and should be applied to most of the upland resources within primary environmental corridors in the Town of LaFayette.

Under the plan, primary environmental corridors would encompass approximately 3,350 acres, or 15 percent of the Town. This is a slight increase, about 30 acres, from 2000. It is envisioned that lands adjacent to existing primary environmental corridor areas under Department of Natural Resources ownership; an area of wetland degraded by farming activity, located adjacent to the primary environmental corridor in the southeast corner of U.S. Public Land Survey Section 5; and a small area of open space within the Sugar Creek Preserve subdivision contained within an outlot will become part of the primary environmental corridor as they revert to natural conditions.

Secondary Environmental Corridor and Isolated Natural Resource Areas

Secondary environmental corridors contain a variety of natural resource elements, often being remnants of primary environmental corridors that have been partially converted to agricultural or urban uses. By definition, secondary environmental corridors are at least 100 acres in size and one mile in length or serve as links between segments of primary environmental corridors. Secondary environmental corridors in the Town are generally located along intermittent streams. Isolated natural resource areas consist of smaller pockets of wetlands, woodlands, or surface water that are isolated from the primary and secondary environmental corridors. By definition, isolated natural resource areas are at least five acres in size. Isolated natural resource areas are scattered throughout the Town of LaFayette.

The plan recommends that secondary environmental corridors and isolated natural resource areas be preserved in much the same way as primary environmental corridors. Should rural density residential development be allowed in upland portions of such areas, however, the plan recommends a density of at least five acres per dwelling unit. Under the plan, the area of secondary environmental corridors and isolated natural resource areas would remain essentially the same as in 2000, approximately 595 and 585 acres, respectively.

Other Lands to be Preserved

In addition to delineated environmental corridors and isolated natural resource areas, approximately 90 acres are designated by the plan as other open lands to be preserved. These areas consist of small wetlands and agricultural lands no longer being used for crop production or degraded from pasturing, which are beginning to revert back to a natural state. One such area of approximately 30 acres located along Cobb Road adjacent to the primary environmental corridor, has recently been taken out of crop production, has had the remaining agricultural drain tiles broken, and is being enrolled in a resource conservation program. As additional natural vegetation develops on these areas, they may eventually be reclassified as either environmental corridor or isolated natural resource area.

CONSERVATION SUBDIVISION DESIGN

Town residents have indicated a high regard for the rural atmosphere and natural beauty of the Town, and, throughout the master planning process, Town of LaFayette officials stressed the importance of preserving the rural character and beauty of the landscape. By its very design, the Town master plan is intended to help preserve the Town's rural character and natural beauty.

Rural residential development would be accommodated in the areas so designated on Map 21. In general, such development would be accommodated at densities of no more than one dwelling unit per five acres. To a lesser extent, rural residential development may be allowed in upland areas of primary environmental corridors at densities of no more than one dwelling unit per 20 acres. Where such development is accommodated, the plan recommends the use of

conservation subdivisions to the maximum extent possible. Conservation subdivision design, as described in this section, may also be applied to new urban density subdivisions to help preserve open space and significant natural features.

The *Wisconsin Statutes* defines the term conservation subdivision as housing development in a rural setting that is characterized by compact lots and common open space, where the natural features of the land are maintained to the greatest extent possible. Conservation subdivisions typically concentrate the permitted number of lots on a small portion of the tract, leaving the remaining portion, including the most significant natural features, in open space.

In comparison to conventional designs, conservation subdivision designs afford greater opportunity for preserving open space and maintaining the rural character of the landscape. When properly designed, conservation subdivisions can minimize the visual impact of the permitted residential development and preserve significant natural features and other open space. Such designs may decrease the total impervious surface attendant to the development. Infrastructure costs borne by the developer and public infrastructure maintenance costs may be reduced due to shortened street and utility lengths.

The single most important design consideration in the layout of conservation subdivisions is that the development should be designed around the open space. That is, the areas for open space preservation should be set aside prior to laying out streets and lots. The process for designing a conservation subdivision should take place in three basic steps: 1) identification and analysis of existing conditions; 2) delineation of preservation areas; and 3) the layout of dwelling locations and the street and lot patterns. These three steps are described and illustrated in more detail in Appendix C.

RELATIONSHIP TO THE CITY OF ELKHORN LAND USE PLAN

The City of Elkhorn development plan, adopted by the Elkhorn City Council in 2000 and documented in *The Elkhorn 2020 Community Development Plan*, includes land use recommendations for portions of the Town of LaFayette in the vicinity of the City, including areas located within and outside the currently adopted Elkhorn sanitary sewer service area.

City development plans for portions of the Town within and outside the adopted sanitary sewer service area include the continuation of existing agricultural and rural land uses and the preservation of existing environmentally sensitive lands. The City enforces these recommendations through an extraterritorial zoning ordinance. The recommendations of the City development plan for these areas are consistent with those of the Town master plan.

SUMMARY

This chapter has presented a master plan designed to achieve the planning objectives identified by the Town Plan Commission, as presented in Chapter VI.

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 Town of LaFayette. The plan recommends the preservation of existing environmentally sensitive areas and prime agricultural lands. At the same time, the plan provides for residential growth that is compatible with, and reinforces, the objectives of the master plan. Based on the selected forecast described in Chapter VI, the master plan, as presented on Map 21, would accommodate a total of about 210 additional dwelling units as new and infill urban density residential and a total of about 190 additional dwelling units as new scattered and conservation subdivision rural density development.

The master 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 proposals. The adopted plan should represent a commitment by the Town Plan Commission and Town Board to strive for the selected planning objectives. As conditions change from those used as the basis in the plan preparation, the plan should be revised, if necessary. 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. It will be necessary to review the plan prior to 2010 to incorporate additional information needed to comply with the “Smart Growth” legislation passed by the Wisconsin Legislature in 1999, which requires implementation of zoning, subdivision, and official map ordinances to be consistent with the community’s Comprehensive Plan beginning on January 1, 2010.

The adopted master plan, together with the supporting implementation measures in Chapter VIII, provides an important means for promoting the orderly development of the Town of LaFayette. Consistent application of the plan will help assure protection of the natural resource base of the Town, including environmental corridors and prime agricultural lands, while providing for the needs of the existing and probable future resident population of the Town.

Chapter VIII

PLAN IMPLEMENTATION

INTRODUCTION

The recommended master plan for the Town of LaFayette is described in Chapter VII of this report. In a practical sense, however, the plan is not complete until the necessary steps to implement the plan are specified. After formal adoption of the master plan, realization of the plan will require faithful, long-term dedication to the underlying objectives of the plan by the Town officials responsible for its implementation. Thus, adoption of the plan is only the beginning of a series of actions necessary to achieve the objectives expressed in this report. This chapter presents tools and techniques that can be used to implement the plan in order for the Town to realize its planning objectives.

PLAN ADOPTION

An important initial step in plan implementation is formal adoption of the plan by the Town Plan Commission and certification of the adopted plan to the Town Board, pursuant to Section 62.23(3)(b) of the *Wisconsin Statutes*. Prior to plan adoption, it is good practice to hold public informational meetings. Such actions provide an opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the plan recommendations. A preliminary master plan, prepared under the guidance of the Town of LaFayette Plan Commission, was presented for public review and comment at public informational meetings held on June 15, 2005, and June 18, 2005, as well as a public hearing held on August 3, 2005. The plan presented in this report represents the final master plan adopted by the Plan Commission. It incorporates changes made to a preliminary draft plan made by the Plan Commission after reviewing the results of the informational meetings.

Upon adoption by the Plan Commission, the plan becomes an official guide to be used by Town officials in making land development decisions. Adoption of the plan by the Town Board is not required under Section 62.23 of the *Wisconsin Statutes*, but such adoption demonstrates acceptance and support of the plan by the governing body. The Town of LaFayette Plan Commission adopted the master plan on September 7, 2005, and certified the plan to the Town Board. The LaFayette Town Board subsequently adopted the master plan on September 14, 2005. The adoption resolutions of both the Plan Commission and Town Board are presented in Appendix D.

ZONING

Of all the means currently available to implement master plans, perhaps the most important is the zoning ordinance. As indicated in Chapter V, zoning in the Town of LaFayette is under the jurisdiction of the Walworth County Zoning Ordinance and the Walworth County Shoreland Zoning Ordinance. The general provisions of the ordinance are jointly

administered by Walworth County and the Town, while the shoreland provisions are administered solely by the County. The zoning districts applicable to the Town have been summarized in Table 14 in Chapter V, and the current application of those districts within the Town is shown on Map 16 in that Chapter. Recommended zoning in the Town is shown on Map 22 and summarized in Table 16.

Zoning Ordinance Regulations

The regulations established in the Walworth County Zoning Ordinance are generally well suited for implementation of the Town master plan. However, certain changes to the ordinance regulations are suggested in order to assist in implementing the Town plan. Any changes to the zoning ordinance regulations should be cooperatively formulated by Walworth County and the sixteen civil towns in the County. Changes to the zoning ordinance regulations must have broad support from the town governments, inasmuch as, under the *Wisconsin Statutes*, such changes become effective only if a majority of the towns in the County do not disapprove them. It is suggested that consideration be given to the following:

- The creation of a new C-2a Upland Resource Conservation district with a minimum parcel size of 20 acres, or the modification of the A-2 Agricultural Land district, which has a minimum parcel size of 20 acres, to include upland conservancy provisions. It is recommended that this new district be applied to upland portions of the primary environmental corridor currently under agricultural zoning. This zoning district should include provisions for the use of conservation subdivision design and vegetation removal restrictions, as described below.
- Including restrictions on the amount of vegetation that can be removed from land in the C-2 Upland Resource Conservation District, C-3 Conservancy Residential District, and the proposed 20 acre upland resource conservation district. These provisions should restrict the clear-cutting of trees and shrubbery outside of a specified building area, and limit the removal of natural vegetation to a specified percentage of the parcel, unless a vegetation management plan is approved by the County. Normal pruning and trimming; the removal of nonnative invasive, dead, diseased, or insect-infested vegetation; and silvicultural thinning conducted under the recommendation of a forester could be exempted from this restriction.
- Revise the B-2 General Business, B-3 Waterfront Business, and B-4 Highway Business districts to change adult entertainment uses from a permitted principal use to a conditional use. Adult entertainment uses existing on the effective date of the Ordinance would be considered a conforming conditional use; however, any new adult entertainment uses or changes to existing uses should be subject to conditional use procedures.

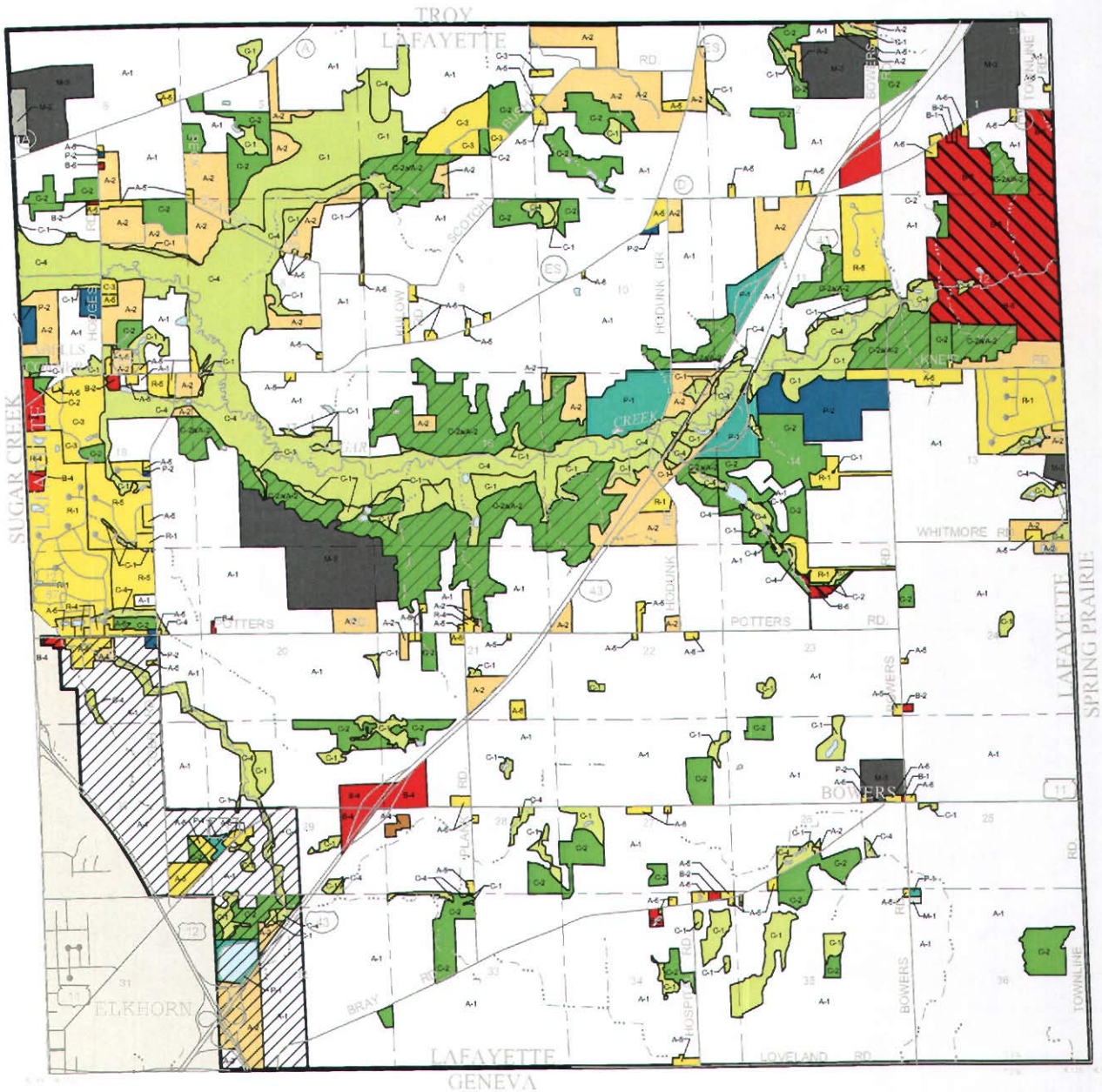
The recommended changes to the zoning district regulations discussed above would require the Town to formally petition the County Board to amend the Walworth County Zoning Ordinance and Walworth County Shoreland Zoning Ordinance. Should the County Zoning Agency find the proposed ordinance text amendments acceptable and the County Board adopts the proposed changes to the ordinance, the changes to the ordinance will become effective only if the majority of the towns in the County do not disapprove them. Ideally, the recommended amendments to the zoning and shoreland zoning ordinance text would be made as part of a joint comprehensive planning effort between Walworth County and the 16 civil towns within the County.

Prime Agricultural and Conservancy Zoning

The preparation of the Town master plan included a review of the application of the A-1 Prime Agricultural Land district and upland conservancy zoning within the Town. Historically, much of the undeveloped land within the Town of LaFayette, regardless of use, has been placed within the A-1 Prime Agricultural Land district, which has resulted in upland and lowland environmentally significant lands within the Sugar Creek primary environmental corridor being placed within the A-1 zoning district. Based on the review of the current application of the A-1 and conservancy zoning districts within the Town, the master plan recommends that approximately 780 acres be rezoned from the A-1 Prime Agricultural Land district to the recommended C-2a/A-2 Upland Conservation district and that about 505 acres be rezoned from the A-1 district to the C-1 Lowland Resource Conservation districts. The recommended changes are highlighted on Map 23. In general, the plan recommends that the aforementioned zoning changes be completed as part

Map 22

RECOMMENDED ZONING DISTRICTS IN THE TOWN OF LAFAYETTE: 2010



A-1	PRIME AGRICULTURAL LAND	C-4	LOWLAND RESOURCE CONSERVATION (SHORELAND)	M-1	INDUSTRIAL
A-2	AGRICULTURAL LAND	R-1	SINGLE-FAMILY RESIDENTIAL	M-3	MINERAL EXTRACTION
A-3	AGRICULTURAL LAND HOLDING	R-4	MULTIPLE-FAMILY RESIDENTIAL	P-1	RECREATIONAL PARK
A-4	AGRICULTURAL-RELATED MANUFACTURING, WAREHOUSING, AND MARKETING	R-5	PLANNED RESIDENTIAL DEVELOPMENT	P-2	INSTITUTIONAL PARK
A-5	AGRICULTURAL-RURAL RESIDENTIAL	B-1	LOCAL BUSINESS		EXTRA-TERRITORIAL ZONING DISTRICT
C-1	LOWLAND RESOURCE CONSERVATION	B-2	GENERAL BUSINESS		
C-2	UPLAND RESOURCE CONSERVATION (5 ACRE MINIMUM PARCEL SIZE)	B-4	HIGHWAY BUSINESS		
C-2a	UPLAND RESOURCE CONSERVATION (20 ACRE MINIMUM PARCEL SIZE)	B-6	PLANNED COMMERCIAL-RESIDENTIAL BUSINESS		
C-3	CONSERVANCY-RESIDENTIAL		BED AND BREAKFAST		

Source: SEWRPC.

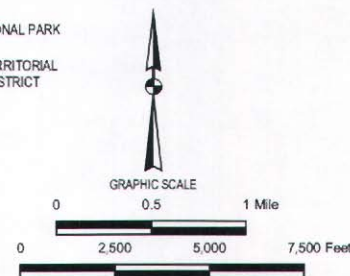


Table 16

EXISTING AND RECOMMENDED ZONING IN THE TOWN OF LAFAYETTE: 2005-2010

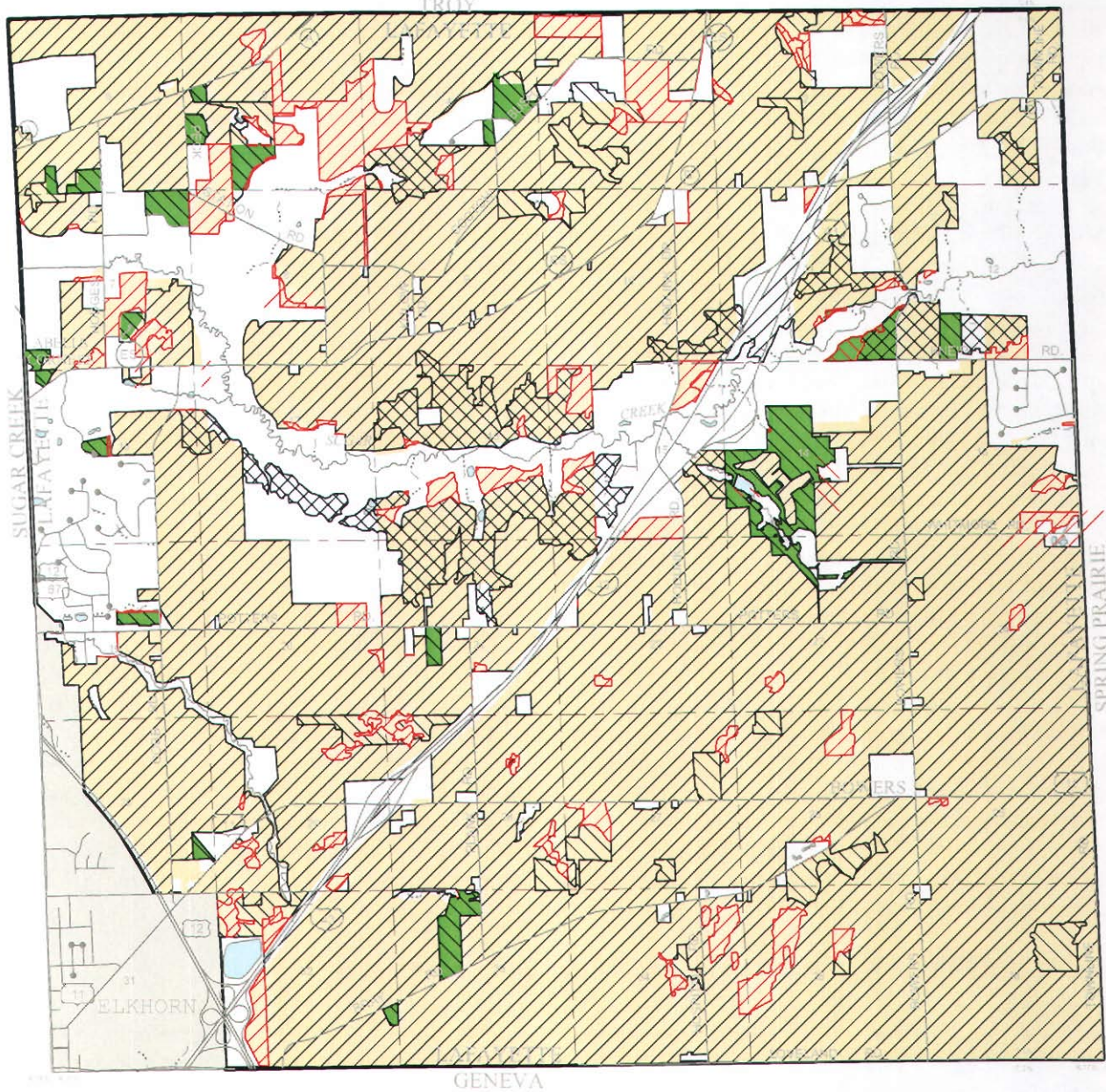
Zoning District	2005		Planned Change 2000-2020		2010	
	Acres	Percent of Total	Acres	Percent	Acres	Percent of Total
Agricultural						
A-1 Prime Agricultural Land	16,340	74.1	-1,912	-11.7	14,428	65.4
A-2 Agricultural Land	601	2.7	429	71.4	1,030	4.7
A-3 Agricultural Land Holding	7	-- ^a	2	28.6	9	-- ^a
A-4 Agricultural Related Manufacturing, Warehousing, and Marketing	7	-- ^a	--	--	7	-- ^a
A-5 Agricultural-Rural Residential	248	1.1	28	11.3	276	1.2
Subtotal	17,203	77.9	-1,453	-8.4	15,750	71.3
Conservancy						
C-1 Lowland Resource Conservation (nonshoreland)	202	0.9	567	280.7	769	3.5
C-2 Upland Resource Conservation (5 acre minimum)	453	2.0	474	104.6	927	4.2
C-2a/A-2 Upland Resource Conservation (20 acre minimum)	0	0.0	962	--	962	4.4
C-3 Conservancy-Residential	149	0.7	5	3.4	154	0.7
C-4 Lowland Resource Conservation (shoreland)	1,238	5.6	26	2.1	1,264	5.7
Subtotal	2,042	9.2	2,034	99.6	4,076	18.5
Public						
P-1 Recreational Park	718	3.3	-501	-69.8	217	1.0
P-2 Institutional Park	212	1.0	-60	-28.3	152	0.7
Subtotal	930	4.3	-561	-60.3	369	1.7
Residential						
R-1 Single-Family Residence (unsewered)	416	1.9	3	0.7	419	1.9
R-4 Multiple-Family Residence	26	0.1	--	--	26	0.1
R-5 Planned Residential Development	239	1.1	-4	-1.7	235	1.1
Subtotal	681	3.1	-1	-0.1	680	3.1
Commercial						
B-1 Local Business	2	-- ^a	--	--	2	-- ^a
B-2 General Business	15	0.1	--	--	15	0.1
B-4 Highway Business	76	0.3	59	77.6	135	0.6
B-5 Planned Commercial-Recreational Business	475	2.2	-11	2.3	464	2.1
B-6 Bed and Breakfast	1	-- ^a	--	--	1	-- ^a
Subtotal	569	2.6	48	8.4	617	2.8
Industrial						
M-1 Industrial	2	-- ^a	--	--	2	-- ^a
M-2 Heavy Industrial	16	0.1	--	--	16	0.1
M-3 Mineral Extraction	618	2.8	-67	-10.8	551	2.5
Subtotal	636	2.9	-67	-10.5	569	2.6
Total	22,061	100.0	--	--	22,061	100.0








^a Less than 0.1 percent.

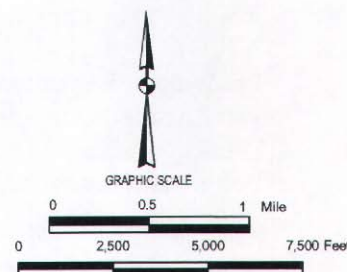
Source: SEWRPC.

Map 23

**EXISTING AND RECOMMENDED PRIME AGRICULTURAL AND
CONSERVANCY ZONING IN THE TOWN OF LAFAYETTE: 2005- 2010**



- | | | | |
|---|--|---|--|
|  | EXISTING A-1 PRIME AGRICULTURAL LAND |  | EXISTING A-1 RECOMMENDED TO BE REZONED TO C-1 OR A-2 |
|  | RECOMMENDED A-1 PRIME AGRICULTURAL LAND |  | EXISTING C-2 RECOMMENDED TO BE REZONED TO C-1 OR C-4 |
|  | EXISTING C-2 UPLAND RESOURCE CONSERVATION
(5 ACRE MINIMUM PARCEL SIZE) | | |
|  | RECOMMENDED C-2 UPLAND RESOURCE CONSERVATION
(5 ACRE MINIMUM PARCEL SIZE) | | |
|  | RECOMMENDED C-2a/A-2 UPLAND RESOURCE CONSERVATION
(20 ACRE MINIMUM PARCEL SIZE) | | |



of a joint comprehensive planning program between Walworth County and the 16 civil towns, however, zoning changes may be made on a case-by-case basis if rezoning requests are received by the Town prior to a Countywide comprehensive rezoning process.

In addition, the recommended A-1 Prime Agricultural Land zoning shown on Maps 22 and 23 reflects a review of the application of the A-1 Prime Agricultural Land district on existing farmland. As stated in the Walworth County Zoning Ordinance and Shoreland Zoning Ordinance, the purpose of the A-1 district is to maintain, preserve, and enhance agricultural lands historically exhibiting high crop yields. For purposes of this analysis such lands were defined as tax key parcels 35 acres or larger covered predominantly by soils in agricultural capability Classes I, II, and III, as rated by the U.S. Department of Agriculture, Natural Resource Conservation Service. Also included in the recommended A-1 district were some parcels less than 35 acres, covered predominantly by soils in agricultural capability Classes I, II, and III, which are essentially surrounded by or under the same ownership as adjacent A-1 zoned lands. As shown in Table 16, the A-1 zoning district would encompass approximately 14,430 acres, or about 65 percent of the Town, under the recommended zoning plan.

Zoning District Map

Map 22 shows the recommended zoning map for the Town of LaFayette. In addition to the changes noted above, Map 22 includes the rezoning of the IH 43 right-of-way, excluding the two rest areas, from P-1 Recreational Park to the proper adjacent zoning district, generally the A-1 Prime Agricultural Land or A-2 Agricultural Land district. Other recommended changes reflected on Map 22 include placing the upland portions of secondary environmental corridors and isolated natural resource areas currently under agricultural zoning in the C-2 Upland Resource Conservation district. Map 22 also reflects a reevaluation of all conservancy zoning districts within the Town on the basis of current natural resource base inventory data. Such a reevaluation would ensure that changes in environmental features which have occurred over time are properly reflected on the zoning map and that the zoning map incorporates the most up-to-date natural resource base inventory.

The recommended changes to zoning district application within the Town would require the Town to formally petition Walworth County to amend the Town of LaFayette zoning district map. Prior to rezoning any lands currently placed in the A-1 Prime Agricultural Land district, the Town should contact the Wisconsin Department of Agriculture, Trade, and Consumer Protection for an inventory of parcels enrolled in the farmland preservation tax credit program. The zoning change of parcels enrolled in the farmland preservation tax credit program within the previous ten years may require a return to the State of tax credits received. If a return of tax credits is required for the rezoning of a parcel, the Town may choose to withhold the rezoning until such time that a return would not be required, or return the required amount for the landowner. It is recommended that the necessary public hearings on the proposed rezoning changes be held jointly by the Town of LaFayette and Walworth County.

SUBDIVISION PLAT AND CERTIFIED SURVEY MAP REVIEW

Land divisions in the Town of LaFayette are governed by the Walworth County Subdivision Control Ordinance. Under that ordinance, a subdivision is defined as an act of land division which creates five or more parcels or building sites of 15 acres each or less in area. Subdivision plats are required for all subdivisions. A minor subdivision is defined as an act of land division resulting in the creation of not more than four parcels or building sites, any one of which is 15 acres or less in area. Certified survey maps are required for all minor subdivisions. Towns have approval authority over proposed subdivision plats and over the dedication to the Town of streets or other public areas proposed on certified survey maps. Moreover, the City of Elkhorn and Village of East Troy have subdivision plat approval authority in extraterritorial plat review areas as defined in Section 236.02 of the *Wisconsin Statutes*.

The Walworth County Subdivision Control Ordinance is basically sound, however, the Town of LaFayette may wish to consider adopting its own subdivision control ordinance. Such an ordinance would supplement, not replace, the County ordinance. Adoption of such an ordinance would give the Town authority to regulate land divisions in the Town and to establish more specific design criteria, such as requirements for street widths and construction, and provisions specifically dealing with conservation subdivisions. The Town would also have the authority to review and

approve all proposed land divisions. It is generally desirable that any land division resulting in a parcel smaller than the largest minimum parcel size specified in the zoning ordinance, 35 acres under the Walworth County Zoning Ordinance, be regulated under the land division ordinance.

It should be recognized that administrative responsibilities attendant to the regulation of land divisions in the Town presently rest with Walworth County, which retains professional staff for this purpose. If the Town were to adopt its own subdivision control ordinance, the Town must be prepared to assume responsibility for administering all provisions of that ordinance.

Regardless of whether the Town adopts its own subdivision control ordinance or continues to work under the Walworth County ordinance, the Town master plan should serve as a basis for the review of all subdivision plats and certified survey maps. Approval should be granted only to those land divisions that are consistent with the objectives of the plan. Properly applied, land division regulations can be an important means of implementing a master plan and of coordinating the layout, design, and improvement of private land development proposals within the Town.

PRESERVATION OF RURAL CHARACTER

One of the primary objectives of the Town master plan is the preservation of the Town's rural character and scenic beauty. In addition to the recommended amendments to the Walworth County Zoning Ordinance and Shoreland Zoning Ordinance discussed earlier in this chapter and the utilization of conservation subdivision design discussed in Chapter VII, there are several farmland and environmentally significant land preservation tools available to the Town, which can be effective in the preservation of the Town's rural character and scenic beauty. The following description of farmland and environmentally significant land preservation techniques and programs should not be considered an exhaustive list of options available to the Town.

Farmland Preservation

As shown in the community survey, there is widespread support for the preservation of farmland. In addition, a majority of respondents supported the protection of farmland through financial incentives to landowners who do not sell their land for development. Open space preservation techniques referred to as "purchase of development rights" (PDR) or "transfer of development rights" (TDR) are based on the premise that development rights are distinct attributes of land ownership which can be sold or otherwise transferred, similar to other rights associated with land, such as mineral rights. A description of these and other techniques, including programs which may help farmers offset annual operating costs, is presented below.

Purchase of Development Rights

Purchase of development rights programs, or PDR programs, are intended to ensure long-term preservation of agricultural lands. Under a PDR program, the owner of farmland receives a payment for relinquishing rights to development. Deed restrictions are used to ensure that the lands concerned remain in agricultural or open space use. Such restrictions are attached to the land and remain in effect regardless of future sale or other transfer of the land.

PDR programs may be administered and funded by state, county, or local units of government, land trusts and other private organizations, or combinations thereof. At the local government level, funding for such programs, for example, could be generated through property tax levy only after the majority of residents have approved such a measure by referendum. The amounts paid to farmland owners under PDR programs may be calculated on the basis of the number of dwelling units permitted under existing zoning, on the basis of the difference between the market value of the land and its value solely for agricultural purposes, or on some other basis. In addition, development rights can be donated by the landowner. The primary drawback of PDR programs is the potentially high cost.

PDR programs can provide assurances that farmland will be permanently retained in open use. Landowners receive a potentially substantial cash payment, while retaining all other rights to the land, including the right to continue farming. The money paid to the landowner may be used for any purpose, such as debt reduction, capital improvement

to the farm, or retirement income. Lands included in a PDR program remain on the tax roll and continue to generate property taxes. Since the land remains in private ownership, the public sector does not incur any land management responsibilities.

Transfer of Development Rights

Under transfer of development rights programs, or TDR programs, the right to develop a specified number of dwelling units under existing zoning may be transferred from one parcel, which would be maintained in open space use, to a different parcel where the number of dwelling units would be correspondingly increased. When the parcels are held by the same owner, the development rights are, in effect, simply transferred from one parcel to the other by the owner; when the parcels are held by different landowners, the transfer of development rights involves a sale of rights from one owner to another, at fair market value. The result is a shift in density away from areas proposed to be maintained in farming or other open use toward areas recommended for development.

The transfer of development rights may be implemented only if authorized under zoning regulations, in this case under the Walworth County Zoning Ordinance. To enable the transfer of development rights, the zoning ordinance must establish procedures by which the TDR technique will be administered, including the formula for calculating the number of residential dwelling units which may be transferred. The zoning map must identify the areas from which development rights may be “sent” and the areas which may “receive” development rights, or at least identify the districts within which development rights can be transferred from one parcel to another.

While the creation and administration of a TDR program is somewhat complicated, the technique remains a potentially effective means for preserving open space and maintaining rural densities, while directing development to areas where it may best be accommodated.

Right to Farm Ordinances

A right-to-farm ordinance is intended to provide some degree of protection to farmers and farm operations from public and private nuisance claims (lawsuits relating to impacts from noise, dust, chemicals, irrigation, and odors generated by farming activities, or impeded traffic movements due to farm machinery using public roads). Wisconsin has right-to-farm legislation which protects farmers against nuisance lawsuits, and allows for recapture of legal costs, when appropriate, which may be incurred in their defense of legal claims brought against them. Local communities may supplement the protection provided by the State with their own, more protective ordinance.

Agricultural Nuisance Notices

Such notices inform buyers of agricultural land that agriculture is the primary economic activity of the area and that the buyer may experience inconvenience or discomfort arising from accepted agricultural practices. In some cases, the notice may be recorded on the deeds to new homes. Such notices may help to ensure that people who purchase homes in agricultural areas will recognize, and be more tolerant of, the sometimes inconvenient impacts of agricultural activities.

Specialty Cropping

Specialty cropping involves the diversification of crop production in order to take advantage of a large metropolitan population base. A few of the factors which may encourage diversification include the ready market for fresh, high-value produce in suburban farmers markets, supermarkets, and restaurants; demand for organically produced dairy products, meat, fruit, and vegetables; the greater viability of “U-Pick” farms; and an increased demand for nursery stock and horse stabling services.

Conservation Reserve Program

The Conservation Reserve Program (CRP) was enacted to protect lands which are sensitive to erosion and to take land along riparian corridors out of agricultural production and place the land into long-term vegetative cover for a period of 10 to 15 years. Land that has been under agricultural production for two of the preceding five years and under the same ownership for at least one year is eligible for CRP funding. Some of the practices eligible for CRP funding include riparian buffer strips, permanent pasture, windbreaks, grassed waterways, and contour grass strips. The U.S.

Department of Agriculture pays an annual rental rate for the land taken out of production based on soil type. Additionally, it will cost-share 50 percent of the expenses for the establishment of these conservation practices.

Currently, there are two types of CRP enrollments, general CRP and continuous CRP. The general CRP enrollment is geared for larger tracts of land, and is a competitive process. Continuous CRP is not competitive, and is targeted towards smaller, more sensitive tracts of land, such as riparian lands, or land susceptible to ephemeral or gully erosion.

Conservation Reserve Enhancement Program

The Conservation Reserve Enhancement Program (CREP) is an outgrowth of the CRP that is designed to protect water quality and improve wildlife habitat through the establishment of filter strips, riparian buffers, grassed waterways, and, in designated grassland project areas, the establishment of permanent introduced or native grasses. The program also involves the development and restoration of wetlands. Funding for the program may come through the USDA Farm Service Agency; the Wisconsin Department of Agriculture, Trade, and Consumer Protection; or private conservation organizations. Eligibility and contract requirements are similar to those for the CRP, however, the CREP is targeted at areas where it has been determined that the benefits of program implementation are most needed.

Environmental Quality Incentive Program

The Environmental Quality Incentive Program (EQIP) provides Federal cost-sharing funds for conservation practices which include animal waste management; soil erosion and sediment control, which encompass nutrient management and conservation tillage; habitat improvement; and groundwater protection. EQIP is a highly competitive program; however, eligible farms receive cost-share funds up to 75 percent of the cost of installation of conservation practices, and \$18.50 per acre for conservation tillage from the USDA. The tillage payments occur for a maximum of three years during the length of the contract, which is typically five years, but can be extended to 10 years.

Wisconsin Farmland Preservation Program

The Wisconsin Farmland Preservation Program allows farmers who maintain farmland in agricultural use to receive annual State income tax credits. The farm must be a minimum of 35 acres, and must produce a minimum of \$6,000 in gross farm receipts in the previous year or \$18,000 in the previous three years. Owners of farmland which meet the above criteria in Walworth County, which has a farmland preservation plan and exclusive agricultural zoning certified by the State Land and Water Conservation Board, are eligible to receive a State income tax credit. In 2004, the average income tax credit was \$721. Several farms in the Town are enrolled in this program.

Use-Value Assessment

In 1995, the Wisconsin Legislature acted to lessen the property tax burden on farmers by mandating the “use-value” assessment of agricultural land. Under this system, agricultural lands are assessed based solely on their value for farming, without regard to development potential or existing zoning. Landowners who sell their land after owning the land for less than five years are required to pay a modest penalty to the Wisconsin Department of Revenue; an amount equal to 5 percent of the difference between the sale price and the use-value during the last year of ownership. While this program provides substantial property tax relief to owners of farmland, it does so without attaching any restrictions to the land, so that there is no guarantee that the land will not be converted to urban use. Nevertheless, use-value assessment provides some financial relief to farmers, which serves to encourage continued farming in the Town. Additionally, beginning in 2004, agricultural forests are assessed at 50 percent of the full fair market value. Agricultural forests are wooded lands adjacent to and within the same parcel as cropland.

Environmentally Significant Land Preservation

Similar to the preservation of farmland, the preservation of environmentally significant lands, especially those associated with the Sugar Creek valley, received widespread support in the community survey. In addition, a majority of respondents supported the protection of environmentally significant lands through financial incentives to landowners who do not sell their land for development. A description of techniques and programs for preserving environmentally significant lands is presented below.

Conservation Easements

Similar to development rights, conservation easements can be purchased or donated on environmentally significant lands to ensure the preservation of those lands from future development. Generally, conservation easements are purchased by or donated to a private nonprofit conservation organization, such as the Walworth County Land Conservancy or The Nature Conservancy. A conservation easement is a legal agreement between a landowner and a non-profit conservation organization or government agency that permanently limits the use of environmentally significant land. The landowner retains the right to use and sell their land, but gives up the right to further develop the land. Future owners will be bound by all terms of the conservation easement. The holder of the easement is responsible for enforcing the terms of the conservation easement with current and subsequent landowners. In some cases, the donation of a conservation easement can qualify as a tax-deductible charitable donation. The amount of the deductible donation would be equal to the difference between the land's value with the easement and its value without the easement.

Wetland Reserve Program

The Wetland Reserve Program (WRP) is targeted towards lands that were historically wetlands, have since been cultivated or drained for agricultural production, and are classified by the Natural Resources Conservation Service as farmed wetlands or prior converted croplands. WRP is a viable option for landowners that own farmland that is subject to routine flooding or is consistently wet. The land must be restorable to its original wetland condition. Under WRP the landowner retains ownership and full privileges for the use and enjoyment of the property, however, no crop production is permitted over the term of the easement. WRP options available to landowners include: 1) a 10-year agreement under which the landowner is eligible to receive Federal funds covering up to 75 percent of the restoration cost. No easement is placed on the property, however, the landowner is responsible for maintaining the restored wetland; 2) a 30-year easement under which the landowner receives a one-time payment equal to 75 percent of the assessment for the land taken out of production, up to a maximum assessed value of \$1,000 per acre, and the USDA pays for the full restoration cost and associated title fees; and 3) a permanent easement under which the landowner receives 100 percent of the assessment, up to a maximum assessed value of \$1,000 per acre, and the USDA pays for full restoration cost and associated title fees. Once the cropland has reverted back to a wetland, there should be an associated decrease in property taxes.

Wisconsin Managed Forest Law

The Managed Forest Law is an incentive program intended to encourage sustainable forestry on private woodlands in Wisconsin. Owners of at least 10 acres of contiguous wooded land that is used primarily for growing forest products are eligible to apply for the program through the Wisconsin Department of Natural Resources (WDNR). Following approval of the application, the WDNR prepares a management plan for the property. The program can provide significant tax savings to participating landowners.

Walworth County Park and Open Space Plan

The Walworth County Park and Open Space Plan described in Chapter VI, makes several recommendations for the acquisition and preservation of environmentally significant lands within the Town of LaFayette. These recommendations include: 1) the acquisition by Walworth County of a recreation corridor, or "greenway" along Sugar Creek and the development of a hiking and biking trail within the greenway, 2) the acquisition by Walworth County of an additional 189 acres adjacent to the Price Conservancy and the provision of picnic, nature center, and trail and stream access facilities, 3) the acquisition of 731 acres of land identified as natural areas of local significance (NA-3) and critical species habitat sites (CSH) by Walworth County or nonprofit conservation organizations, 4) the provision of on-street bicycle ways within the rights-of-way of CTH A-Hodges Road-Cobb Road and CTH NN-Bray Road-STH 11, and 5) the provision of off-street bicycle-ways within Department of Natural Resources land in Section 6 and the Sugar Creek greenway mentioned above. The Town of LaFayette master plan endorses these recommendations.

Stewardship Program

The Stewardship Program, administered by the Wisconsin Department of Natural Resources (WDNR), was established in 1989 by the Wisconsin Legislature to provide funds to assist in acquiring and developing park and open space lands and facilities, restoring wildlife habitat, preserving natural areas, and protecting water quality. Two programs under the Stewardship Program, the Acquisition and Development of Local Parks program and the

Acquisition of Development Rights Program, provide grants to eligible counties and local units of government in amounts up to 50 percent of the cost of acquisition and development of lands to be used for county and local park and open space systems or the cost of acquisition of development rights. To be eligible for stewardship funds, a local unit of government must have an outdoor recreation or park and open space plan which has been adopted by resolution of the governing body and approved by the WDNR. Stewardship funds can only be used to acquire lands or development rights to lands which have been identified in the outdoor recreation or park plan, such as the recommendations of the Walworth County Park and Open Space Plan discussed above.

INTERGOVERNMENTAL COOPERATION

The master plan presented in this report includes recommendations for the entire Town of LaFayette. The Town abuts a portion of the City of Elkhorn, contains lands within the currently adopted City of Elkhorn sanitary sewer service area, is within the extraterritorial plat approval jurisdiction of both the City of Elkhorn and Village of East Troy, and is within the extraterritorial zoning jurisdiction of the City of Elkhorn. Under Wisconsin law, cities and villages have been granted a considerable measure of influence over development in adjacent town areas. Incorporated communities have extraterritorial subdivision plat approval, they may administer extraterritorial zoning jointly with the adjacent town, and, ultimately, they may annex unincorporated areas.

It is recommended that the Town of LaFayette attempt to take a cooperative approach to planning and decision-making regarding future land use in areas of mutual concern to the Town and nearby municipalities. Intergovernmental activities may range from periodic meetings of Town and County officials with those of neighboring municipalities for the purpose of discussing land use matters, to preparing and executing formal agreements regarding future boundaries, as provided under Sections 66.0225, 66.0301, and 66.0307 of the *Wisconsin Statutes*. Such cooperative efforts increase the likelihood for coordinated development along the boundary areas, achieving, insofar as practicable, the planning objectives for all units of government involved.

PLAN REEVALUATION

A master plan is intended to serve as a guide for decision-making regarding land development in a community. As a practical matter, local master plans should be prepared for a long-range planning period, typically about 20 years. The design year chosen as a basis of the preparation of the Town of LaFayette master plan is 2020. A local master plan should be reevaluated regularly, to ensure that it continues to reflect local development conditions and local land use objectives. It is recommended that this reevaluation take place every ten years, or more frequently if warranted by changing conditions.

The Wisconsin Legislature in 1999 enacted comprehensive planning legislation, which requires the administration of zoning, land division, and official map ordinances to be consistent with a community comprehensive plan beginning on January 1, 2010. A new definition of comprehensive plan, consisting of nine elements, was adopted as Section 66.1001 of the *Wisconsin Statutes*. The legislation also sets forth requirements for public participation in the development of a comprehensive plan and requires that such a plan be adopted by an ordinance of the local governing body.

The comprehensive planning legislation does not affect the ability of local governments to prepare and adopt master plans, or elements thereof, prior to 2010. However, the Town plan should be reevaluated prior to 2010, and necessary changes made both to reflect new or changed development conditions and local planning objectives, and to incorporate additional information needed to comply with the comprehensive planning legislation. It is recommended that necessary work be completed as part of a cooperative planning program between the 16 civil towns and Walworth County.

SUMMARY

This chapter has presented information relative to various master plan implementation measures. The first step in plan implementation is adoption of the plan by the Town. Upon such adoption, the plan becomes an official guide to be

used by Town officials in making land development decisions. The plan was adopted by the Town Plan Commission on September 7, 2005, and by the Town Board on September 14, 2005. Public informational meetings on the preliminary recommended plan preceded adoption of the plan on June 15, 2005, and June 18, 2005. A public hearing on the recommended plan was held August 3, 2005.

Future plan implementation measures that should be considered by the Town include text amendments to the Walworth County Zoning Ordinance and Shoreland Zoning Ordinance; changes to the Town zoning map; and subdivision plat and certified survey map review under the existing Walworth County Subdivision Control Ordinance, potentially supplemented by a Town subdivision control ordinance. Additionally, voluntary efforts to preserve the rural character and scenic beauty of the Town through farmland and environmentally significant land preservation programs are recommended.

Chapter IX

REPORT SUMMARY

In March 2003, the LaFayette Town Board requested assistance from the Southeastern Wisconsin Regional Planning Commission to prepare a long-range master plan for the Town. The planning study for the Town of LaFayette and the resulting Town master plan are documented in this report. The plan was adopted by the Town Plan Commission on September 7, 2005, and by the Town Board on September 14, 2005. This plan will serve as a guide for the physical development of the Town of LaFayette, providing a basis for the Town to make informed land use decisions.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land development in the Town, including existing population, household, and employment levels, inventories of natural resources, and inventories of existing land uses and local land use regulatory devices. The planning effort further involved the preparation of projections of alternative future population, household, and employment levels. Upon completion of the analyses, a framework for plan development was established in which probable future population, household, and employment levels were selected; and planning objectives were identified. Finally, a master plan was prepared that may be expected to accommodate the needs of Town residents and landowners in a manner consistent with the Town's objectives.

The adopted plan will serve as a guide to direct and shape future development in the Town, while promoting the protection of prime agricultural lands and environmentally significant resources.

PLANNING AREA

The planning area consists of the Town of LaFayette, located in the northeast portion of Walworth County. The Town lies entirely within U.S. Public Land Survey Township 3 North, Range 17 East. The Town encompasses approximately 22,060 acres, or 34.5 square miles.

EXISTING CONDITIONS

Taking inventory of existing conditions is the first step in the planning process. Existing conditions in the planning area were thoroughly analyzed before planning recommendations affecting the future of the area were formulated. The following is a summary of the inventory results regarding demographic trends, natural resources, land uses, and land use regulations within the Town.

Demographic Trends

The population of the Town fluctuated between 1900 and 2000. From 1900 to 1950, the population decreased from 924 persons to 811 persons. After 1950, the population began to increase, reaching 1,708 persons in 2000.

Growth in the number of occupied housing units, or households, in the Town has increased at a faster rate than the Town population in recent decades. Between 1980 and 2000, the number of households increased approximately 73 percent, from 343 to 595. The increase in the number of households has been accompanied by a slight decrease in average household size from 2.98 persons per household in 1980 to 2.87 persons per household in 2000.

There were 580 employment opportunities, or jobs, in the Town in 2000. The Town has experienced an increase in employment from 1980 to 2000 of about 160 jobs, or 38 percent, over the 20-year period.

Natural Resources

The location and extent of various elements of the natural resource base, including soils and topographic characteristics, water resources including floodlands and wetlands, woodlands, and wildlife habitat areas were inventoried and mapped under the planning program. These areas are further described in Chapter III. The most significant of these features lie within areas referred to by the Regional Planning Commission as environmental corridors and isolated natural resource areas.

Primary environmental corridors include a wide variety of important natural resource and resource-related elements and are, by definition, at least 400 acres in size, two miles in length, and 200 feet in width. Most of the primary environmental corridors within the Town are located along Sugar Creek and its associated tributaries. Preserving primary environmental corridors in natural open uses, limited agricultural uses, and very low-density residential uses will do much to maintain the overall quality of the environment and natural beauty of the Town. Such preservation can also help prevent the creation of new environmental and developmental problems such as flood damage, wet basements, failing foundations of roads and buildings, and water pollution. Approximately five square miles, or 15 percent, of the Town of LaFayette lie within primary environmental corridors.

Secondary environmental corridors, often remnants of primary environmental corridors that have been partially converted to intensive urban or agricultural use, also contain a variety of resource elements. Secondary environmental corridors are at least one mile long and 100 acres in size, unless they serve to connect primary environmental corridors. Secondary environmental corridors are generally located along tributaries to Sugar and Ore Creeks, and include upland and lowland areas along these streams. Maintenance of these corridors in open use can facilitate natural surface water drainage, retain pockets of natural resource features, and lend aesthetic character and natural diversity to an area. Secondary environmental corridors encompass approximately one square mile, or 3 percent of the Town.

Isolated natural resource areas represent smaller concentrations of natural resource features that have been separated from the environmental corridors, and sometime serve as the only available wildlife habitat in an area. Such areas, which are by definition at least five acres in size, encompass approximately one square mile, or 3 percent of the Town.

Existing Land Uses

An inventory of existing land use within the Town was completed as part of the planning process. A map and description of land uses in the Town in 2000 are presented in Chapter IV. In 2000, urban land uses, consisting of lands in residential, commercial, industrial, governmental and institutional, intensive recreational, and transportation, communication, and utility uses, encompassed 2,293 acres, or about 3.6 square miles, and represented about 10 percent of the total area of the Town. Outside of streets and highways, residential lands comprised the largest share of the urban land area. Residential lands encompassed 737 acres, or about 1.2 square miles, representing 32 percent of all urban land and 3 percent of the total area of the Town, in 2000.

In 2000, rural land uses, including agricultural lands, wetlands, woodlands, lands in extractive use, and surface water, encompassed 19,768 acres or about 30.9 square miles, representing about 90 percent of the total area of the Town. Agricultural land comprised the largest share of the rural land area. Agricultural land encompassed 15,560 acres, or about 24.3 square miles, accounting for about 79 percent of all rural land and about 71 percent of the total area of the Town, in 2000. Natural resource areas, including woodlands, wetlands, and surface water, encompassed 3,984 acres, or about 6.2 square miles, accounting for about 18 percent of the total area of the Town, in 2000.

Land Use Regulations

The Town of LaFayette is under the jurisdiction of the Walworth County Zoning Ordinance and the Walworth County Shoreland Zoning Ordinance. The general provisions of the zoning ordinance are jointly administered by Walworth County and the Town, while the shoreland provisions are administered solely by the County. In addition, the City of Elkhorn has adopted extraterritorial zoning within the Town of LaFayette. Existing zoning district regulations in effect within the Town are summarized in Table 14 of Chapter V. The existing zoning for the Town is shown on Map 16 in Chapter V.

Land divisions in the Town of LaFayette are governed by the Walworth County Subdivision Control Ordinance. Under that ordinance, the Town of LaFayette has approval authority over proposed subdivision plats and over the dedication to the Town of streets and other public areas proposed on plats and certified survey maps.

A number of County, State, and Federal ordinances, regulations, and laws govern the use of waters and wetlands in the Town. These include the Walworth County Private Sewage System Ordinance, Walworth County Construction Site Erosion Control Ordinance, Chapters NR 103 and Comm 83 and Section NR 1.95 of the *Wisconsin Administrative Code*, and Sections 401 and 404 of the Federal Clean Water Act.

PLAN FRAMEWORK

Other factors important to the preparation of the Town master plan include recommendations of past planning efforts, findings of the community survey, the selected population, household, and employment forecasts, and establishment of planning objectives. This information is presented in Chapter VI.

Existing Areawide Plans

Sound planning practice should give consideration to broader areawide plans. The Southeastern Wisconsin Regional Planning Commission is the official planning agency for the seven-county Southeastern Wisconsin Region, which includes Walworth County and the Town of LaFayette. The Commission has, since its creation in 1960, prepared advisory plans for the physical development of the Region through the systematic formulation of those elements of such plans most important to the government agencies operating within the Region. While always advisory in nature, this framework of regional plan elements is intended to serve as a basis for more detailed county and local government planning, and is intended to influence both public and private sector decision-making with respect to development matters. An understanding of pertinent recommendations contained in regional, county, and local plans is important to the proper preparation of a master plan for the Town.

The most pertinent recommendations contained in these regional plans as related to the Town of LaFayette include plans relating to land use, transportation, water quality management, and park and open space plans, which are summarized in Chapter VI.

Town Survey

As a means of assessing the desires of Town residents with respect to land use planning issues, the Town conducted a survey in 2004. Results indicated that most residents favored growth at a slower rate, or at the current rate. Town residents strongly favored the preservation of farmland and natural resources, generally do not support residential development, except at rural densities, and generally oppose industrial and commercial development. Overall, residents wished to retain the Town's farmland, natural resources, and rural character.

Anticipated Growth and Change

The population, household, and employment forecasts used as a guide in preparing the Town master plan are presented in Chapter II. Forecasts of population, households, and employment for the year 2020 were developed for two alternative future scenarios, an intermediate-growth and a high-growth scenario, based on a review of past and current growth trends.

The Town Plan Commission selected the intermediate-growth scenario as the basis for plan development. Under this scenario, the following future levels were envisioned for the Town: the 2020 population level is envisioned at about 2,845 residents, an increase of about 67 percent over the 2000 level of 1,708 residents; the future household level is envisioned to be 995 units, an increase of about 67 percent over the 2000 level of 595 units; and the future employment level is envisioned at 930 jobs, an increase of about 350 jobs over the 2000 level of 580 jobs. It would be reasonable to assume that approximately 78 percent of the total growth in employment forecast for the Town would be attributable to the City of Elkhorn.

Planning Objectives

The planning process included the formulation of a set of objectives intended to express the long-term land use goals of the Town. Six objectives were established to guide the preparation of the master plan. The objectives deal primarily with: 1) preservation of agricultural lands and rural character, 2) protection of natural resources, 3) allowing residential development at rural densities in areas not identified as prime agricultural lands and utilizing conservation subdivision design, 4) achieving compatibility between existing and proposed land uses, 5) allocating space to meet the goals of the Town in relation to future forecasts of population, households, and employment, and 6) planning for a safe and efficient transportation system.

THE MASTER PLAN

The adopted master plan for the Town of LaFayette is presented in Chapter VII. The plan sets forth specific recommendations concerning the type, amount, and geographic location of the various land uses that will meet the needs of the Town through the year 2020. The plan is intended to serve as a guide to the orderly development of the Town. Consistent application of the plan will help ensure protection of the Town's natural resources, including agricultural lands and environmental corridors. Specific recommendations relative to each land use category are summarized below:

Residential Land Use

By establishing a logical, well-defined policy towards residential development, the Town will be taking a critical step toward achieving its objective of maintaining its rural character. For purposes of the plan, urban residential development is defined as residential development at a density greater than one dwelling unit per five acres. The plan may accommodate approximately 210 new urban residential households, of which 170 would be expected to be developed on existing platted lots.

The plan recommends that in areas that are currently unplatted, future residential development in the Town be accommodated at rural densities, with parcel sizes, or overall densities in subdivisions using conservation design principles, ranging between five and 35 acres. When properly designed, this type of development can help maintain the overall rural character of the landscape, preserve significant natural features and agricultural lands, and minimize road construction and other site improvement costs. Importantly, it may also minimize the visual impact of residential development and help maintain a sense of open space. The plan may accommodate approximately 110 rural density residential households.

Commercial and Industrial Land Uses

The Town master plan recommends that commercial and industrial land uses be limited to those uses which existed prior to the adoption of the master plan and new uses only in those areas currently zoned for commercial or industrial use under the Walworth County zoning ordinance. Town residents will be adequately served by larger scale commercial and industrial development in the nearby City of Elkhorn and Village of East Troy.

Extractive Land Use

The master plan envisions continued nonmetallic mining at three of the four existing quarries located in the Town. Further, the plan envisions the expansion of mining operations by approximately 215 acres at these three existing

quarries, consistent with the Walworth County zoning ordinance. The plan envisions the end of mining operations at the fourth quarry and the reclamation of the area for rural residential development.

Governmental, Institutional, Transportation, Communication, and Utility Uses

No significant expansion of governmental, institutional, transportation, communication, or utility uses is anticipated during the planning period.

Recreational and Open Space Land Uses

The master plan envisions the expansion and continued development of the Price Conservancy by Walworth County, as well as the continued operation and enhancement of recreational facilities associated with the Alpine Valley resort and music theater. The master plan endorses the recommendations of the Walworth County Park and Open Space Plan and Regional Bicycle and Pedestrian Facilities System Plan as they pertain to the Town of LaFayette.

Farmland Preservation Area

The preservation of agricultural lands, particularly prime agricultural lands, is an important factor in ensuring the continued availability of productive farmland in the Town, and preserving the rural character of the Town. Preservation of existing large blocks of farmland would ensure that farming operations could continue with minimal disturbance from urban land uses. The master plan recommends preservation of most of the remaining prime agricultural lands in the Town. The farmland preservation area encompasses about 20.5 square miles, or 60 percent of the total area of the Town.

Other Rural Lands

Areas of the Town which have not been designated for future urban use, rural residential use, preservation as environmental corridors, natural resource areas, or farmland preservation, have been identified as "other rural land." Lands within this category are generally zoned C-2, which has a minimum parcel size of five acres, or A-2, which has a minimum parcel size of 20 acres. The plan envisions that lands within this category will remain in rural uses such as the continuation of existing agricultural activity, creation of smaller farms, and rural-density residential development. The plan does not recommend the creation of parcels at densities higher than those allowed under the C-2 or A-2 zoning districts.

Environmental Corridors, Isolated Natural Resource Areas, and Other Lands to be Preserved

The master plan recommends the preservation of all remaining primary and secondary environmental corridors and isolated natural resource areas in the Town. Development within these areas should be limited to certain required transportation or utility facilities or compatible outdoor recreation facilities. Rural-density residential development may be accommodated in the upland portions of primary environmental corridors at densities not to exceed one dwelling unit per 20 acres and within the upland portions of secondary environmental corridors and isolated natural resource areas at densities not to exceed one dwelling unit per five acres.

The plan also recommends the preservation of other, generally wetland areas in the Town that do not meet the criteria at this time, due to size or recent farming activity, to be classified as environmental corridors or isolated natural resource areas. These areas are recommended to be preserved in open space uses.

Conservation Subdivision Design

The master plan recommends that new rural-density residential development incorporate conservation subdivision design principles. This involves designing the subdivision around significant natural features, preserving those features and maintaining linkages between natural resource areas, as appropriate. This can be achieved by clustering the permitted dwelling units in a relatively compact fashion on a portion of the site, retaining significant natural features intact. One such conservation subdivision, Sugar Creek Preserve, was under development in 2005 in the east-central portion of the Town. Sugar Creek Preserve has 52 single-family residential lots on approximately 260 acres, resulting in an overall density of five acres per dwelling unit. About 183 acres, or 70 percent of the total site area, will be maintained as natural open space.

PLAN IMPLEMENTATION

Chapter VIII of this report outlines the major steps to be taken in order to implement the master plan for the Town of LaFayette. The first step in plan implementation is adoption of the plan by the Town Plan Commission and certification of the plan to the Town Board, pursuant to Section 62.23 of the *Wisconsin Statutes*. The plan was adopted by the Town Plan Commission, and certified to the Town Board, on September 7, 2005. The Town Board adopted the plan on September 14, 2005. Realization of the master plan will require faithful, long-term dedication to its underlying objectives by the Town officials concerned with its implementation. Thus, the adoption of the plan is only the beginning of a series of actions necessary to achieve the plan objectives.

Important plan implementation measures include application of zoning district and shoreland regulations in accordance with the Walworth County Zoning and Shoreland Zoning Ordinances, and subdivision plat review under the Walworth County Subdivision Control Ordinance. Future plan implementation measures that should be considered by the Town include text amendments to the Walworth County Zoning Ordinance and Shoreland Zoning Ordinance; changes to the Town zoning map; and potentially supplementing subdivision plat and certified survey map review under the existing Walworth County Subdivision Control Ordinance through adoption of a Town subdivision control ordinance. Additionally, voluntary efforts to preserve the rural character and scenic beauty of the Town through farmland and environmentally significant land preservation programs are recommended. Intergovernmental cooperation is also encouraged between the Town and the nearby municipalities of Elkhorn and East Troy, as portions of the Town are subject to extraterritorial zoning and subdivision plat approval from both the City of Elkhorn and the Village of East Troy.

CONCLUSION

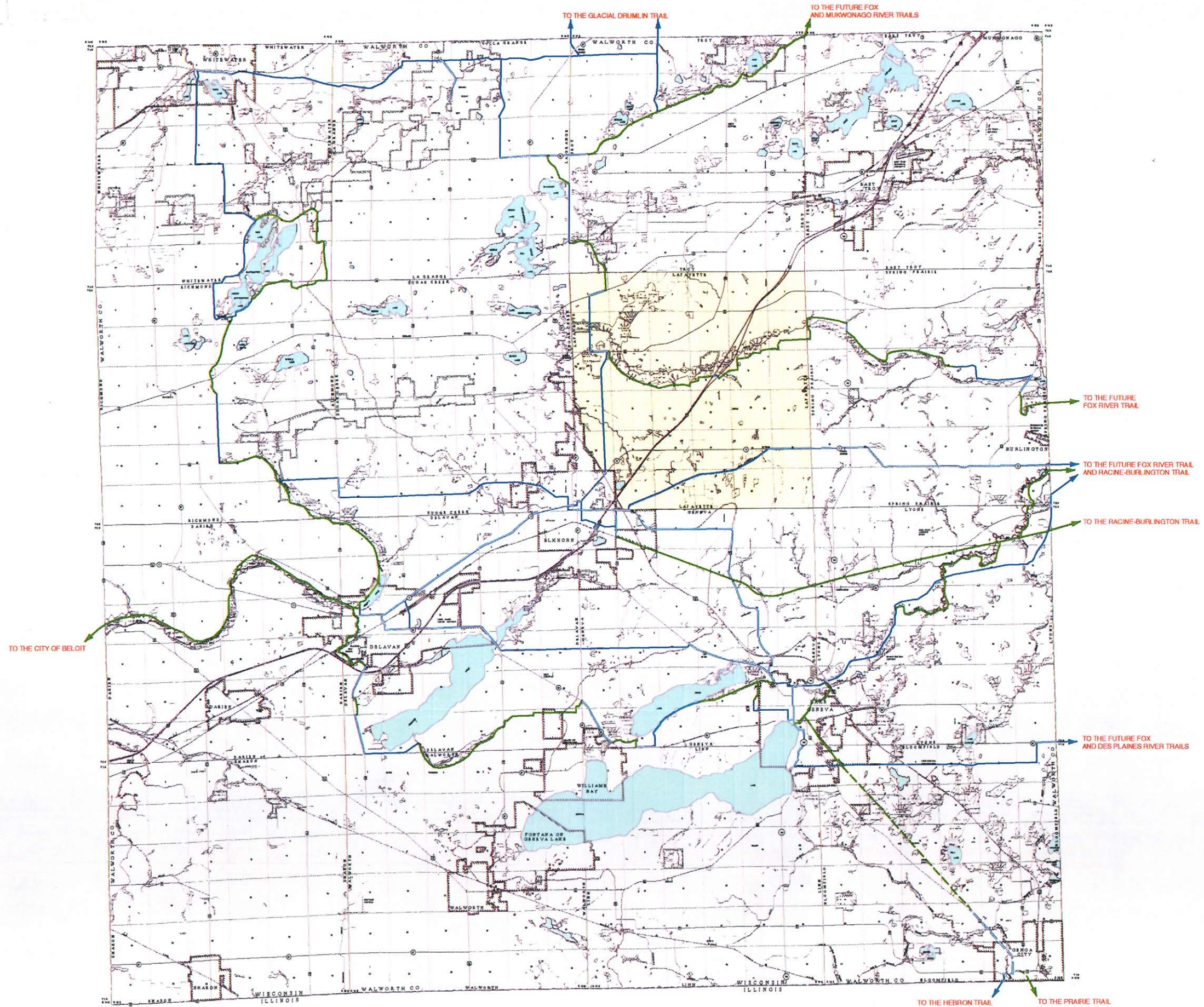
The main purpose of the Town master plan is to provide information and recommendations that Town residents and public officials can use in making decisions about future development in the Town. The plan also provides land developers and other private interests a clear indication of Town planning objectives, enabling them to take those objectives into account when formulating development proposals.

The recommended master plan, together with the supporting implementation measures, provides an important means for promoting the orderly development of the Town in the public interest. Consistent application of the plan will assure that individual development proposals are properly related to the development of the Town as a whole; will help to avoid costly development and environmental problems; and will help to maintain the rural character and natural beauty of the Town.

APPENDICES

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Appendix A RECOMMENDED AND POTENTIAL BICYCLE-WAY IN WALWORTH COUNTY



- RECOMMENDED OFF-STREET BICYCLE-WAY
IN UTILITY OR NATURAL RESOURCE CORRIDOR
- RECOMMENDED ON-STREET BICYCLE-WAY
- - - POTENTIAL OFF-STREET BICYCLE-WAY
IN UTILITY OR NATURAL RESOURCE CORRIDOR
- - - POTENTIAL ON-STREET BICYCLE-WAY
- TOWN OF LAFAYETTE



0 14,000 28,000 Feet

Source: SEWRPC.

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Appendix B

TOWN OF LAFAYETTE MASTER PLAN COMMUNITY SURVEY

Dear Town of LaFayette Landowners,

The Town Plan Commission, assisted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), is preparing a master plan to help guide Town growth and development. The plan will provide a basis for the Town Board and Plan Commission to make informed land use and zoning decisions for the next decade. This survey is being conducted jointly with the University of Wisconsin-Extension and SEWRPC to obtain your opinions on important related issues. Your views can thus help to shape the plan.

Please take a few minutes to read through the survey, then answer the questions as best you can. Responses from individual surveys will be treated confidentially, with the focus on town-wide summary of data trends. Written comments, without signature, are welcome where space provides. When you have completed the survey, please refold and seal the form so that the return address and prepaid postage are showing. As a service to the Town, UW-Extension staff will tabulate the returned surveys and report back to the Plan Commission with their findings.

For the Plan Commission to incorporate your responses into the planning process, this form must be returned by March 1, 2004.

On April 20, 2004, at 7:30 p.m., an informational meeting will be held at the LaFayette Town Hall to present the findings of the survey. We encourage you to attend.

The Town of LaFayette Plan Commission thanks you for your cooperation and assistance in this very important matter.

PART A: QUALITY OF LIFE

1. Why do you live or own property in the Town of LaFayette?
(Check up to five items)

<u>14%</u> Born/raised in the Town	
<u>63%</u> Rural area and small-town charm	
<u>16%</u> Proximity to farming/agricultural businesses	
<u>30%</u> Distance to employment/urban areas	
<u>17%</u> Housing costs	
<u>55%</u> Safe community/feeling of security	
<u>18%</u> Availability/low cost of land	
<u>70%</u> Quietness/scenic beauty	
<u>19%</u> Hunting or other outdoor recreation	
<u>32%</u> Found a suitable residence	
<u>1%</u> Part-time resident	
<u>6%</u> Own land in the Town, but don't live there	
2. What, if anything, has happened to the quality of life in the Town over the past five years? **(Check only one)**

<u>15%</u> Improved	<u>44%</u> Remained the same
<u>20%</u> Declined	<u>13%</u> Unsure/recent resident/ nonresident landowner
3. Which items have the most **positive** influence on the quality of life in the Town? **(Check up to three items)**

<u>34%</u> Low taxes	<u>17%</u> Amount of development occurring (pace is right)
<u>70%</u> Tranquil residential areas	<u>23%</u> Availability of shopping/ retail services appropriate, or the right distance
<u>19%</u> Parks and open spaces	
<u>19%</u> Condition of roads	
<u>32%</u> Manageable traffic	
4. Which items have the most **negative** influence on the quality of life in the Town? **(Check up to three items)**

<u>43%</u> High taxes	<u>51%</u> Amount of development occurring (too much)
<u>3%</u> Isolation of residences	<u>14%</u> Availability of shopping/ retail services inadequate
<u>13%</u> Little parkland or public recreation areas	<u>25%</u> Unkempt properties
<u>15%</u> Condition of roads	
<u>54%</u> Increasing traffic	

PART B: POPULATION GROWTH AND DEVELOPMENT

1. Between 1990 and 2000, the Town's population grew from 1,276 residents to 1,708, or 34 percent. The future growth of population in the Town should occur at: **(Check only one)**

<u>28%</u> Present rate	<u>56%</u> Slower rate
<u>3%</u> Faster rate	<u>10%</u> No growth
2. Between 1990 and 2000, the number of housing units in the Town increased from 485 to 619, or 28 percent. The future growth of housing units in the Town should occur at: **(Check only one)**

<u>26%</u> Present rate	<u>57%</u> Slower rate
<u>3%</u> Faster rate	<u>11%</u> No growth
3. What areas in the Town of LaFayette do you feel are best suited for residential development? **(Check all that apply)**

<u>12%</u> The unincorporated area of Bowers
<u>45%</u> Adjacent to the City of Elkhorn
<u>13%</u> The unincorporated area of Abell's Corners
<u>15%</u> Bowers Road interchange/Alpine Valley area
<u>22%</u> Hwy 11 and IH-43 Interchange area
<u>5%</u> Within environmental corridors like the Sugar Creek Valley
<u>30%</u> Scattered lots throughout the Town
<u>24%</u> Adjacent to existing subdivisions
<u>9%</u> Anywhere landowners wish
<u>22%</u> None—such development belongs elsewhere
4. What areas in the Town are best suited for commercial and/or industrial development? **(Check all that apply)**

<u>4%</u> The unincorporated area of Bowers
<u>41%</u> Adjacent to the City of Elkhorn
<u>13%</u> The unincorporated area of Abell's Corners
<u>10%</u> Bowers Road interchange/Alpine Valley area
<u>28%</u> Hwy 11 and IH-43 Interchange area
<u>4%</u> Scattered locations throughout the Town
<u>4%</u> Anywhere the market exists
<u>38%</u> Only where infrastructure like road capacity and public sewer/water, if needed, are adequate
<u>32%</u> None—such development belongs elsewhere

PART C: TOWN CHARACTER AND OPTIONS

Please place an "x" in the box after each statement which best represents your opinion.

STATEMENT	STRONGLY AGREE	AGRE E	NEUTRAL	DISAGREE	STRONGLY DISAGREE
1. The preservation and protection of farmland in the Town of LaFayette should be a high priority.	54%	27%	13%	3%	3%
2. The Town of LaFayette should preserve its existing rural atmosphere, character, and landscape.	65%	26%	4%	3%	2%
3. The Town should discourage any development in areas zoned for prime agricultural use (A-1).	50%	24%	12%	9%	3%
4. The protection of woodlands in the Town of LaFayette is important.	58%	32%	7%	2%	2%
5. The protection of wetlands and floodlands in the Town of LaFayette is important.	55%	32%	8%	2%	1%
6. Unless a productive use can be found for woodlands or wildlife habitat in the Town, they may as well be developed.	3%	8%	7%	31%	49%
7. Prime farmland and environmental resources in the Town should be protected by providing financial incentives to landowners who agree not to sell their land for development.	25%	30%	24%	13%	6%
8. The Town of LaFayette should encourage residential development that preserves open space, sometimes called conservation or cluster subdivisions.	14%	42%	18%	14%	8%
9. Subdivision development of any type would be fine anywhere in the Town if the market for it exists.	2%	7%	7%	39%	44%
10. Parts of the Sugar Creek Valley which are environ-mental corridors (multiple features like continuous woodlands, wetlands, floodlands, wildlife habitat, steep slopes, and broad open spaces or scenic vistas) should be preserved.	57%	33%	9%	0%	1%
11. Given increasing requirements for renewable energy, and interest that may be directed to rural areas like LaFayette, the Town should accommodate windmills for generating electricity (or "wind farms").	17%	36%	33%	7%	6%
12. The Town of LaFayette should encourage commercial (retail, service) development.	5%	14%	22%	32%	27%
13. The Town should encourage industrial development (no public sewer or water services exist)	4%	6%	14%	37%	37%
14. The Town should provide more parks, playgrounds, bike paths, and other recreational facilities.	12%	30%	29%	20%	9%
15. The use of zoning regulations to control and guide development in the Town of LaFayette is beneficial.	32%	49%	13%	3%	2%
16. LaFayette Town government has the responsibility to protect property owners and the community by regulating land use.	36%	45%	11%	4%	3%
17. The Town should pursue design guidelines especially for commercial development that may occur along highways to establish minimum greenspace and landscaping, while regulating the appearance of things like signage, lighting, parking, and storage.	30%	50%	12%	4%	3%
18. People should be able to do whatever they want with land they own/purchase in the Town of LaFayette.	6%	6%	12%	45%	29%
19. The Town of LaFayette should guide future development by preparing a long-range master plan.	38%	43%	11%	3%	2%
20. Comments, if any, on the above statements:					
25% have comments					

PART D: LAND USE PREFERENCES

Please place an "x" in the box after each land use type which best represents your opinion.

WHAT TYPES OF ACTIVE LAND USE DO YOU FAVOR IN THE TOWN OF LAFAYETTE?	STRONGLY OPPOSE	OPPOSE	NEUTRAL	FAVOR	STRONGLY FAVOR
1. Agricultural/Farming	0%	0%	13%	39%	45%
2. Residential: Randomly located home sites on lots smaller than five acres	18%	22%	22%	27%	8%
3. Residential: Randomly located home sites on lots five acres or larger	10%	14%	22%	38%	12%
4. Residential: Single-family subdivisions with densities less than five acres per home	26%	22%	18%	23%	7%
5. Residential: Single-family subdivisions with densities five acres or more per home	19%	21%	22%	27%	8%
6. Residential: Two-family	35%	26%	25%	10%	3%
7. Residential: Multi-family	46%	32%	14%	4%	2%
8. Industrial (including "light," nonsewered industry)	31%	28%	24%	13%	4%
9. Commercial (retail, service)	24%	20%	27%	22%	5%
10. Recreation (parks, golf courses, etc.)	8%	12%	26%	36%	17%
11. Extractive operations like gravel pits	32%	25%	32%	9%	3%

PART E: PROFILE OF RESPONDENT AND VISION

1. How long have you lived or owned land in the Town of LaFayette? **(Check only one)**
 - 22% Less than 5 years
 - 16% 5 to 9 years
 - 31% 10 to 19 years
 - 31% 20 or more years
2. What best describes your place of residence? **(Check only one)**
 - 15% Farm
 - 10% Hobby farm
 - 29% Nonfarm rural residence
 - 41% Subdivision residence
 - 0% Rental or seasonal residence
 - 5% **Don't live in the Town**
3. What is your age group? **(Check only one)**
 - 0% Less than 25 years
 - 16% 25-39 years
 - 53% 40-59 years
 - 32% 60 or more years
4. What best describes your vision of or for the Town? **(Check all that apply)**
 - 56% A rural town that should stay that way
 - 45% A community that should add a few quality of life services and recreation/entertainment, which probably means some growth
 - 17% An expanding "bedroom" community of primarily residences, whose occupants mostly work and obtain services elsewhere
 - 12% An expanding business center adding local jobs and serving the greater central Walworth County area
 - 1% No opinion
5. Below are further policy options that could be considered, involving varying levels of expense to the Town, if only for administration. Some would have direct costs or other impacts for individual landowners. Please indicate which one(s) you would support **(Check all that apply)**
 - 48% Educate landowners on their potential eligibility for woodland tax and farmland preservation state credits, so land sales for development are less tempting.
 - 39% Work with conservancy trusts which buy property or easements so development is limited, and participating landowners realize some financial gain.
 - 26% Establish a park or open space acquisition program funded largely by impact fees on new development.
 - 13% Institute a town-wide property tax increase of \$0.25 or less per \$1,000 of assessed valuation to help purchase lands or development rights from willing sellers.
 - 39% Limit the number of building permits issued per year, assigning points toward approval based upon performance criteria relating to rural atmosphere.
 - 32% More information on the above is needed before I could indicate support.
 - 9% The Town should not become involved in any of the above.
6. How should the Town of LaFayette manage future growth and development? (Or other comments you may have; insert sheets as necessary)

38% have comments

Thank you!

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Appendix C

THE CONSERVATION SUBDIVISION DESIGN PROCESS

Conservation subdivisions, sometimes called cluster developments, maintain a significant portion of a development site in common open space by minimizing individual lot sizes, while maintaining the overall density of development specified by a local master plan or zoning ordinance. Conservation subdivisions should be designed around the area proposed to be preserved in open space; that is, the areas for open space preservation should be set aside before the streets and lots are laid out. The design process for conservation subdivisions should follow three basic steps while taking into consideration applicable local regulations, such as zoning, official mapping, and land division control provisions; and pertinent adopted planning recommendations, such as recommended streets, parks, greenways, and recreational trails. The recommended three-step process is:

1. Identification and analysis of existing conditions, or site analysis;
2. Delineation of preservation areas; and
3. Layout of dwelling locations and street and lot patterns.

STEP ONE: SITE ANALYSIS

The design of a conservation subdivision around the area to be preserved first requires a proper site analysis. The analysis should identify existing features that determine the landscape character of a site and analyze those features to determine the desirability of preserving them. A site analysis should also identify features that present obstacles that must be considered in the design.

The inventory of existing conditions should include all natural and human-made features of a site. Some of these will be natural areas protected by law, such as floodplains, wetlands, shoreland areas, and water bodies. Other areas that are developable, but contain certain features that may lend character to the rural landscape (see Figure C-1), should also be identified. Such areas could include hedgerows along an abutting road or dividing two fields; a healthy stand of trees atop a rise in terrain; diverse woodlands; wildflower meadows; fallow farm fields; wildlife habitats; areas that afford good views; historic buildings or ruins; fencerows; and even lone specimen trees. Obstacles that must be accommodated in the design may include such features as power line rights-of-way, transmission towers, utility easements, and drainageways.

It should be noted that a site analysis completed for the sketch-plan layout of a conservation subdivision is not usually as technically comprehensive as those required for engineered preliminary plats. Although the engineering constraints on a site should be generally considered, the site analysis for the purposes of designing a sketch plan for conservation subdivision layout is intended primarily to identify landscape character, preservation areas, and building areas. While some of the elements required for sketch plans and typical preliminary plats will be the same (topography, for instance), the level of detail and accuracy required for documenting conditions for engineering purposes is not needed at the sketch-plan level. The elements of a site analysis for the purposes of conservation subdivision design would supplement and precede the site information normally required for conventional subdivision design. When the approval process moves on to the preliminary-plat stage, complete documentation and analysis oriented toward proper engineering practices would then be needed. The conservation subdivision layout would then be adjusted, if necessary, to accommodate engineering considerations.

Figure C-1

RURAL LANDSCAPE FEATURES

A. NATURAL FEATURES



Woodlands, hedgerows, and large single trees are important landscape elements to identify in a site analysis and to preserve in a final design.

B. FARMSTEAD REMNANT



Ruins, such as this old stone silo, are strong rural landscape elements which may be worthy of preservation.

Source: SEWRPC.

A good site analysis done for the purpose of conservation subdivision sketch-plan layout will include field investigations and should, at a minimum, consist of a map, or set of maps, showing the following:

1. A topographic analysis identifying slopes over 12 percent and under 2 percent. The topographic map should have a scale of one inch equals 100 feet or more, with a vertical contour interval of two feet or less. Hilltops and ridge lines should be highlighted.
2. An analysis of drainage patterns. The management of stormwater runoff from a site depends largely upon the existing drainage patterns which, for greatest economy and site preservation, generally should not be altered. Onsite drainage patterns are part of a larger drainage network and connect to the drainage patterns of adjacent sites. The role a particular site plays in the overall watershed should be recognized.
3. A vegetation analysis, identifying woodlands, hedgerows, specimen trees, meadows, prairie remnants, pastures, and active or fallow farm fields. Vegetation should be identified as evergreen or deciduous. The health and condition of each vegetative type should be identified. Predominant species in hedgerows and woodlands should be identified. Specimen trees should be identified by species, size, and health. Unique or endangered plant species should be noted.
4. A delineation of soil types and identification of selected soil characteristics, as provided by the information in the regional soil survey completed for the Regional Planning Commission by the U. S. Natural Resources Conservation Service. Such characteristics would include, for example, suitability of soils for crops, pasture, woodland, wildlife habitat, and recreation, as well as for building foundations, roadways, and onsite sewage-disposal systems. Prime agricultural soils and alluvial floodplain soils should be noted.

5. Shoreland protection areas, including the minimum 75-foot building setback from the ordinary high-water mark of navigable waters, the 100-year recurrence interval floodplain boundaries, and lakes, ponds, streams, and wetlands. Significant groundwater recharge or well-head protection areas, if such information is available.
6. Boundaries and characteristics of primary and secondary environmental corridors, and isolated natural resource areas, as identified in the adopted regional plans or local comprehensive or master plans. Natural areas and critical species habitat sites.
7. Wildlife habitat, whether in fields, wetlands, or woodlands. Predominant species of birds, mammals, amphibians, reptiles, and fish should be identified when possible. The presence of rare or endangered species should be noted.
8. Historic or cultural features, including ruins and stone fencerows.
9. Other existing buildings and structures. All buildings in a farm complex should be located and identified as to their use, as well as the locations of existing wells and onsite sewage-disposal systems.
10. Scenic vistas, both into the site from adjacent roads, trails, and hilltops, and outward from the site.
11. Classifications of existing streets and highways adjacent to the development parcel as well as desirable or undesirable points of entry into the parcel. Street connections required by the local official map should be noted.
12. Existing physical conditions surrounding the development parcel within 200 feet. These might include such notes as "adjacent residential homes," "connection to county trail," or "view to historic barn." The size and extent of existing adjacent open space areas should be noted, as well as any further open space connections these spaces may have.
13. Future areawide plans that may affect the physical layout of the site should also be taken into account. These could include, among others, plans for future parks; open space, trail, and bikeway systems; agricultural preservation areas; arterial and other street networks; stormwater management facilities and other utilities; and general land use plans.

Step 1 in Figure C-2 is an example of a typical site analysis. This is often accompanied by a written narrative that further explains the existing conditions on the site.

STEP TWO: DELINEATION OF PRESERVATION AREAS

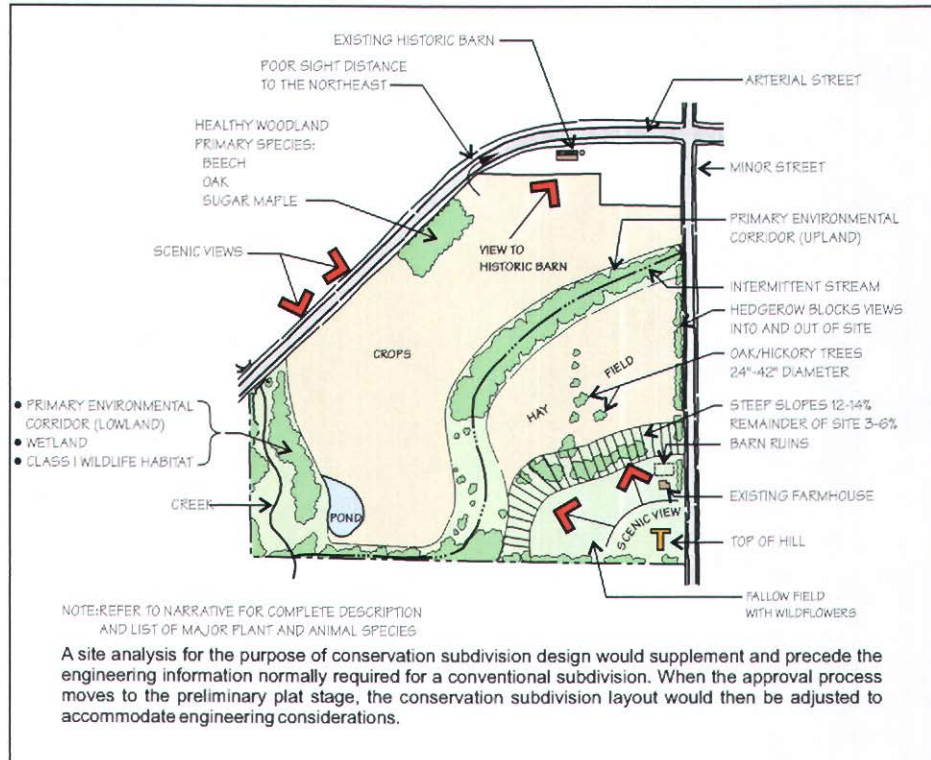
After determining the existing conditions on a site, the next step is to determine which areas should be preserved, as shown in Step 2 of Figure C-2. Areas of first and second priority for preservation should be identified.

Areas of first priority will include two types of areas: those protected through State and Federal regulations, such as floodplains, wetlands, and shorelands, and those connecting to larger municipal, county, or regional park and greenway systems, such as primary environmental corridors. The more open space areas are connected, the more valuable they become. The concept of connectedness is very important when trying to preserve meaningful open space. Fragmented open space areas lead to disrupted wildlife migration paths, nonfunctional wildlife corridors, inefficient farming operations, and piecemeal trail systems. Areas of disconnected open space preserved on a variety of development parcels, while valuable to some degree, cannot have the same impact on preservation of landscape character as continuous open space does. When areas of open space in conservation subdivision developments on adjacent parcels abut each other, the impact on landscape character is greater than if they are separated by visible development.

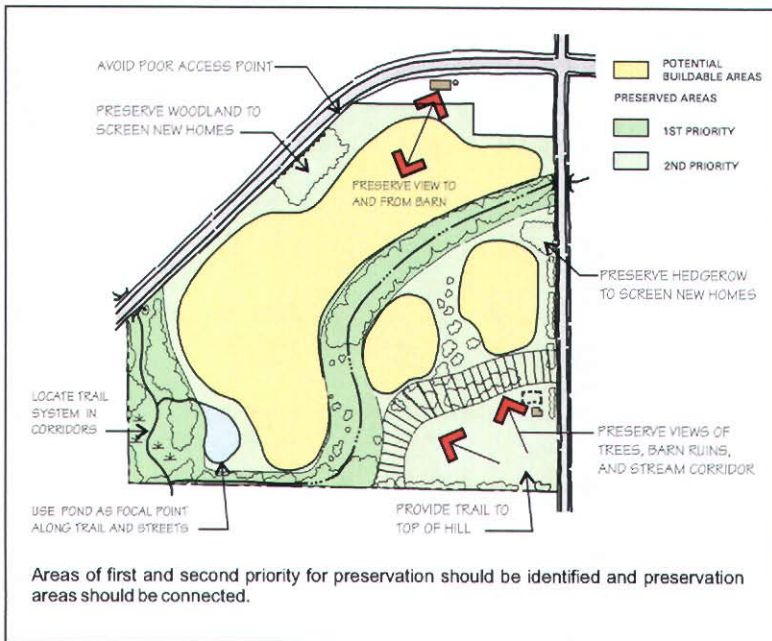
Figure C-2

CONSERVATION SUBDIVISION DESIGN

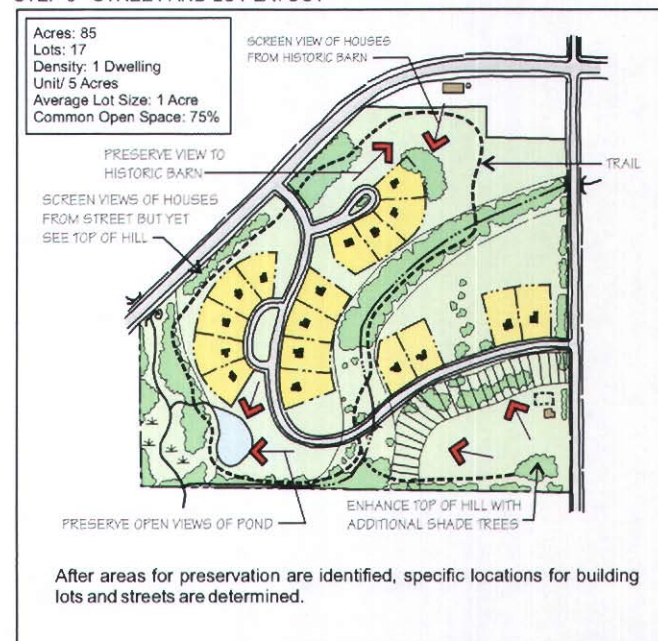
STEP 1 - INVENTORY AND ANALYSIS OF LANDSCAPE CHARACTER



STEP 2 - PRESERVED AREAS PLAN



STEP 3 - STREET AND LOT LAYOUT



Source: SEWRPC.

The goal of connectedness in open space should always be kept in mind, not only in terms of the importance of connecting onsite open space with offsite open space, but also in terms of connecting all onsite open space as much as possible. While the opportunity to connect areas of onsite open space with adjacent offsite areas is not always available, areas of open space within the site can and should be connected. In this way, it may even be possible to restore key gaps between presettlement vegetation relicts, which were separated by agricultural operations. Zoning ordinance regulations should require that acceptable open space parcels be of a specified minimum size and that areas of open space be connected as much as is practicable.

After designating first priority areas for preservation, regulated environmentally constrained areas and areas that provide connections to offsite open space, areas of second priority are added. These would include other developable areas with natural features that have been identified as contributing to the particular rural landscape character of the site, as seen from adjacent roads and other public ways, as well as from within the site. Some judgments may have to be made at this stage as to the desirability of preserving certain areas of marginal value. For example, a hedgerow with weak-wooded or diseased trees may not be desirable for preservation, while retaining open areas to eventually be landscaped to screen new homes is desirable.

Not all the open space will be environmentally constrained land, nor should it be. On parcels that have a great deal of environmentally constrained land, not all of it may be accepted as meeting the open space requirement of the zoning ordinance. Also, such constrained lands, or a percentage of it, may not be allowed towards calculating the development density. In part, this is because development may be precluded anyway, such as in floodways; and, in part, the fact that such open space may not be considered publicly usable, such as with certain wetlands. On parcels with few constraints, much of the open space will be in well-drained upland areas that would be considered buildable. Decisions would have to be made as to which portions of these areas should be used for lots and which should be saved for open space. These decisions should be based on the overriding objective of preserving rural landscape character.

In the process of determining the preservation areas, the areas available for buildings, streets and lots are, by default, also identified. These are the “left over” areas. This process is the opposite of that often used in the design of a conventional subdivision, where the leftover areas are the areas considered unsuitable for building. Often the areas with the most attractive natural amenities in a conventional subdivision are set aside first to be included in a few prime lots that can be sold at a premium price. By contrast, all of the lots within a conservation subdivision may become more valuable, leveraged upward by the presence of common open space amenities.

STEP THREE: CONCEPTUAL DELINEATION OF STREET AND LOT LAYOUT (SKETCH PLAN)

When preservation areas are set aside, their outlines give shape to the building areas. On many development parcels, the areas available for building will be larger than the area needed to accommodate the permitted number of lots. Thus, the third step in the conservation subdivision design process is to determine more specifically the preferred locations of building lots and how best to provide access to them with streets (see Step 3 in Figure C-2).

The street and lot layout at this stage in the design process is conceptual only. Because of the large variety of street layouts that are possible through the flexibility permitted by conservation subdivision regulations, agreement on the general acceptability of a plan should be reached before the plan is more precisely detailed. While general municipal engineering principles should be followed, no detailed site engineering is done at this stage, although all zoning and subdivision regulations should be consulted to determine achievability of the proposed development concepts. It is beneficial for both the developer and the municipality to reach a consensus on a conceptual sketch plan before the developer incurs the costs of preliminary engineering. During review of the sketch plan, design changes can be made at little cost to the developer, lesser review time to the municipality, and with frustrations minimized. Thus, before the preparation of a preliminary plat is initiated, both the developer and the municipality should have agreed upon a conceptual layout.

The result of this process will be that streets and houses blend into the landscape in a natural way that protects the character of the site as seen within the site and from adjacent streets. This is again the opposite of houses being forced onto the landscape in a form determined by rigid lot sizes and the configuration of parcel boundaries, as is often the case in conventional subdivision design and development.

EXAMPLES OF CONSERVATION SUBDIVISION DESIGNS

Hypothetical examples of conservation subdivision designs, contrasted with conventional designs for the same site, are presented in Figures C-3. Additional examples of conservation subdivision designs, along with means for implementing this type of design concept, are presented in SEWRPC Planning Guide No. 7, *Rural Cluster Development*, December 1996.

Figure C-3

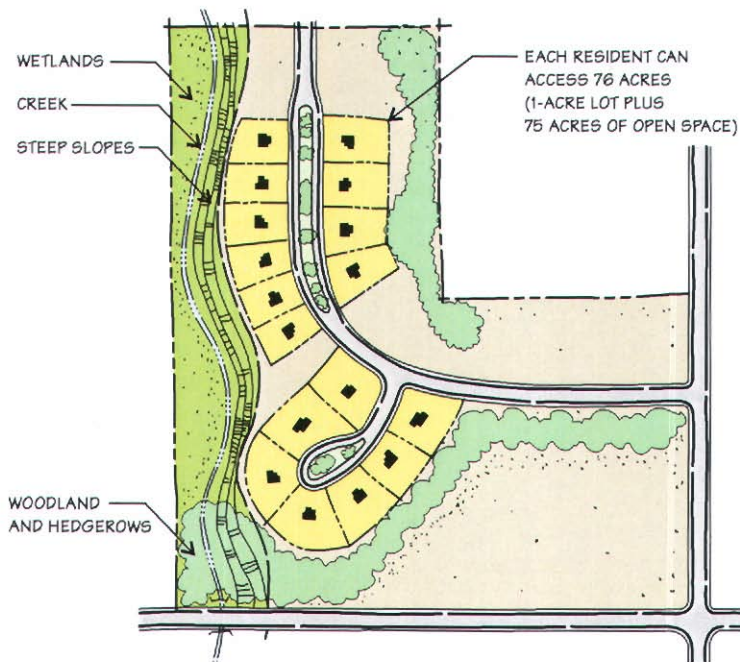
COMPARISON OF CONVENTIONAL AND CONSERVATION SUBDIVISION DESIGNS

A-1. CONVENTIONAL SUBDIVISION DESIGN



Acres: 104
Lots: 17
Density: 1 Dwelling Unit / 6 Acres
Average Lot Size: 5 Acres
Common Open Space: 0%

A-2. CONSERVATION SUBDIVISION DESIGN

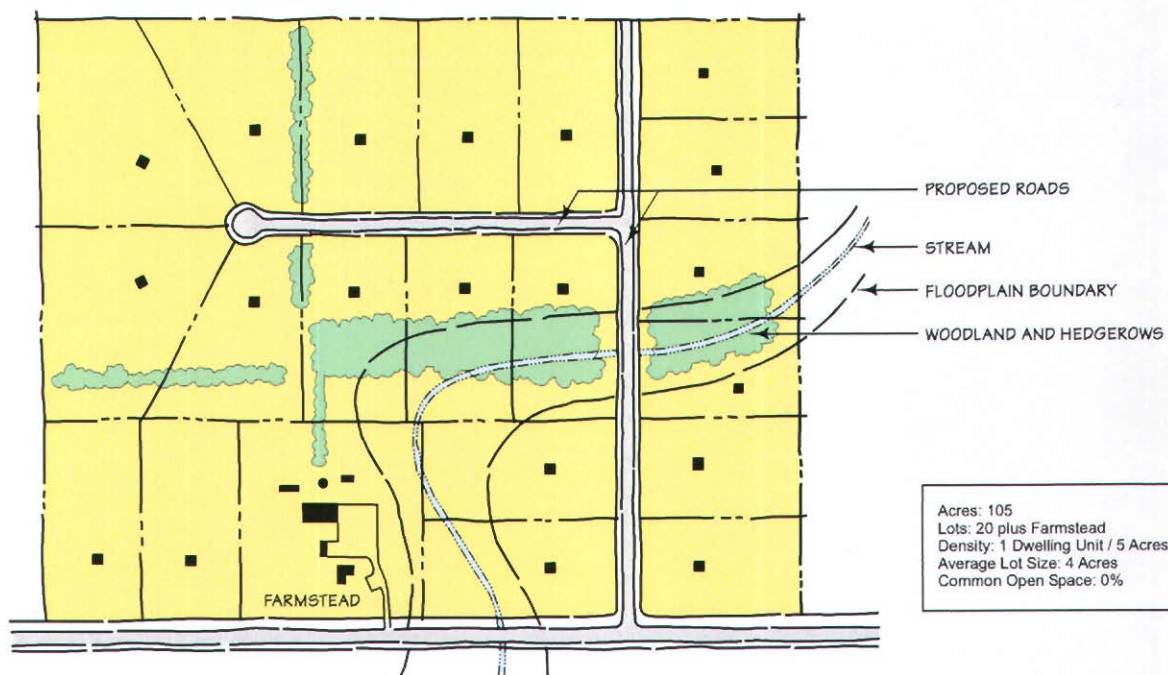


Acres: 104
Lots: 17
Density: 1 Dwelling Unit / 6 Acres
Average Lot Size: 1 Acre
Common Open Space: 75%

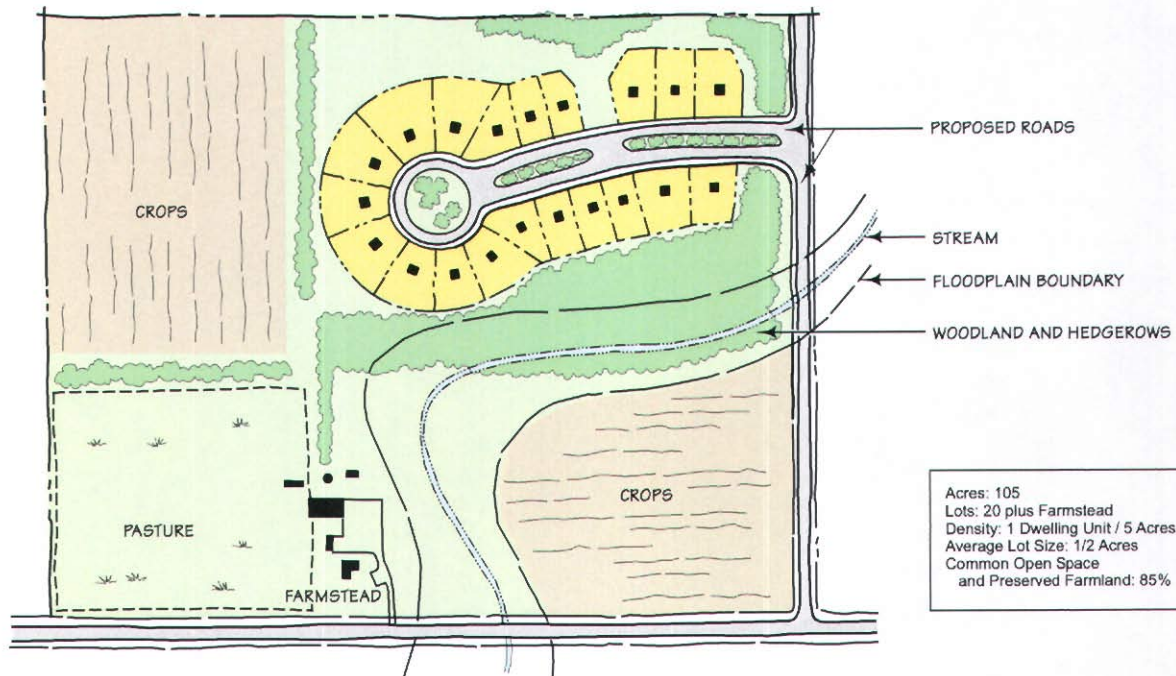
Through a reduction in lot size, open space can be created without losing density.

Figure C-3 (continued)

B-1. CONVENTIONAL SUBDIVISION DESIGN



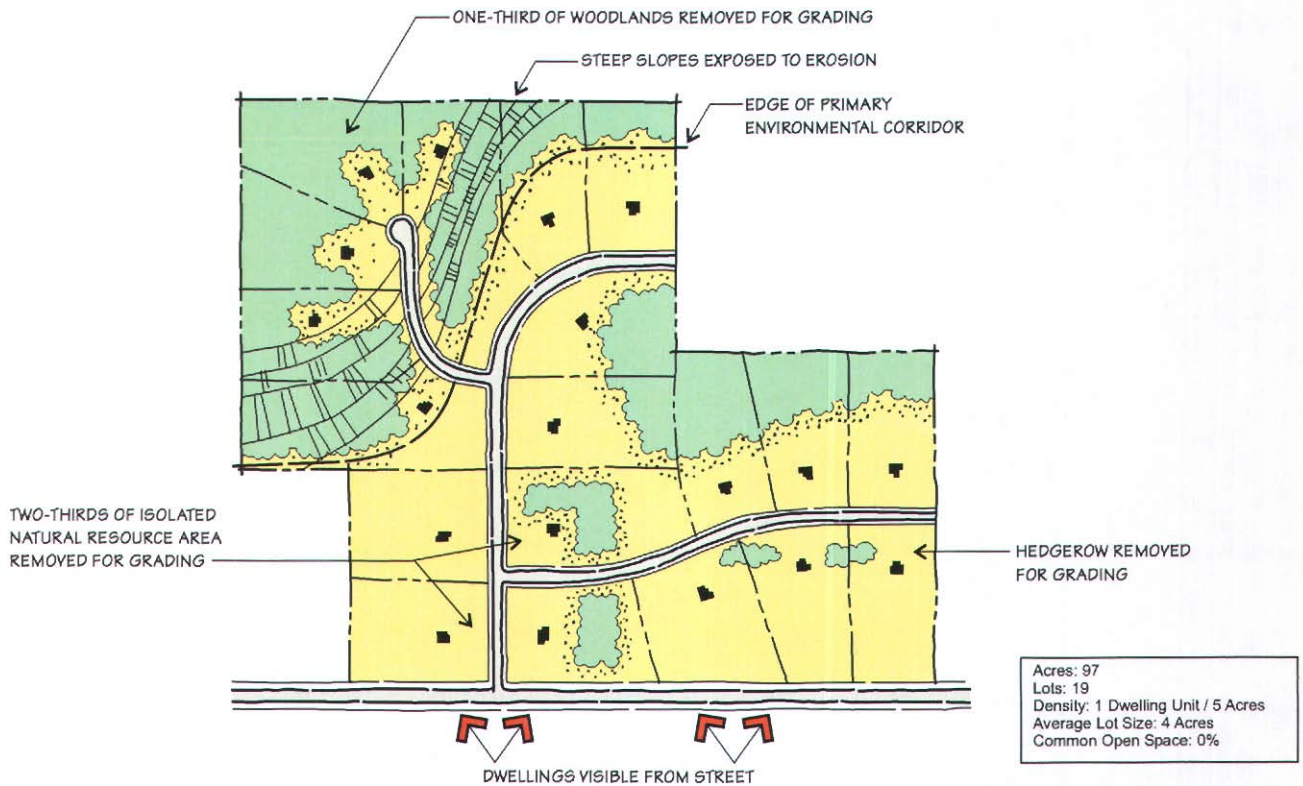
B-2. CONSERVATION SUBDIVISION DESIGN



Conservation subdivision development can help preserve farming activities.

Figure C-3 (continued)

C-1. CONVENTIONAL SUBDIVISION DESIGN



C-2. CONSERVATION SUBDIVISION DESIGN



Conservation subdivisions can preserve environmental features and views.

Source: SEWRPC.

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Appendix D

PLAN COMMISSION ADOPTION RESOLUTION, CERTIFICATION LETTER TO TOWN BOARD, TOWN BOARD ADOPTION RESOLUTION

A RESOLUTION BY THE TOWN OF LAFAYETTE PLAN COMMISSION ADOPTING THE TOWN OF LAFAYETTE MASTER PLAN

WHEREAS, The Town of LaFayette, pursuant to the provisions of Section 60.10(2)(c) of the Wisconsin Statutes, has been authorized to exercise village powers; and

WHEREAS, The Town of LaFayette, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a Plan Commission; and

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

WHEREAS, the Town of LaFayette requested the Southeastern Wisconsin Regional Planning Commission to assist the Town in the preparation of a master plan for the Town, which plan includes:

1. Collection, compilation, processing, and analyses of various types of demographic, natural resource, recreation and open space, land use, transportation and other information pertaining to the Town.
2. A forecast of growth and change.
3. Town objectives with regard to land use development and the protection of agricultural lands and natural resources.
4. A master plan map.
5. Recommended activities to implement the plan; and

WHEREAS, the Plan Commission may adopt the master plan as a whole by a single resolution; and

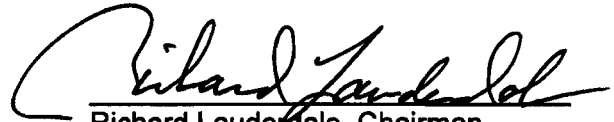
WHEREAS, the aforementioned inventories, analyses, objectives, forecasts, master plan, and implementation activities are set forth in a published report entitled, SEWRPC Community Assistance Planning Report No. 280, *A Master Plan for the Town of LaFayette: 2020*; and

WHEREAS, the master plan was 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 public health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, pursuant to WI Statutes §62.23(3)(a); and

WHEREAS, the Town Plan Commission considers the plan to be a guide for the future development of the Town.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 62.23 (3)(b) of the Wisconsin Statutes, the Town of LaFayette Plan Commission on the 7th day of September, 2005, hereby adopts SEWRPC Community Assistance Planning Report No. 280, *A Master Plan for the Town of LaFayette: 2020*; as a guide for the future development of the Town of LaFayette.

BE IT FURTHER RESOLVED, that the Secretary of the Town of LaFayette Plan Commission shall transmit a certified copy of this resolution to the Town Board of the Town of LaFayette.



Richard Lauderdale, Chairman
Town of LaFayette Plan Commission

ATTEST:

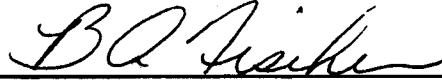


Barbara A Fischer, Secretary
Town of LaFayette Plan Commission

CERTIFICATION

I, **Barbara A Fischer**, duly appointed and **Secretary** of the **Town of LaFayette Plan Commission**, do hereby certify that this is a true and correct copy of the Resolution of the Town of LaFayette Plan Commission adopting a Master Plan for the Town of LaFayette, as passed and adopted by the Town of LaFayette Plan Commission on the 7th day of September, 2005.

Date: September 7, 2005

A handwritten signature in cursive script, appearing to read "Barbara A. Fischer", written over a horizontal line.

Signature

Secretary-Town of LaFayette Plan Commission
Official Position

**A RESOLUTION
OF THE TOWN OF LAFAYETTE TOWN BOARD
ADOPTING THE TOWN OF LAFAYETTE MASTER PLAN**

WHEREAS, The Town of LaFayette, pursuant to the provisions of Section 60.10(2)(c) of the Wisconsin Statutes, has been authorized to exercise village powers; and

WHEREAS, The Town of LaFayette, pursuant to the provisions of Section 62.23 of the Wisconsin Statutes, has created a Plan Commission; and

WHEREAS, the Town of LaFayette Town Plan Commission has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission, a master plan for the physical development of the Town of LaFayette, said plan embodied in SEWRPC Community Assistance Planning Report No. 280, *A Master Plan for the Town of LaFayette: 2020*; and


WHEREAS, the master plan was made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town of LaFayette which will, in accordance with the Town of LaFayette's existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Town Plan Commission had the authority to adopt the master plan as a whole by a single resolution, and did so, on the 7th day of September, 2005, by adopting the SEWRPC Community Assistance Planning Report No. 280 and submitted a certified copy of the resolution to the Town Board of the Town of LaFayette by transmission from the Secretary of the Town of LaFayette Plan Commission; and

WHEREAS, the Town Board of the Town of LaFayette concurs with the Town Plan Commission and the objectives and recommendations set forth in SEWRPC Community Assistance Planning Report No. 280.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of LaFayette, on the 14th day of September, 2005, hereby adopts the Master Plan for the Town of LaFayette; and

BE IT FURTHER RESOLVED, that the Town of LaFayette Plan Commission shall review the plan every five years, or more frequently if necessary, and shall recommend extensions, modifications, amendments, changes, or additions to the plan which the Commission considers necessary. Should the Plan Commission find that no changes are necessary, this finding shall be reported to the Town Board.


Richard Lauderdale, Chairman
Town of LaFayette

ATTEST:


Barbara A Fischer, Clerk
Town of LaFayette