

COMMUNITY ASSISTANCE  
PLANNING REPORT NO. 287



# A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WASHINGTON COUNTY: 2035

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COMMUNITY ASSISTANCE PLANNING REPORT No. 287

## **A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WASHINGTON COUNTY: 2035**

Prepared by the

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## Chapter I

# INTRODUCTION AND BACKGROUND

### INTRODUCTION

In 1999 the Wisconsin Legislature enacted a new comprehensive planning law, set forth in Section 66.1001 of the *Wisconsin Statutes*. The new requirements supplement earlier provisions in the *Statutes* for the preparation of county development plans (Section 59.69(3) of the *Statutes*) and local master plans (Section 62.23 of the *Statutes*). The new requirements, which are often referred to as the “Smart Growth” law, provide a new framework for the development, adoption, and implementation of comprehensive plans in Wisconsin. The law includes a “consistency” requirement, whereby zoning, subdivision, and official mapping ordinances adopted and enforced by counties, cities, villages, and towns must be consistent with the comprehensive plan adopted by the county or local unit of government. Under the comprehensive planning law (Section 66.1001 (3) of the *Statutes*), the consistency requirement will take effect on January 1, 2010.

To address the State comprehensive planning requirements, a multi-jurisdictional comprehensive planning process was undertaken by Washington County, 11 local government partners, UW-Extension, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). As a result of the multi-jurisdictional process, comprehensive plans that satisfy the planning requirements set forth in Section 66.1001 of the *Statutes* have been developed for the County and each local government partner. The 11 local government partners are shown on Map 1 and listed below:

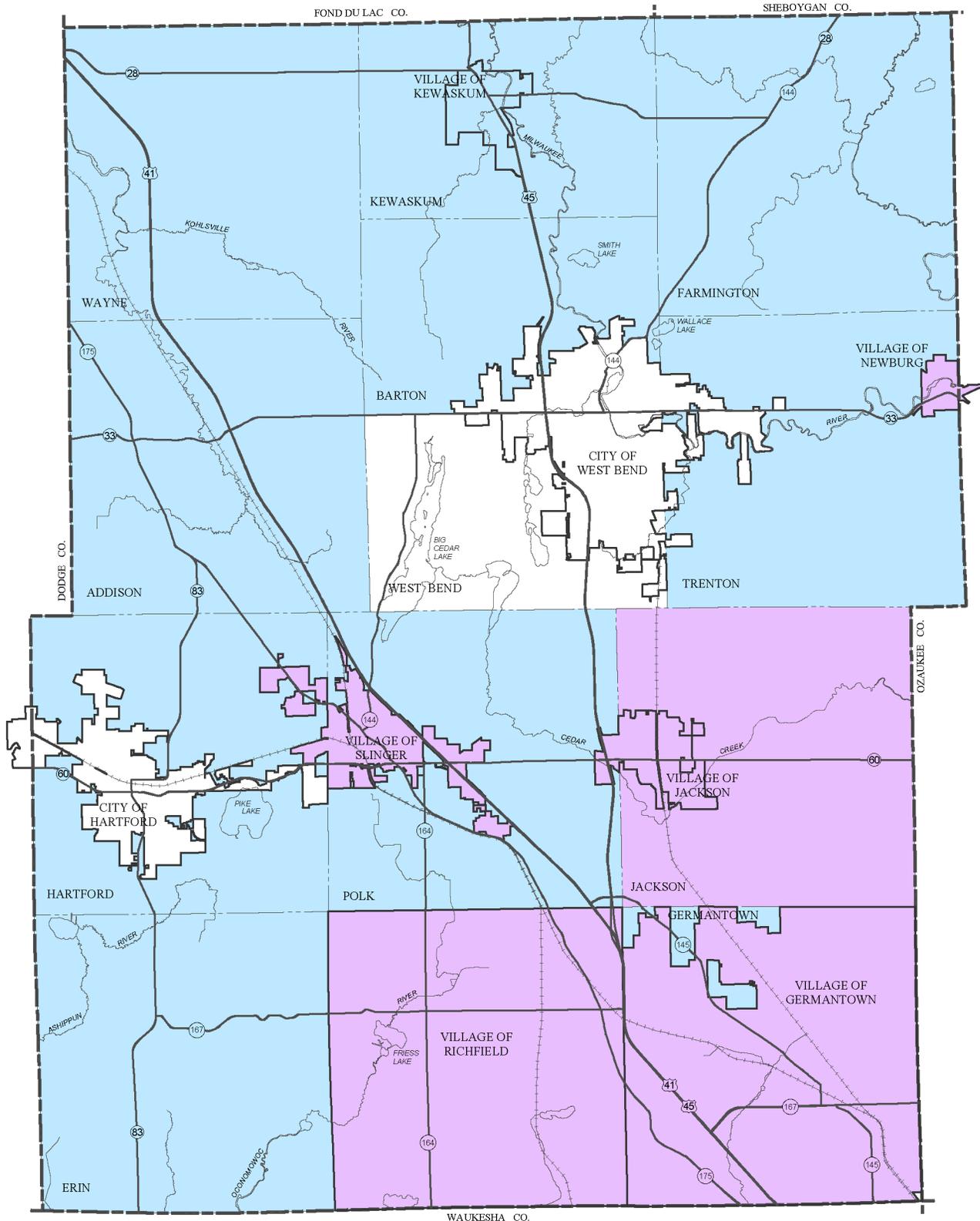
- Town of Addison
- Town of Barton
- Town of Erin
- Town of Farmington
- Town of Germantown
- Town of Hartford
- Town of Kewaskum
- Town of Polk
- Town of Trenton
- Town of Wayne
- Village of Kewaskum

Although not all local governments partnered with Washington County to prepare a comprehensive plan, several local governments agreed to participate in the planning process by attending a series of regular intergovernmental meetings to discuss countywide issues of mutual concern. In addition, the Villages of Germantown, Newburg, and Slinger, and the Town of Richfield<sup>1</sup> acknowledged, through adoption of a resolution, that it is in their best interest to participate in the intergovernmental meetings for the general purpose of accomplishing coordinated, adjusted, and harmonious development within Washington County. The Village of Jackson and Town of Jackson also agreed to participate in intergovernmental meetings. The Village of Newburg, which is located partially in Ozaukee County, partnered with

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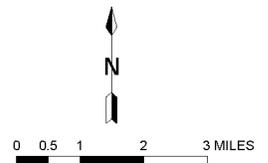
<sup>1</sup>The Town of Richfield incorporated as a Village on February 13, 2008.

**Map 1**  
**PLANNING PARTNERS FOR THE**  
**WASHINGTON COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN**



- PARTNERING LOCAL GOVERNMENTS
- SUPPORTING LOCAL GOVERNMENTS

Source: Washington County and SEWRPC.



Ozaukee County in applying for a grant to prepare its local comprehensive plan, but participated in the development of the Washington County plan by serving on the plan Advisory Committee. Local governments that are not full partners, but who have agreed to cooperate in the planning process, are designated as “supporting local governments” on Map 1.

## STATUTORY REQUIREMENTS

The multi-jurisdictional comprehensive plan presented in this report provides a long-range guide for Washington County officials, staff, and citizens to effectively address future development and natural resource protection in the County through the year 2035, and sets forth County planning goals and objectives. The County Board and affected committees of the County Board should refer to the comprehensive plan as a matter of course in their deliberations on planning issues and give the plan due weight when making decisions on such matters, particularly with regard to the Statutory requirement for consistency between the County comprehensive plan and the County shoreland and floodplain zoning ordinance and County subdivision ordinance. In addition, the comprehensive plan is intended to increase intergovernmental cooperation and the general awareness and understanding of County and local government planning goals and objectives by residents, landowners, developers, the business community, and other private interests, and among the many units, levels, and agencies of government with land use related responsibilities within the County.

Local government comprehensive plans developed as a result of this multi-jurisdictional planning process also provide long-range guides for local government officials and citizens to address future development and natural resource protection in their respective communities. Local plan commission members and members of local governing bodies should refer to local comprehensive plans in the course of deliberations on local planning issues, particularly with regard to the Statutory requirement for consistency between the local comprehensive plan and local zoning, subdivision, and official mapping ordinances. As the County comprehensive plan is intended to increase intergovernmental cooperation, local comprehensive plans address areas of mutual concern with the County and with adjacent local governments. Local comprehensive plans also set forth local planning goals and objectives.

### Nine Elements of the Comprehensive Plan

The multi-jurisdictional plan documented in this report as well as each local comprehensive plan resulting from the multi-jurisdictional planning process contains the nine elements required by Section 66.1001(2) of the *Statutes*:

1. Issues and opportunities element
2. Land use element
3. Housing element
4. Transportation element
5. Utilities and community facilities element
6. Agricultural, natural, and cultural resources element
7. Economic development element
8. Intergovernmental cooperation element; and
9. Implementation element



### **Comprehensive Plan and Ordinance Consistency**

To comply with the consistency requirements in Section 66.1001 (3) of the comprehensive planning law, Washington County will make the changes needed, if any, to bring County shoreland and floodplain zoning regulations and its subdivision ordinance into compliance with the multi-jurisdictional comprehensive plan prior to January 1, 2010. Although not required by Section 66.1001 (3), other County land-use related ordinances, such as non-metallic mining ordinances and stormwater management ordinances, will also be revised, if necessary, to be consistent with and help implement the multi-jurisdictional comprehensive plan.

Each participating town and village will amend its zoning, subdivision, and official mapping ordinances, if needed, to bring those ordinances into compliance with the comprehensive plan adopted by the Town or Village Board. Under Section 66.1001 (3), zoning, subdivision, and official mapping ordinances adopted by a city, village, or town must be consistent with the comprehensive plan adopted by that city, village, or town beginning on January 1, 2010.

### **Fourteen State of Wisconsin Comprehensive Planning Goals**

The multi-jurisdictional comprehensive plan and local comprehensive plans also address the 14 planning goals set forth in Section 16.965(4)(b) of the *Wisconsin Statutes*. The 14 planning goals are:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
4. Protection of economically productive areas, including farmland and forests.
5. Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
6. Preservation of cultural, historic, and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local level.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependant and disabled citizens.



It is a goal of Washington County to protect economically productive areas including farmland and forests.



Park and ride lots are becoming increasingly popular as they promote convenience and safety.

The multi-jurisdictional planning process is also intended to meet County and local government planning goals and objectives, as well as to carry related elements of existing regional plans into greater depth and detail. The multi-jurisdictional planning process has provided an excellent opportunity for integrating local, county, and regional planning goals and objectives with the 14 planning goals established in the *Statutes*.

### **Public Participation Plan**

Section 66.1001(4) of the *Statutes* requires that the governing body of any County or local government preparing a comprehensive plan adopt written procedures that are “designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.” Proposed plan elements must be widely distributed, and opportunities must be provided for written comments to be submitted by the public to the governing body. A procedure for the governing body to respond to those comments must also be identified.

The comprehensive planning workgroup, with assistance from County and UW-Extension staff, developed a recommended public participation plan for the multi-jurisdictional plan and each local government plan. The public participation plan was adopted by the County Board and the Board of each local government partner in fall 2004, prior to submittal of the grant application on November 1, 2004. The public participation plan seeks to enhance public awareness of the planning effort and its importance; educate citizens about current and past growth trends that have occurred in Washington County; and provides opportunities for citizens to help identify key community issues and develop a vision of what Washington County and its local communities should look like in 30 years. Opportunities for extensive public input during the draft plan review and plan adoption process are also included in the public participation plan.



S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) analyses were one technique used to engage the public and gather their opinions.

Techniques to secure public participation include news releases, fact sheets, newsletters, a County website, display exhibits, advisory committees, a countywide public opinion telephone survey, focus groups, public open houses and other meetings to convey information and promote an exchange of ideas, and public hearings. A summary of the public participation plan is included in Appendix A. The full public participation plan is available for review in the office of the Washington County Planning and Parks Department, the Washington County UW-Extension office, and the comprehensive planning website ([www.co.washington.wi.us/smartgrowth](http://www.co.washington.wi.us/smartgrowth)).

### **Plan Review and Adoption**

Section 66.1001 (4) of the *Statutes* requires that a comprehensive plan or plan amendment be adopted by an ordinance enacted by the County Board, for adoption of the multi-jurisdictional County comprehensive plan, or by an ordinance of the Village or Town Board for individual

village and town comprehensive plans. The law further requires that all nine elements be adopted simultaneously, and that at least one public hearing be held prior to adopting the County and local comprehensive plans. The *Statutes* require that an adopted comprehensive plan, or an amendment to a plan, be sent to all governmental units within and adjacent to the county or local government preparing a plan; the Wisconsin Department of Administration; the regional planning commission (SEWRPC); and the public library that serves the area in which the county or local government is located.

## **MULTI-JURISDICTIONAL PARTNERSHIP**

A community workshop was sponsored by the Washington County Planning, Conservation, and Parks Committee on October 15, 2003, to discuss comprehensive planning efforts at the regional, county, and local levels. The concept of

preparing a multi-jurisdictional comprehensive plan as a cooperative effort among all interested local governments, Washington County, and SEWRPC was discussed at that meeting as a way to meet the State comprehensive planning requirements in an efficient and cost-effective manner. Local governments interested in working with the County and SEWRPC were asked to notify the County by the end of 2003. Ten towns and three villages indicated a willingness to cooperate with Washington County in preparing a multi-jurisdictional comprehensive plan. As previously noted, ten towns and one village adopted resolutions formally agreeing to partner with the County in obtaining a grant.

A comprehensive planning workgroup made up of local government representatives, County officials, and County, UW-Extension, and SEWRPC staff was formed to establish a framework for preparation of the multi-jurisdictional comprehensive plan. Through a series of nine monthly meetings held between February and October 2004, the workgroup developed a work program, public participation plan, and an application for a comprehensive planning grant. The workgroup also developed the framework for a conflict resolution process for resolving multi-jurisdictional disputes pertaining to adopted comprehensive plans, including future plan amendments, which was approved by the County Board. In 2007, the Multi-Jurisdictional Comprehensive Plan Advisory Committee completed the procedures and bylaws for the Multi-Jurisdictional Dispute Resolution Panel, which are described in Chapter XIV.

In the fall of 2004, the Washington County Board, the Kewaskum Village Board, and the Town Boards of the Towns of Addison, Barton, Erin, Farmington, Germantown, Hartford, Kewaskum, Polk, Trenton, and Wayne each adopted a resolution agreeing to participate in a multi-jurisdictional planning process and agreeing to submit an application to the Wisconsin Department of Administration (DOA) for a comprehensive planning grant to help fund preparation of the plan. The Washington County Board and the Board of each participating town and village also adopted by resolution the public participation plan prior to submittal of the grant application.

County and local resolutions to participate in the Washington County multi-jurisdictional comprehensive planning process are included in Appendix B. A grant was awarded in March 2005, and a grant agreement between Washington County and the DOA was signed on June 7, 2005. Prior to accepting the grant, Washington County and SEWRPC signed a three-party Cooperative Agreement with each of the 11 local government partners. Each Agreement is a formal commitment among the local government, Washington County, and SEWRPC to participate in a coordinated, multi-jurisdictional comprehensive planning effort. The agreements are available for review in the office of the Washington County Planning and Parks Department.

This multi-jurisdictional comprehensive planning effort is built upon the master and comprehensive plans adopted by cities, villages, and towns in Washington County prior to the start of this comprehensive planning process. A list of plans adopted by local governments as of December 2005 is presented in Chapter VI. Existing plans were updated to reflect new inventory data and development conditions and supplemented as needed to include all of the nine elements required under the State comprehensive planning law. The preparation and adoption of the County and local comprehensive plans also met the procedural requirements set forth in State law, which require adoption and implementation of a public participation plan, adoption of a County or local comprehensive plan by an ordinance of the governing body, a public hearing prior to adoption, and distribution of the draft and final plan to adjacent communities, State and regional agencies, and the local public library.

## **RELATIONSHIP BETWEEN COUNTY AND LOCAL COMPREHENSIVE PLANS**

In conducting the multi-jurisdictional comprehensive planning effort, it is the intent of Washington County to build on the land use, master, and comprehensive plans and official maps which have already been prepared and adopted by cities, villages, and towns in Washington County. Sections 59.69 (3) and 62.23 (2) of the *Wisconsin Statutes* explicitly require Washington County to “incorporate” into the County plan such plans and maps within municipal boundaries that have been formally adopted by cities and villages. It is the County’s intent to also “incorporate” such plans and maps that have been adopted by towns, provided the land use element of the town comprehensive plan has been developed in accordance with the objectives, principles, and standards set forth in Chapter IV of the Regional Land Use Plan for Southeastern Wisconsin: 2020. If a Town’s Land Use Element is in substantial agreement with the regional plan’s objectives, principles, and standards, based on review by the Washington County Planning, Conservation and Parks Committee, Washington County shall incorporate the Town’s Land Use Element into the Land Use Element of the Washington County comprehensive plan for that Town.

The County shall also incorporate planned city and village extraterritorial areas into the Land Use Element of the Washington County comprehensive plan if it meets **both** of the following:

1. A comprehensive plan has been developed for the extraterritorial area and both the Town Board and the Common Council/Village Board of the respective Town and City or Village have approved that **one** plan.
2. That the one plan is in substantial agreement with Chapter IV of the Regional Land Use Plan for Southeastern Wisconsin: 2020.

While all such plans—cities, villages, and towns—will be “incorporated” into the Washington County plan document to the extent practicable, it is recognized that Washington County, in preparing its plan and readying that plan for adoption by the County Board, may choose to disagree with one or more proposals included in a city, village, or town plan, with such disagreements relating to, for example, State mandated shoreland zoning requirements. Every effort was made to discuss and resolve issues between Washington County and the cities, villages, and towns in the County.

Where conflicts cannot be resolved, they were documented in the intergovernmental cooperation element of this report. Washington County explicitly recognizes that cities, villages, and towns may choose, on certain matters and issues, to disagree with a position that the County may take. The County respects the rights of cities, villages, and towns to adopt plans that may differ from the County plan.

## COMMITTEE STRUCTURE

The committee structure for developing and overseeing preparation of the multi-jurisdictional County comprehensive plan is set forth in Figure 1. The County’s comprehensive planning effort was coordinated through the Washington County Planning, Conservation, and Parks Committee (PCPC) of the County Board. The PCPC provided oversight of the County planning effort and approved a recommended comprehensive plan for consideration for adoption by the full County Board.



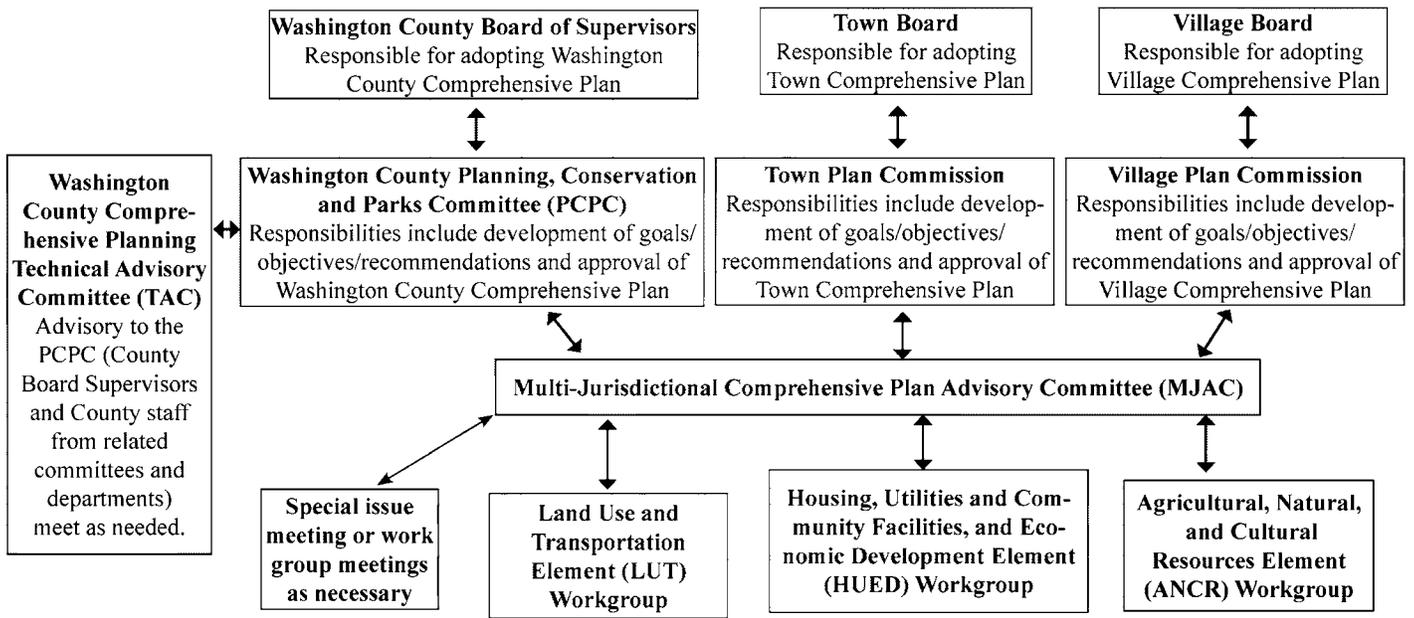
A meeting of the Multi-Jurisdictional Advisory Committee.

A Multi-Jurisdictional Comprehensive Plan Advisory Committee was established by the PCPC to guide preparation of the County plan, including development of planning goals and objectives and a vision for the future, review of draft plan chapters and other plan materials, and development of a recommended plan for consideration by the PCPC and the Plan Commissions of local government partners. The Advisory Committee is comprised of one representative from each local government partner, two members of the County Board, interest group representatives, and three citizen members. The Advisory Committee held its first meeting on July 27, 2005. Three workgroups, organized around the nine required elements of a comprehensive plan, were also established to assist in preparing specific plan elements and to make preliminary recommendations to the Advisory Committee on specific planning issues: 1) agricultural, natural, and cultural resources workgroup; 2) land use and transportation workgroup; and 3) housing, utilities and community facilities, and economic development workgroup.

A Technical Advisory Committee comprised of County Board members and staff from several County departments was formed to develop plan chapters and other materials for review by the element workgroups and the Advisory Committee. A list of committee members is provided on the inside front cover of this report. Members of the element workgroups are listed in Figure 2.

Figure 1

WASHINGTON COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING COMMITTEE ORGANIZATION



Advisory Committee and Workgroups Roles and Responsibilities

**Multi-Jurisdictional Comprehensive Plan Advisory Committee (MJAC)**  
 The purpose of this committee is to oversee activities necessary to develop and implement a multi-jurisdictional comprehensive plan as defined in Section 66.1001 of the *Wisconsin Statutes*. MJAC is responsible for:

- Development of multi-jurisdictional plan
- Implementation of the public participation plan
- Implementation of the work program
- Oversee the work of the three element workgroups
- Monitor the plan for consistency

**ANCR Workgroup**  
 The purpose of this work group is to focus on the development of the agriculture, natural, and cultural resources element. This workgroup is advisory to the MJAC. Responsibilities include:

- Analyze and review trends, inventories, and forecasts pertaining to agriculture, natural, and cultural resource issues
- Develop preliminary recommendations regarding agriculture, natural resource, and cultural resource elements

**LUT Workgroup**  
 The purpose of this work group is to focus on the development of the land use and transportation elements. This workgroup is advisory to the MJAC. Responsibilities include:

- Analyze and review trends, inventories, and forecasts pertaining to land use and transportation issues
- Develop preliminary recommendations regarding land use and transportation elements

**HUED Workgroup**  
 The purpose of this workgroup is to focus on the development of the utilities, community facilities, economic development, and housing elements. This work group is advisory to the MJAC. Responsibilities include:

- Analyze and review trends, inventories, and forecasts pertaining to utilities, community facilities, economic development, and housing issues
- Develop preliminary recommendations regarding utilities, community facilities, economic development, and housing elements

Source: Washington County.

Figure 2

WASHINGTON COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN WORKGROUP MEMBERS: 2008

<b>Agricultural, Natural, and Cultural Resources Element Workgroup</b>	
David Baldus, Chairperson - Town of Polk Citizen	Kieth Kriewaldt - Town of Wayne
Rod Bartlow - Ice Age Trail Foundation	Mary Krumbiegel – County Board Supervisor
Richard Beine - Town of Hartford	Sue Millin – Land Conservation Partnership
Robert Bingen - Town of Addison	Andy Pesch - Village of Kewaskum
Ross Bishop - Agribusiness Cluster Council	Joe Peters - Town of Barton
Norbert Dettmann - Landmarks Committee	Ike Roell - Town of Farmington
Dale Dhein - Town of Germantown	Daniel Schmidt - Town of Kewaskum
Kevin Dittmar - Metropolitan Builders Association	Albert Schulteis - Town of Polk
Melvin Ewert - County Board Supervisor, Planning, Conservation, and Parks Committee	Helmut Wagner - Town of Erin
Michael Heili - Village of Newburg	Roger Walsh - Lake Protection and Rehabilitation District
Marilyn John - Town of Trenton Citizen	
<b>Land Use and Transportation Elements Workgroup</b>	
Jerry Priesgen, Chairperson - West Bend Area Builders Association	Mike Heili - Village of Newburg
John Stern, Vice-Chairperson - County Board Supervisor; Planning, Conservation and Parks Committee	Barb Kohler - Town of Erin
Frank Beesten - Village of Kewaskum	Paul Metz - Town of Germantown
Charlene Brady - County Board Supervisor; Planning, Conservation and Parks Committee	Tom Nelson - West Bend Trailblazers
Margaret Burlingham - Rock River Coalition	Mark Pamperin - Town of Wayne
Tom Calenberg - Applied Manufacturing Cluster Council	Dennis Panicucci - Town of Hartford
Dan DeThorne - City of West Bend Citizen	Mark Peters - Town of Polk
Ed Doerr - Town of Trenton	Art Seyfert - Town of Farmington
Mike Dricken - Town of Barton	Susan Touchett - Town of Richfield Citizen
Eric Gilbert – Nonmetallic Mining Representative	Jeff Walters - Board of Realtors
Vicki Heideman - Town of Kewaskum	Dan Wolf - Town of Addison
<b>Housing, Utilities and Community Facilities, and Economic Development (HUED) Elements Workgroup</b>	
Chris Kuehn, Chairperson - Town of Wayne	Allen Hron - Town of Kewaskum
Joseph Gonnering, Vice-Chairperson - County Board Supervisor - Town of Trenton	David Kainz - Town of Hartford
James Arens Jr. - Town of Germantown	Gary Karnitz - Town of Addison
Brad Bautz - Town of Erin	Mike Komro - Town of Trenton
Richard Bertram - County Board Supervisor - Town of Barton	Theodore Merten - Town of Polk
Carol Biersach - Director, Slinger Housing Authority	James Nowakowski - Village of Germantown Citizen
Jack Caldwell - Washington County Economic Development Corporation	Kori Schneider - Fair Housing Council
Brian Dasher - School District Representative	Gary Schreiber - Town of Farmington
Claire Fowler - Town of Erin Citizen	Kris Turner - Town of Barton
Jerry Gilles - Village of Kewaskum	Bruce Wilk - Workforce Development Board
Andy Gumm – Utility Representative	Citizen Representative, City of West Bend - vacant
Michael Heili - Village of Newburg	Moraine Park Technical College Representative - vacant
Kenneth Heins - Applied Manufacturing Cluster Council Representative	
<b>Land Evaluation and Site Assessment (LESA) Subcommittee</b>	
Mary Krumbiegel, Chairperson - County Board Supervisor	
Robert Bingen, Vice-Chairperson - Town of Addison	
Helmut Wagner - Town of Erin	
Kieth Kriewaldt - Town of Wayne	
Roger Walsh - Big Cedar Lake Protection and Rehabilitation District	
Sue Millin - Land Conservation Partnership	
Kevin Dittmar - Metropolitan Builders Association	
<b>Dispute Resolution Forum Subcommittee</b>	
Mathew Heiser, Chairperson – Village of Kewaskum	Chris Kuehn – HUED Chairperson
Brian Bausch – County Board Supervisor	David Nixon – UW-Washington County
Jim Bennett - Town of Hartford	Barb Renkas – Town of West Bend Citizen
Ron Hefter - Town of Addison	Justin Drew – City of Hartford
Leander Herriges - Town of Wayne	Mary Schanning – City of West Bend
Daniel Knodl – County Board Supervisor	Mark Piotrowicz – City of West Bend (alternate)

Source: Washington County.

Local government partners relied on local plan commissions to provide guidance during the planning process. With one exception, each local plan commission took the primary role in developing the local comprehensive plan and in reviewing and providing input to the multi-jurisdictional plan. The Town of Erin established a Smart Growth Committee to take the lead role in developing the Town plan and reviewing the multi-jurisdictional plan, with oversight provided by the Town Plan Commission and Town Board.

## **THE PLANNING AREA**

The planning area includes all of Washington County and those portions of the City of Hartford and Village of Newburg that extend outside Washington County. Washington County encompasses a total of 278,756 acres, or about 436 square miles. About 56 acres of the Village of Newburg extend into Ozaukee County, and about 308 acres of the City of Hartford extend into Dodge County.

The Village of Kewaskum owns about 60 acres in the Town of Auburn in Fond du Lac County, which is considered part of the Village. The site is a former landfill and is leased to Wings over Wisconsin as a bird sanctuary. The site will not be developed.

The County is bordered on the north by Fond du Lac and Sheboygan Counties, on the west by Dodge County, on the south by Waukesha County, and on the east by Ozaukee County. Milwaukee County is located to the southeast.

## **REPORT FORMAT**

This planning report consists of 16 chapters. Following this introductory chapter, Chapters II through VI present inventory data. Inventory chapters include: Population and Employment Trends and Projections; Agricultural, Cultural, and Natural Resources; Existing Land Uses and Transportation Facilities and Services; Utilities and Community Facilities; and Existing County and Local Plans and Ordinances. Chapters VII through XV constitute the multi-jurisdictional comprehensive plan. Comprehensive plan key planning element chapters include: Issues and Opportunities (VII); Agricultural, Natural, and Cultural Resources (VIII); Land Use (IX); Housing (X); Transportation (XI); Utilities and Community Facilities (XII); and Economic Development (XIII). Chapters XIV and XV include the Intergovernmental Cooperation and Implementation elements, respectively. The multi-jurisdictional comprehensive plan is summarized in Chapter XVI.

In addition to this multi-jurisdictional County comprehensive plan report, an individual comprehensive plan was adopted by each local government partner, with the exception of the Town of Germantown. The Town of Germantown adopted the multi-jurisdictional plan as the Town comprehensive plan. This plan includes data and recommendations for the County as a whole, and for each of the local government partners. Information specific to each local government partner is also documented in the plan for each community. Appendix K provides information specific to the Town of Germantown.

## **REGIONAL CONTEXT**

Washington County is one of the seven counties that together make up the Southeastern Wisconsin Region. Several significant urban centers are within 100 miles of the Region including the Chicago area; Madison area; Fox Cities-Green Bay area; and the Janesville, Beloit, and Rockford area. The Region itself encompasses 2,689 square miles; includes the Milwaukee, Racine, and Kenosha urbanized areas; and in 2000 had a population of over 1.9 million. Washington County is in the northwest portion of the Region, and contains a mix of urban areas, small villages, and extensive areas of farmland and natural resources. Washington County is part of the Milwaukee metropolitan area.

Pursuant to Statutory requirements, SEWRPC has prepared and adopted a series of regional plan elements, including a regional land use plan, regional transportation system plan, regional water quality and water supply plans, a regional natural area plan, and a regional park and open space plan (comprised of the seven individual park and open space plans for each County), which provided a framework for development of the County plan. The regional plan elements were refined and detailed through the preparation of the County and local comprehensive plans.



The need for comprehensive planning has been sparked by many things, including the demand to construct and expand transportation facilities and the rate and location of new urban development.

## NEED FOR COMPREHENSIVE PLANNING

Washington County has experienced growth and increased urbanization in recent decades, which has been accompanied by a variety of development issues. Some of the development issues that have surfaced during past decades include: the rate and location of new urban development; the need to construct and expand utilities, public facilities, transportation facilities, and other essential urban services and, in some cases, to coordinate efforts in multiple jurisdictions; the availability of affordable housing; protection of the natural resource base, including surface and groundwater quality and quantity; the preservation of farmland and open space, and conflicts between towns and adjacent cities and villages relating to annexations and exercise of extraterritorial authorities. These development issues, coupled with Wisconsin's comprehensive planning law, a projected increase in County population and employment, a projected increase in the age of the County population, and the continued trend of planning and development issues crossing jurisdictional boundaries, resulted in the County, participating local governments, and SEWRPC joining together to develop this multi-jurisdictional comprehensive plan.

## BENEFITS OF COMPREHENSIVE PLANNING

In addition to development, timing, and growth issues specific to Washington County, there are general positive results of thoughtful comprehensive planning from which Washington County, and each community participating in the multi-jurisdictional planning process, may benefit, including the following:

- ***Planning Helps Define the Future Character of a Community***  
The physical design, setting, and arrangement of land uses can make it possible for people to carry out their daily lives and activities in an attractive and safe community environment. Land use planning and design can foster a distinctive sense of place. Planning allows a community to identify, preserve, and build upon the defining features of the community.
- ***Planning Helps Protect Natural and Cultural Resources***  
Planning can help protect environmental features like wetlands, woodlands, and stream corridors which provide important public benefits, such as stormwater storage and groundwater recharge areas and recreational opportunities. Such resources would be difficult and expensive to replace if lost or damaged. Planning can also help identify and preserve prime agricultural soils, non-metallic mining resources, and historic, archeological, and other important cultural structures and sites.



Planning can help protect environmental features like wetlands, woodlands, and stream corridors which provide important public benefits, such as stormwater storage and groundwater recharge areas and recreational opportunities.

- ***Planning Can Provide a Rational Basis for Local Decisions***

Plans provide a factual and objective guide that can be used by public officials and citizens to make informed decisions about land use and development. Planning is a process that can help a community prepare for change rather than react to it.

- ***Planning Can Provide Certainty Regarding Future Development***

Plans and related maps show land-owners and developers the location and type of development desired by the community, which can save them time and money in developing plans for future land uses. Planning can help increase the consistency and fairness of the development review and approval process while protecting the established property interests of existing residents.

- ***Planning Can Save Money***

Well-planned, orderly, and phased development patterns are less expensive for a community to provide public services and infrastructure than low density and scattered development patterns.

- ***Planning Can Promote Economic Development***

Planning can provide information about existing businesses and industries and help determine desirable types of new businesses. Planning can also help determine if the existing work force is sufficient to staff particular employment sectors and whether local services and housing are adequate to handle the impacts of new economic development.

- ***Planning Can Promote Public Health***

Finally, well planned development patterns and transportation options can make recreational, educational, and commercial facilities accessible to pedestrians. The ability to safely walk or bike to these facilities promotes physical health and community interaction.



Well-planned, orderly, and phased development patterns are less expensive for a community to provide with public services and infrastructure than low density and scattered development patterns.



Planning can help determine if the existing work force is sufficient to staff particular employment sectors and whether local services and housing are adequate to handle the impacts of new economic development.



The ability to safely walk or bike to recreational, educational, and commercial facilities promotes physical health and community interaction.

## **PLAN IMPLEMENTATION**

While planning provides many important public benefits, it is important to recognize that an adopted plan is not an “end result,” but rather provides recommendations for future action. Plan recommendations will be fulfilled over time in generally small, incremental steps. A comprehensive plan provides a foundation and guide for many implementing tools, which may include community zoning ordinances and maps, subdivision ordinances, capital improvements programming, detailed facilities planning, and other County and local ordinances, programs, and policies. The implementation of new programs identified in the plan will require the review and approval of appropriate County Board liaison committees and the County Board of Supervisors through the annual budget process.

## **COMPREHENSIVE PLANNING PROCESS**

The comprehensive plan presented in this report was developed through a three-year planning process consisting of the following steps: 1) start up tasks, 2) inventory, 3) issue identification, 4) preparation of forecasts and analysis, 5) preparation of key planning elements, 6) preparation of implementation elements, and 7) plan review, refinement, and adoption. Another key step in the comprehensive planning process will be the implementation of the plan by Washington County and implementation of each local comprehensive plan by the local government concerned. Throughout the planning process, the active participation of citizens, landowners, County and local government officials, and interest groups was essential for identifying important issues and preparing a plan with realistic goals for the County and local government partners.

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## Chapter II

# POPULATION, HOUSEHOLD, AND EMPLOYMENT TRENDS AND PROJECTIONS

### PART 1: EXISTING POPULATION, HOUSEHOLD, AND EMPLOYMENT LEVELS

Information on the size, characteristics, and distribution of population, household, and employment levels in the County assists in preparing projections that will anticipate changes in these factors over time, which is essential to the comprehensive planning process. Many of the planning recommendations set forth in the following chapters of this report are directly related to the existing and probable future population, household, and employment levels in the County and each local government. Part I of this chapter provides information on existing and historical population, household, and employment levels. Population, household, and employment projections for the year 2035, which were used to design the plan presented later in this report, are presented in Part II.

Much of the historical demographic data in this chapter are from the U. S. Bureau of the Census. Census data are collected every ten years and are derived from both short and long form questionnaires. The short form, also referred to as Summary File 1, is sent to every household and provides a complete count of all persons living in the United States. The long form, also referred to as Summary File 3, is sent to one of every six households. Data from Summary File 1 are more accurate than data from Summary File 3, due to sampling-related errors; however, Summary File 3 includes a wider range of topics and in some cases is the only source of information. If available, Summary File 1 data were used to prepare this chapter. Data relating to education, housing, and income is from Summary File 3.

### POPULATION

#### Population Trends

The historical and current population of Washington County is set forth in Table 1 and Figure 3. The total population remained stable from 1860 to 1920. Between 1920 and 1940, the population increased from 25,713 to 28,430 residents. The County experienced rapid growth rates in the decades between 1940 and 1980, including population gains of over 35 percent in each of the two decades between 1950 and 1970. This rapid growth can be attributed to both the migration of new residents to Washington County and the natural increase of the existing population (more births than deaths). After World War II, the existing



The County saw its population grow at a rate of about 23 percent between 1990 and 2000.

**Table 1**

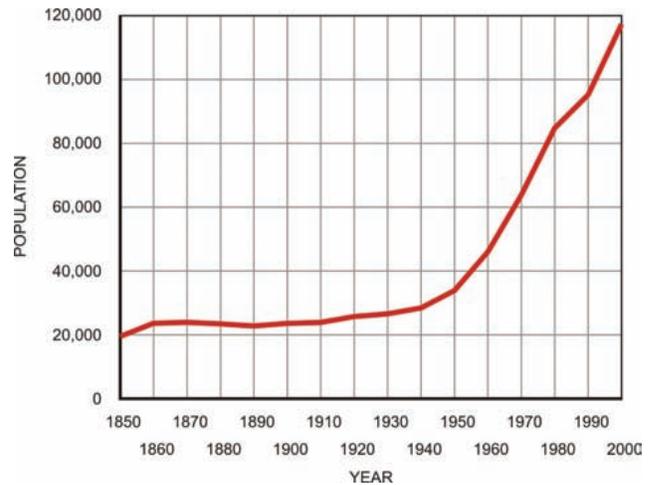
**HISTORIC POPULATION OF WASHINGTON COUNTY: 1850-2000**

Year	Population	Change From Preceding Census	
		Number	Percent
1850	19,485	--	--
1860	23,622	4,137	21.2
1870	23,919	297	1.2
1880	23,442	-477	-2.0
1890	22,751	-691	-3.0
1900	23,589	838	3.7
1910	23,784	195	0.8
1920	25,713	1,929	8.1
1930	26,551	838	3.2
1940	28,430	1,879	7.0
1950	33,902	5,472	19.2
1960	46,119	12,217	36.0
1970	63,839	17,720	38.4
1980	84,848	21,009	32.9
1990	95,328	10,480	12.3
2000	117,496	22,168	23.2

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

**Figure 3**

**RESIDENT POPULATION OF WASHINGTON COUNTY: 1850-2000**



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

population grew as soldiers returned home and began families, creating the baby-boom generation. Federal subsidies for home ownership led to suburban migration, as families sought newer single-family homes outside the central city. Federal legislation adopted in 1956 led to the construction of a new network of freeways and expressways, providing convenient highway access between suburbs and the central city. The County continued to see growth between 1980 and 2000 at a rate of about 12 percent between 1980 and 1990, and a growth rate of about 23 percent between 1990 and 2000. The Wisconsin Department of Administration (DOA) estimates that the County population grew just over 7 percent, from 117,496 to 125,940 residents, between 2000 and 2005.

Washington County's population grew by 32,645 people, or about 39 percent, between 1980 and 2000. During this same period, the Southeastern Wisconsin Region<sup>1</sup> experienced an increase of 168,112 residents, or about 10 percent; the State experienced an increase of 658,033 residents, or about 14 percent; and the United States experienced an increase of about 55 million residents, or about 24 percent (see Table 2). Thus, Washington County experienced a higher rate of growth than the Region, State, and Nation during this period.

Population changes in Washington County communities between 1980 and 2000, and 2005 population estimates from the DOA, are shown on Table 3. Between 1990 and 2000, about 29 percent of the County's population growth occurred in cities, about 28 percent occurred in towns, and about 43 percent occurred in villages. In 2000, about 33 percent of the County's population lived in cities, about 40 percent lived in towns, and about 27 percent lived in villages.

The biggest percentage increase in community population between 1990 and 2000 was in the Village of Jackson, where the population almost doubled in size, from 2,486 to 4,938 residents. The population of the Village of Slinger grew by about 1,600 residents, or 67 percent. The City of Hartford and Village of Germantown both grew by over 30 percent between 1990 and 2000. In terms of numbers of new residents, the Village of Germantown grew by over 4,600 residents, the City of West Bend grew by almost 3,700 residents, and the City of Hartford grew by over 2,700 residents between 1990 and 2000.

<sup>1</sup>The Southeastern Wisconsin Region includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.

Table 2

**COMPARISON OF WASHINGTON COUNTY POPULATION TRENDS  
TO REGIONAL, STATE, AND NATIONAL TRENDS: 1980-2000**

Year	Washington County		Southeastern Wisconsin		State of Wisconsin		United States of America	
	Number	Percent Change	Number	Percent Change	Number	Percent Change	Number	Percent Change
1980	84,848	--	1,764,796	--	4,705,642	--	226,504,825	--
1990	95,328	12.3	1,810,364	2.6	4,891,769	4.0	249,632,692	10.2
2000	117,496	23.2	1,932,908	6.8	5,363,675	9.6	281,421,906	12.7

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

Table 3

**POPULATION TRENDS IN WASHINGTON COUNTY COMMUNITIES: 1980-2005**

Community	Year				Change 1990-2000	
	1980	1990	2000	2005 <sup>a</sup>	Number	Percent
<b>Towns</b>						
Addison .....	2,834	3,051	3,341	3,546	290	9.5
Barton .....	2,493	2,586	2,546	2,616	-40	-1.5
Erin .....	2,455	2,817	3,664	3,879	847	30.1
Farmington .....	2,386	2,523	3,239	3,497	716	28.4
Germantown .....	267	258	278	269	20	7.8
Hartford .....	3,269	3,243	4,031	4,016	788	24.3
Jackson .....	3,180	3,172	3,516	3,767	344	10.8
Kewaskum .....	1,243	1,139	1,119	1,141	-20	-1.8
Polk .....	3,486	3,540	3,938	3,988	398	11.2
Richfield .....	8,390	8,993	10,373	11,336	1,380	15.3
Trenton .....	3,914	3,967	4,440	4,677	473	11.9
Wayne .....	1,471	1,374	1,727	1,932	353	25.7
West Bend .....	3,588	4,165	4,834	4,856	669	16.1
<b>Villages</b>						
Germantown .....	10,729	13,658	18,260	19,189	4,602	33.7
Jackson .....	1,817	2,486	4,938	5,884	2,452	98.6
Kewaskum .....	2,381	2,514	3,277	3,689	763	30.4
Newburg <sup>b</sup> .....	783	958	1,119	1,162	161	16.8
Slinger .....	1,612	2,340	3,901	4,243	1,561	66.7
<b>Cities</b>						
Hartford <sup>c</sup> .....	7,159	8,188	10,905	12,728	2,717	33.2
West Bend .....	21,484	24,470	28,152	29,612	3,682	15.0
Washington County <sup>d</sup>	84,848	95,328	117,496	125,940	22,168	23.3

<sup>a</sup>The 2005 population levels are estimates by the Wisconsin Department of Administration. All other years are from the U.S. Census.

<sup>b</sup>Includes that portion of the Village of Newburg located in Ozaukee County. There were 92 Newburg residents in Ozaukee County in 2000.

<sup>c</sup>Includes that portion of the City of Hartford located in Dodge County. There were 10 Hartford residents in Dodge County in 2000.

<sup>d</sup>Includes Washington County only.

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

The Town of Erin experienced the largest percentage of population growth of any town, gaining 847 residents, or just over 30 percent, between 1990 and 2000. The Town of Richfield experienced the largest gain in the number of new residents; increasing by 1,380 persons, or about a 15 percent increase. Two towns experienced decreases in population between 1990 and 2000. The Town of Barton's population decreased by 40 residents, or about 2 percent; and the Town of Kewaskum's population decreased by 20 residents, also about 2 percent.

**Table 4**  
**HISTORIC POPULATION OF THE**  
**TOWN OF GERMANTOWN: 1950-2000**

Year	Population	Change From Preceding Census	
		Number	Percent
1950	2,100	474	29.1
1960	3,984	1,884	89.7
1970	416	-3,568	-89.5
1980	267	-149	-35.8
1990	258	-9	-3.4
2000	278	20	7.7

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

Historical population in the Town of Germantown from 1950 to 2000 is shown on Table 4. The Town's population decreased between 1960 and 1970, owing to annexations by the Village of Germantown. The Town's population continued to decline, but more slowly, between 1970 and 1990, and then increased between 1990 and 2000. The Town had 278 residents in 2000. The 2005 DOA population estimate for the Town is 269, a decrease of nine residents from 2000.

Map 2 depicts Washington County population distribution in 2000. As shown on the map, population densities tend to be higher in areas where public sanitary sewer and typically public water are available. Sanitary sewer service in Washington

County is available in the hamlet of Allenton in the Town of Addison and throughout all of the cities and villages except the Villages of Germantown and Slinger. The Village of Germantown includes both urban areas with sewer service provided by the Milwaukee Metropolitan Sewerage District (MMSD) and unsewered rural areas, which are generally in agricultural uses. Although much of the area within the Village of Slinger has been developed with urban uses served by sanitary sewer, the Village has recently been annexing land and permitting urban-density development without providing sewer and water services. Areas served by sewer and adopted sewer service areas in Washington County are shown on Map 49 in Chapter V.

**Age Distribution**

The age distribution of the population has important implications for planning and the formation of public policies in the areas of education, health, housing, transportation, and economic development. The age distribution of Washington County's population in 2000 is set forth in Table 5.

The median age of Washington County residents in 2000 was about 37 years. The median age ranged from a low of 33 years in the Village of Newburg to a high of over 42 years of age in the Town of West Bend. The median age was between 33 and 39 in all communities except the Town of West Bend. The median age in the Town of Germantown was just over 37 years.

The median age of 37 years in Washington County is close to the median age of about 35 years in the Region and 36 years in the State of Wisconsin in 2000.

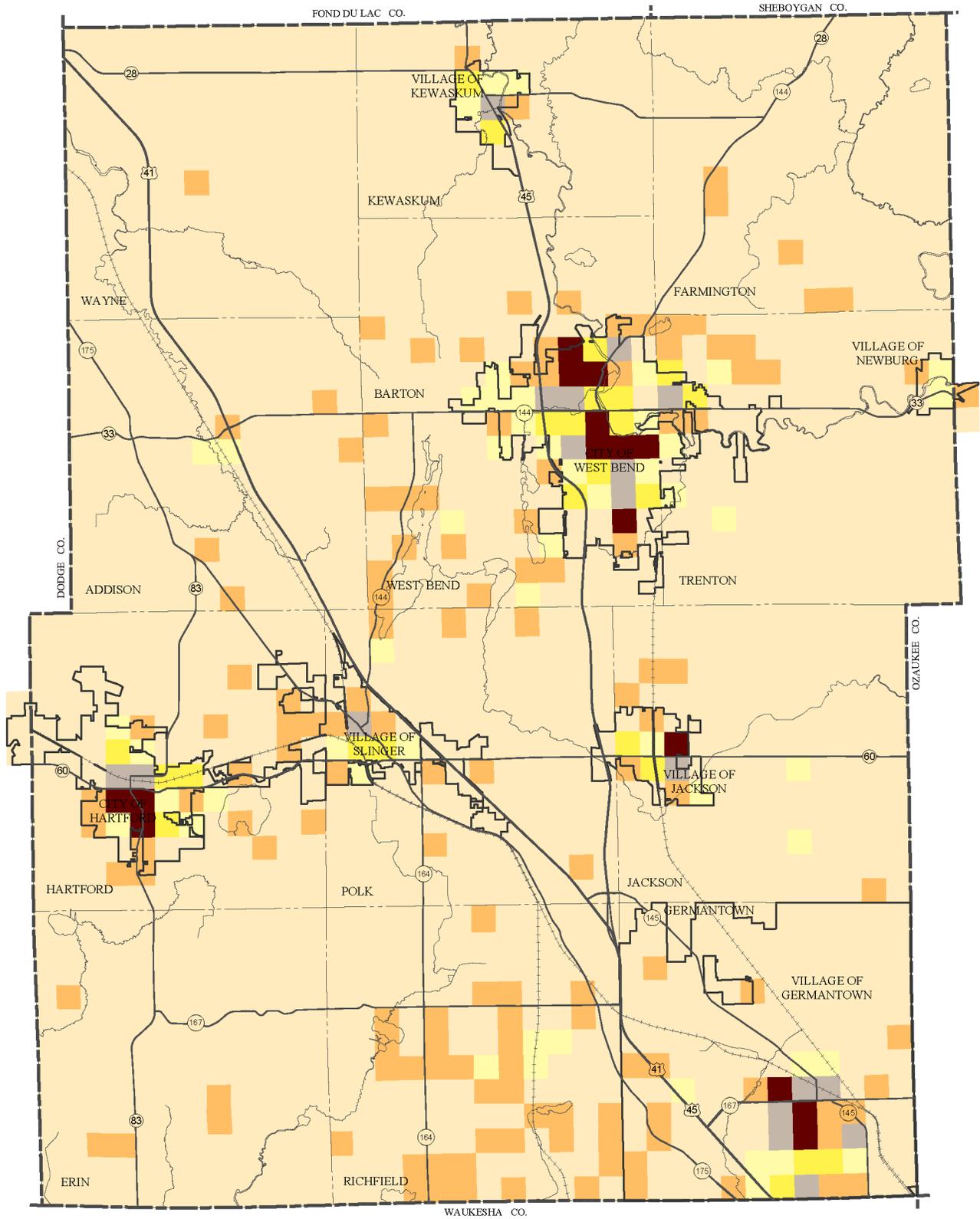
In 2000, children less than five years old numbered 7,970, or about 7 percent of the County population, while children between the ages five and 19 numbered 26,146, or about 22 percent of the County population. The



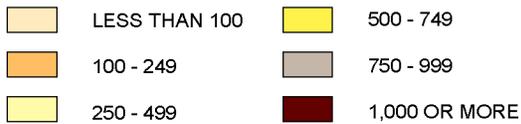
The age distribution of the population has important implications for planning and the formation of public policies in the areas of education, health, housing, transportation, and economic development.

## Map 2

### POPULATION DISTRIBUTION IN WASHINGTON COUNTY: 2000



#### PERSONS PER U.S. PUBLIC LAND SURVEY ONE-QUARTER SECTION



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

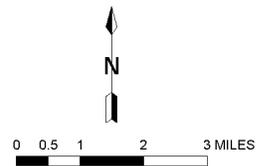


Table 5

## POPULATION BY AGE GROUP AND MEDIAN AGE IN WASHINGTON COUNTY COMMUNITIES: 2000

Community	Under 5		5 through 19		20 through 64	
	Number	Percent	Number	Percent	Number	Percent
<b>Towns</b>						
Addison.....	212	6.4	840	25.1	2,008	60.1
Barton.....	121	4.8	616	24.3	1,603	62.9
Erin.....	238	6.4	820	22.5	2,278	62.2
Farmington.....	188	5.8	778	24.0	1,998	61.7
Germantown.....	19	6.8	73	26.3	155	55.8
Hartford.....	239	5.9	986	24.5	2,468	61.2
Jackson.....	221	6.2	848	24.2	2,134	60.7
Kewaskum.....	68	6.1	248	22.1	668	59.8
Polk.....	218	5.5	947	24.1	2,363	60.0
Richfield.....	609	5.9	2,399	23.1	6,524	62.9
Trenton.....	260	5.9	1,057	23.8	2,713	61.1
Wayne.....	105	6.1	404	23.4	1,071	62.1
West Bend.....	245	5.2	1,009	20.9	2,670	55.1
<b>Villages</b>						
Germantown.....	1,327	7.3	3,981	21.8	11,238	61.5
Jackson.....	445	9.0	984	19.9	3,041	61.5
Kewaskum.....	222	6.8	767	23.5	1,891	57.7
Newburg <sup>a</sup> .....	113	10.1	251	22.5	664	59.3
Slinger.....	254	6.5	876	22.5	2,294	58.8
<b>Cities</b>						
Hartford <sup>b</sup> .....	841	7.7	2,416	22.1	6,256	57.4
West Bend.....	2,031	7.2	5,864	20.8	16,190	57.5
Washington County <sup>c</sup>	7,970	6.8	26,146	22.3	70,165	59.7

Community	65 and older		Total		Median Age
	Number	Percent	Number	Percent	
<b>Towns</b>					
Addison.....	281	8.4	3,341	100.0	35.9
Barton.....	206	8.0	2,546	100.0	39.6
Erin.....	328	8.9	3,664	100.0	39.3
Farmington.....	275	8.5	3,239	100.0	37.6
Germantown.....	31	11.1	278	100.0	37.3
Hartford.....	338	8.4	4,031	100.0	37.5
Jackson.....	313	8.9	3,516	100.0	38.2
Kewaskum.....	135	12.0	1,119	100.0	38.7
Polk.....	410	10.4	3,938	100.0	39.3
Richfield.....	841	8.1	10,373	100.0	39.3
Trenton.....	410	9.2	4,440	100.0	38.9
Wayne.....	147	8.4	1,727	100.0	36.4
West Bend.....	910	18.8	4,834	100.0	42.5
<b>Villages</b>					
Germantown.....	1,714	9.4	18,260	100.0	36.4
Jackson.....	468	9.6	4,938	100.0	33.1
Kewaskum.....	394	12.0	3,274	100.0	33.1
Newburg <sup>a</sup> .....	91	8.1	1,119	100.0	33.0
Slinger.....	477	12.2	3,901	100.0	35.6
<b>Cities</b>					
Hartford <sup>b</sup> .....	1,392	12.8	10,905	100.0	33.5
West Bend.....	4,067	14.5	28,152	100.0	35.3
Washington County <sup>c</sup>	13,212	11.2	117,493	100.0	36.6

<sup>a</sup>Includes that portion of the Village of Newburg located in Ozaukee County.

<sup>b</sup>Includes that portion of the City of Hartford located in Dodge County.

<sup>c</sup>Includes Washington County only.

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

**Table 6**

**RACIAL COMPOSITION OF RESIDENTS IN WASHINGTON COUNTY, THE REGION, AND THE STATE: 2000**

Race <sup>a</sup>	Washington County		Southeastern Wisconsin		State of Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
White Alone .....	114,781	97.7	1,534,464	79.4	4,769,857	88.9
Black or African American Alone .....	465	0.4	263,200	13.6	304,460	5.7
American Indian and Alaska Native Alone .....	296	0.3	9,510	0.5	47,228	0.9
Asian Alone.....	674	0.6	34,438	1.8	88,763	1.7
Native Hawaiian and Other Pacific Islander Alone .....	35	- . <sup>b</sup>	716	- . <sup>b</sup>	1,630	- . <sup>b</sup>
Some Other Race Alone.....	474	0.4	58,157	3.0	84,842	1.6
Two Or More Races.....	771	0.6	32,423	1.7	66,895	1.2
Total	117,496	100.0	1,932,908	100.0	5,363,675	100.0

<sup>a</sup>The Federal government does not consider Hispanic origin to be a race, but rather an ethnic group.

<sup>b</sup>Less than 0.05 percent.

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

size of the less than five years old age group and the five to 19 year old age group is important for planning future educational facilities. Expansion of existing educational facilities and the addition of new facilities should be planned to accommodate projected increases or decreases within these age groups.

Adults ages 20 through 64 numbered 70,165, or about 60 percent of the total County population, in 2000. The size of this age group relates directly to the size of the workforce residing in Washington County. It will be important to retain and expand existing businesses and attract new businesses to the County to meet the employment needs of the workforce and maintain a stable and healthy economy. Conversely, there is a need to provide educational opportunities to ensure a trained labor force for existing businesses.

Persons age 65 and older in Washington County numbered 13,212, or about 11 percent of the total County population, in 2000. There will likely be an increased demand for specialized housing units, transportation, and health care services for the elderly if the elderly population increases in size over the next three decades. An increase in the over-65 age group is anticipated as the “baby boom” generation will move into this age group during the planning period. Information on future age group distribution is included in Part II of this chapter.

In the Town of Germantown in 2000, children less than five years old numbered 19, or about 7 percent of the Town population, while children between the ages five and 19 numbered 73, or about 26 percent of the population. Adults ages 20 through 64 numbered 155, or about 56 percent of the Town population, and persons age 65 and older numbered 31, or about 11 percent of the population. The population distribution by age group in the Town was very similar to that in the County for the under five and over 65 age groups, but there was a higher percentage of the population in the five to 19 age group and a lower percentage in the 20 to 64 age group.

**Racial Composition**

Table 6 indicates the racial composition of Washington County. The County has a homogeneous population. Almost 98 percent of the population, or 114,778 of the total 117,496 residents in 2000, were white. The percentage of whites in the County population was higher than in both the Region, where about 79 percent were white, and the State of Wisconsin, where about 89 percent of residents were white.

The second and third largest racial groups in Washington County were Asian, 0.6 percent or 674 persons, and African American, 0.4 percent or 465 persons, respectively. Table 6 does not show a separate racial group for

people of Hispanic origin. This is because the Federal government considers Hispanic origin to be an ethnic group rather than a race; however, the Census collected separate data regarding Hispanic residents. A total of 1,529 persons, or 1.3 percent of County residents in 2000, were Hispanic.

### **Educational Attainment**

The level of educational attainment is one indicator of earning potential, which, in turn, influences such important choices as location, type, and size of housing. Educational attainment is also an indicator of the type of occupations the County workforce is most suited to fill. This information is useful for formulating strategies to retain and expand existing businesses in the County and attract new businesses to the County over the planning period. Table 7 shows the educational attainment of residents at least 25 years of age for the County and each local government in 2000.

In 2000, nearly 89 percent of County residents, and about 93 percent of Town of Germantown residents, at least 25 years of age had attained a high school or higher level of education. These levels are higher than the educational attainment of the overall population of the seven-county Southeastern Wisconsin Region, where 84 percent of the population 25 years of age and older had attained this level of education as of 2000. Nearly 54 percent of the population 25 years of age and older in both Washington County and the seven-county region, and 62 percent of Town of Germantown residents age 25 and older, had attended some college or earned either an associate, bachelor, or graduate degree. This level of education suggests that Washington County's workforce is well suited for skilled employment such as management, professional, business, and financial occupations and skilled and high tech production positions. This factor is examined in greater detail in the Economic Development Element.

## **HOUSEHOLDS**

### **Household Trends**

The number of households, or occupied housing units, is important to land use and public facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as public sewer, water, and parks. A household includes all persons who occupy a housing unit, which is defined by the U.S. Bureau of the Census as a house, apartment, mobile home, a group of rooms, or a single-room that is occupied, or intended for occupancy, as separate living quarters.

The number of households and the average household size in Washington County and each local government for 1980, 1990, and 2000 are set forth in Table 8. There were 43,842 households in Washington County in 2000, with an average household size of 2.65 persons, compared to an average household size of 2.52 persons in the Region. There were 89 households in the Town of Germantown, with an average household size of 3.12 persons.

As shown on Table 8, the number of households has increased in each local government and the County in each decade, with a few exceptions. While the number of households has increased steadily in most local governments, the average number of persons per household has decreased in each local government and the County between 1980 and 1990 and between 1990 and 2000. This trend has occurred throughout Wisconsin, and reflects the fact that family sizes (average number of children per family) have decreased and unmarried persons have increasingly tended to establish their own households rather than live with family. The Town of Germantown had the highest average household size in the County, which indicates that there were relatively more families occupying homes in the Town than elsewhere in the County. Average household sizes are larger in towns than in cities and villages, which can be attributed to a higher percentage of single-family homes in the towns. Single-family homes are more likely to be occupied by families than are apartments.



There were 43,843 households in Washington County in 2000, with an average household size of 2.65 people.

Table 7

**EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS OF AGE  
AND OLDER IN WASHINGTON COUNTY COMMUNITIES: 2000**

Community	Less Than 9 <sup>th</sup> Grade		9 <sup>th</sup> to 12 <sup>th</sup> Grade No Diploma		High School Graduate	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
<b>Towns</b>						
Addison.....	152	7.1	158	7.4	841	39.4
Barton.....	61	3.6	158	9.3	619	36.6
Erin.....	40	1.6	114	4.5	892	35.4
Farmington.....	109	5.1	148	6.9	926	43.3
Germantown.....	2	1.1	12	6.4	58	30.9
Hartford.....	104	4.0	128	4.9	961	36.6
Jackson.....	130	5.3	97	3.9	852	34.5
Kewaskum.....	63	8.1	50	6.4	343	43.9
Polk.....	30	1.2	123	5.0	1,000	40.2
Richfield.....	112	1.6	435	6.2	2,397	34.4
Trenton.....	176	5.9	246	8.3	1,195	40.1
Wayne.....	63	5.5	84	7.3	513	44.9
West Bend.....	180	5.2	244	7.0	956	27.4
<b>Villages</b>						
Germantown.....	301	2.5	714	5.8	3,515	28.8
Jackson.....	57	1.8	257	8.1	1,087	34.4
Kewaskum.....	154	7.5	173	8.4	848	41.4
Newburg <sup>a</sup> .....	25	3.6	51	7.3	269	38.6
Slinger.....	165	6.0	121	4.4	1,247	45.7
<b>Cities</b>						
Hartford <sup>b</sup> .....	473	6.8	566	8.1	2,559	36.7
West Bend.....	990	5.4	1,481	8.1	6,252	34.1
<b>Washington County<sup>c</sup></b>	<b>3,382</b>	<b>4.4</b>	<b>5,356</b>	<b>6.9</b>	<b>27,308</b>	<b>35.1</b>

Community	Some College or Associates Degree		Bachelor or Graduate Degree		Total Persons Age 25 and Older	
	Persons	Percent of Total	Persons	Percent of Total	Persons	Percent of Total
<b>Towns</b>						
Addison.....	771	36.0	217	10.1	2,139	100.0
Barton.....	598	35.4	256	15.1	1,692	100.0
Erin.....	738	29.2	739	29.3	2,523	100.0
Farmington.....	629	29.4	328	15.3	2,140	100.0
Germantown.....	55	29.2	61	32.4	188	100.0
Hartford.....	1,031	39.3	399	15.2	2,623	100.0
Jackson.....	811	32.9	578	23.4	2,468	100.0
Kewaskum.....	222	28.5	103	13.1	781	100.0
Polk.....	772	31.0	562	22.6	2,487	100.0
Richfield.....	2,300	33.0	1,734	24.8	6,978	100.0
Trenton.....	804	27.0	558	18.7	2,979	100.0
Wayne.....	324	28.4	159	13.9	1,143	100.0
West Bend.....	1,102	31.5	1,011	28.9	3,493	100.0
<b>Villages</b>						
Germantown.....	4,081	33.5	3,585	29.4	12,196	100.0
Jackson.....	1,029	32.6	731	23.1	3,161	100.0
Kewaskum.....	558	27.2	315	15.5	2,048	100.0
Newburg <sup>a</sup> .....	244	35.1	107	15.4	696	100.0
Slinger.....	683	25.0	516	18.9	2,732	100.0
<b>Cities</b>						
Hartford <sup>b</sup> .....	2,306	33.0	1,077	15.4	6,981	100.0
West Bend.....	5,574	30.4	4,023	22.0	18,320	100.0
<b>Washington County<sup>c</sup></b>	<b>24,606</b>	<b>31.7</b>	<b>17,057</b>	<b>21.9</b>	<b>77,709</b>	<b>100.0</b>

<sup>a</sup>Includes that portion of the Village of Newburg located in Ozaukee County.

<sup>b</sup>Includes that portion of the City of Hartford located in Dodge County.

<sup>c</sup>Includes Washington County only.

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

Table 8

**NUMBER OF HOUSEHOLDS AND AVERAGE HOUSEHOLD SIZE  
FOR WASHINGTON COUNTY COMMUNITIES: 1980-2000**

Community	1980		1990		2000	
	Number of Households	Percent of County Households	Average Household Size	Number of Households	Percent of County Households	Average Household Size
<b>Towns</b>						
Addison.....	796	3.0	3.56	943	2.9	3.22
Barton.....	703	2.6	3.55	821	2.5	3.21
Erin.....	718	2.7	3.39	911	2.8	3.07
Farmington.....	677	2.5	3.52	789	2.4	3.20
Germantown.....	75	0.3	3.56	81	0.3	3.19
Hartford.....	988	3.3	3.31	1,105	3.3	2.93
Jackson.....	915	2.5	3.48	995	3.0	3.19
Kewaskum.....	366	1.4	3.40	356	1.0	3.19
Polk.....	1,057	4.0	3.28	1,136	3.4	3.10
Richfield.....	2,384	8.9	3.52	2,839	8.6	3.17
Trenton.....	1,112	4.2	3.52	1,236	3.7	3.25
Wayne.....	409	1.5	3.60	418	1.3	3.29
West Bend.....	1,033	3.9	3.10	1,629	5.0	2.56
<b>Villages</b>						
Germantown.....	3,428	3.1	3.13	4,931	15.0	2.77
Jackson.....	672	2.7	2.70	953	2.9	2.60
Kewaskum.....	787	2.9	3.00	925	2.8	2.72
Newburg <sup>a</sup> .....	226	0.8	3.04	290	0.9	2.94
Slinger.....	526	2.0	3.05	882	2.7	2.62
<b>Cities</b>						
Hartford <sup>b</sup> .....	2,550	9.5	2.75	3,051	9.2	2.64
West Bend.....	7,293	2.9	2.90	8,686	26.3	2.71
Washington County <sup>c</sup>	26,715	100.0	3.14	32,977	100.0	2.86

<sup>a</sup>Includes that portion of the Village of Newburg located in Ozaukee County. There were 226 households in Washington County in 1980, 290 households in 1990, and 356 households in 2000.

<sup>b</sup>Includes that portion of the City of Hartford located in Dodge County. There were 2,550 households in Washington County in 1980, 3,051 households in 1990, and 4,276 households in 2000.

<sup>c</sup>Includes Washington County only.

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

## Household Income<sup>2</sup>

The 1999 annual household incomes in Washington County and each local government are set forth in Table 9. Median annual household incomes are also included in the Table and are shown on Map 3 for each local government. The 1999 annual median income of all households in the County was \$57,033. The median household income in the Town of Germantown in 1999 was \$75,000, which was substantially higher than that of the County. Median incomes tended to be higher in the towns than in cities and villages. This reflects the likelihood that persons with more modest or limited incomes would live in cities and villages, which tend to have a greater range of housing choices.

Table 10 sets forth the average household income for counties in southeastern Wisconsin and adjacent Counties outside the seven-county region (Dodge, Fond du Lac, and Sheboygan Counties). The median Washington County household income was about \$10,000 more than the annual median household income in the Region of \$46,587, about \$12,000 higher than the annual median income of households in the adjacent counties outside of

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

Table 9

ANNUAL HOUSEHOLD INCOME IN WASHINGTON COUNTY COMMUNITIES: 1999

Community	Household Income Less than \$15,000		Household Income \$15,000 to \$24,999		Household Income \$25,000 to \$34,999		Household Income \$35,000 to \$49,999		Household Income \$50,000 to \$74,999	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
<b>Towns</b>										
Addison .....	71	6.2	95	8.3	136	11.8	143	12.5	351	30.6
Barton .....	26	2.9	46	5.2	50	5.6	167	18.7	248	27.8
Erin .....	62	4.7	45	3.4	65	4.9	182	13.8	305	23.2
Farmington .....	49	4.5	44	4.1	58	5.4	164	15.2	431	39.9
Germantown .....	4	4.2	4	4.2	5	5.2	8	8.3	27	28.1
Hartford .....	31	2.2	96	7.0	138	10.0	149	10.8	345	25.1
Jackson .....	23	1.9	58	4.9	143	12.1	181	15.3	346	29.2
Kewaskum .....	38	9.1	28	6.7	39	9.3	65	15.6	119	28.5
Polk .....	26	2.0	45	3.5	51	3.9	235	18.2	358	27.7
Richfield .....	94	2.6	169	4.7	211	5.8	452	12.5	953	26.3
Trenton .....	67	4.4	106	6.8	112	7.2	215	13.8	479	30.7
Wayne .....	24	4.1	15	2.6	66	11.3	94	16.1	195	33.4
West Bend .....	67	4.1	86	5.3	125	7.7	176	10.8	378	23.3
<b>Villages</b>										
Germantown .....	376	5.4	478	6.9	737	10.6	1,128	16.3	1,769	25.5
Jackson .....	159	8.2	146	7.5	166	8.6	406	20.9	656	33.8
Kewaskum .....	92	7.7	110	9.3	153	12.9	241	20.3	320	26.9
Newburg <sup>a</sup> .....	29	7.2	33	8.2	33	8.2	78	19.4	112	27.8
Slinger .....	178	10.9	156	9.5	236	14.4	345	21.1	406	24.8
<b>Cities</b>										
Hartford <sup>b</sup> .....	517	12.0	456	10.6	562	13.1	756	17.6	1,291	30.1
West Bend .....	965	8.5	1,285	11.3	1,556	13.7	2,121	18.7	3,173	27.9
Washington County <sup>c</sup>	2,893	6.6	3,494	8.0	4,642	10.6	7,298	16.6	12,255	27.9

Community	Household Income \$75,000 to \$99,999		Household Income \$100,000 to \$149,000		Household Income \$150,000 to \$199,999		Household Income \$200,000 Or More		Median Household Income	Total Households
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total		
<b>Towns</b>										
Addison .....	223	19.4	104	9.1	18	1.6	7	0.5	\$56,875	1,148
Barton .....	212	23.8	127	14.2	0	0.0	16	1.8	64,861	892
Erin .....	325	24.7	231	17.6	66	5.0	34	2.7	74,875	1,315
Farmington .....	180	16.7	105	9.7	25	2.3	24	2.2	61,677	1,080
Germantown .....	19	19.8	14	14.6	12	12.5	3	3.1	75,000	96
Hartford .....	325	23.7	199	14.5	71	5.2	20	1.5	69,896	1,374
Jackson .....	217	18.3	182	15.3	20	1.7	16	1.3	64,070	1,186
Kewaskum .....	75	17.9	43	10.3	7	1.7	4	0.9	59,500	418
Polk .....	253	19.6	214	16.6	69	5.3	42	3.2	62,933	1,293
Richfield .....	788	21.8	676	18.7	118	3.3	155	4.3	72,809	3,616
Trenton .....	229	14.7	307	19.7	35	2.2	11	0.6	66,213	1,561
Wayne .....	128	22.0	52	8.9	6	1.0	3	0.5	61,033	583
West Bend .....	253	15.6	313	19.3	121	7.4	105	6.5	73,333	1,624
<b>Villages</b>										
Germantown .....	1,305	18.8	949	13.7	128	1.9	59	0.9	\$60,742	6,929
Jackson .....	216	11.1	133	6.9	44	2.3	14	0.7	53,990	1,940
Kewaskum .....	175	14.7	69	5.8	16	1.3	13	1.1	49,861	1,189
Newburg <sup>a</sup> .....	78	19.3	29	7.2	8	2.0	3	0.7	57,024	403
Slinger .....	166	10.1	128	7.8	16	1.0	7	0.4	47,125	1,638
<b>Cities</b>										
Hartford <sup>b</sup> .....	415	9.7	194	4.5	27	0.6	79	1.8	\$46,553	4,297
West Bend .....	1,241	10.9	758	6.7	126	1.1	141	1.2	48,315	11,366
Washington County <sup>c</sup>	6,819	15.5	4,823	11.0	930	2.1	756	1.7	\$57,033	43,910

<sup>a</sup>Includes that portion of the Village of Newburg located in Ozaukee County.

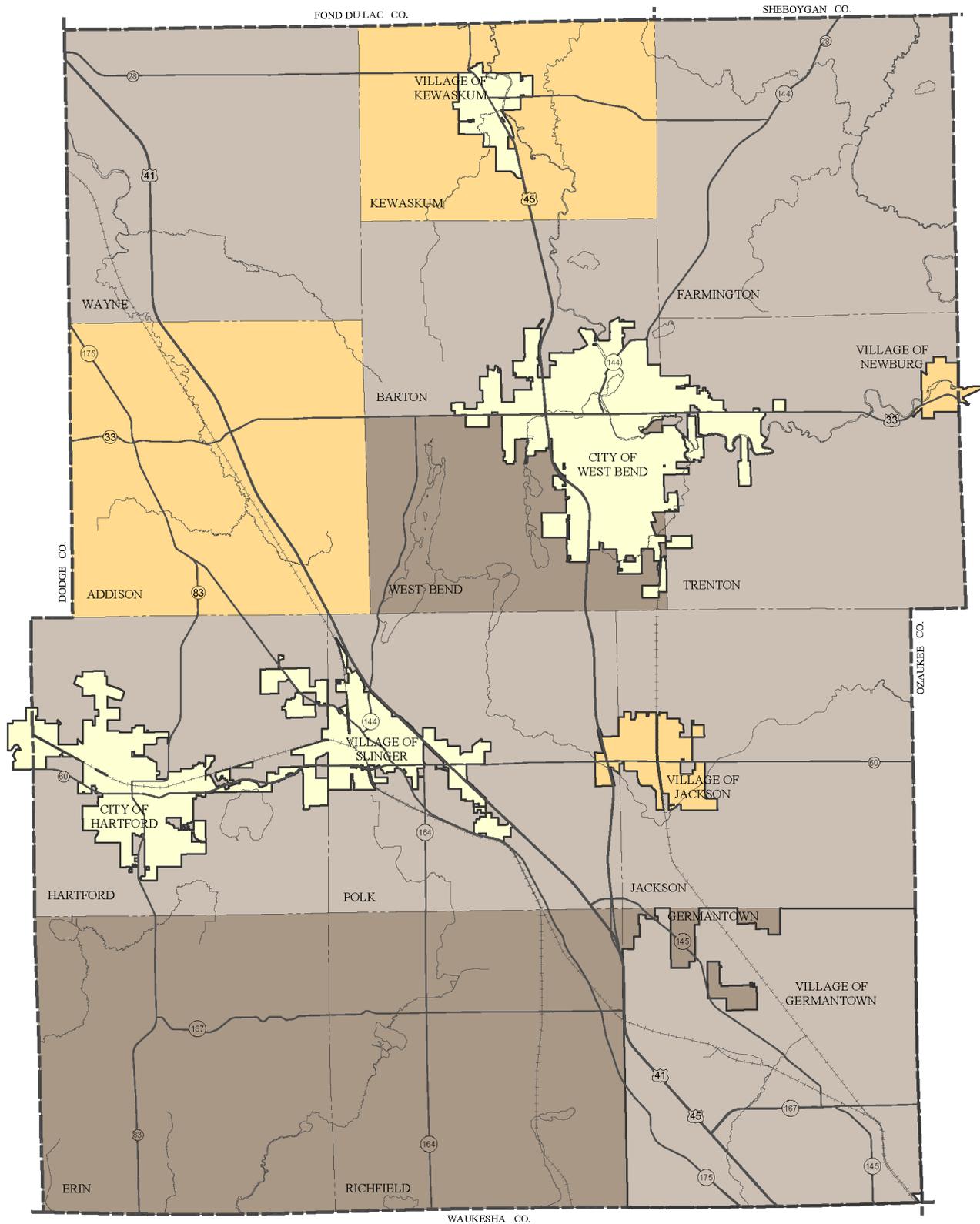
<sup>b</sup>Includes that portion of the City of Hartford located in Dodge County.

<sup>c</sup>Includes Washington County only.

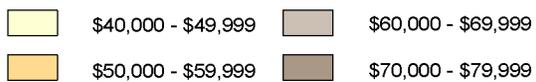
Source: U. S. Bureau of the Census and SEWRPC.

### Map 3

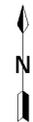
## MEDIAN HOUSEHOLD INCOME BY COMMUNITY IN WASHINGTON COUNTY: 1999



#### MEDIAN HOUSEHOLD INCOME



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



**Table 10**

**ANNUAL MEDIAN HOUSEHOLD INCOME IN  
SOUTHEASTERN WISCONSIN AND COUNTIES  
ADJACENT TO WASHINGTON COUNTY: 1999**

County	Median Household Income
Southeastern Wisconsin Region	
Kenosha .....	\$46,970
Milwaukee .....	\$38,100
Ozaukee .....	\$62,745
Racine .....	\$48,059
Walworth .....	\$46,274
Washington .....	\$57,033
Waukesha .....	\$62,839
Seven-County Region .....	\$47,710
Adjacent Counties Outside the Region	
Dodge .....	\$45,190
Fond du Lac .....	\$45,578
Sheboygan .....	\$46,237

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

level.<sup>3</sup> Of these households, 867 were family households and 761 were non-family households.<sup>4</sup> The number and percentage of households in each community with incomes below the poverty level is set forth in Table 11. There were two households in the Town of Germantown living below the poverty level in 2000, or about 2 percent of all households.

**Household Size**

In addition to determining the number of additional housing units needed over the planning period, household size can be used to determine the type and size of housing which will best meet the needs of Washington County and local government residents. Table 12 sets forth the number of households in each size category ranging from one person households to households containing seven or more members in the County and each local government. Two-person households were the most common type of households in all local governments and in the County overall in 2000. About 36 percent of all households in the County were in the two-person household category, followed respectively by one-person households at about 20 percent, four-person households at just over 17 percent, and three-person households at just under 17 percent. Five, six, and seven or more person households combined to make up about 10 percent of households in the County. Household size information coupled with household income and housing affordability information provided the basis for the housing recommendations set forth in the Housing Element chapter of this report.

<sup>3</sup>Multiple thresholds exist to determine if a household is under the poverty level. An example of the types of variables used to determine poverty thresholds include: age of householder, age of family members, number of family members, and number of children present in a household related to the householder. In 1999, poverty threshold levels varied from an annual household income of \$8,501 for a household with one householder under the age of 65 to an annual income of \$37,076 for a household with nine or more people, one of which is a child under the age of 18 related to the householder.

<sup>4</sup>A family household includes a householder and one or more person living in the same household who are related to the householder by birth, marriage, or adoption. Non-family households include households with one person living alone or a group of people unrelated by birth, marriage, or adoption.

the Region of \$45,578, and about \$13,000 higher than the annual median household income in the State of \$43,791 in 1999. Both Ozaukee and Waukesha Counties had a higher median household income than Washington County in 1999, but the median income was higher in Washington County than in Dodge, Fond du Lac, Kenosha, Milwaukee, Racine, Sheboygan, and Walworth Counties. The relative economic prosperity in Washington County can in part be explained through the high educational attainment of County residents and the corresponding ability to compete for high paying jobs located in the County and neighboring areas. Economic prosperity in the County also has an effect on the types, sizes, and locations of housing within the County.

Although there is great economic prosperity in the County, a number of households have experienced annual incomes below the poverty level. In 1999, there were 1,628 households in the County with an annual income below the poverty

Table 11

**HOUSEHOLDS BELOW THE POVERTY LEVEL IN WASHINGTON COUNTY: 1999**

Community	Households Below the Poverty Level			Total Number of Households	Percent of Households Below Poverty Level
	Family Households	Non-Family Households	Total		
<b>Towns</b>					
Addison .....	28	38	66	1,148	5.7
Barton .....	0	23	23	892	2.6
Erin .....	34	10	44	1,315	3.3
Farmington .....	18	13	31	1,080	2.9
Germantown .....	2	0	2	96	2.1
Hartford .....	12	0	12	1,374	0.9
Jackson .....	0	0	0	1,186	0.0
Kewaskum .....	12	3	15	418	3.6
Polk .....	35	7	42	1,293	3.2
Richfield .....	34	20	54	3,616	1.5
Trenton .....	19	17	36	1,561	2.3
Wayne .....	4	5	9	583	1.5
West Bend .....	23	0	23	1,624	1.4
<b>Villages</b>					
Germantown .....	100	94	194	6,929	2.8
Jackson .....	46	39	85	1,940	4.4
Kewaskum .....	35	26	61	1,189	5.1
Newburg <sup>a</sup> .....	4	7	11	368	3.0
Slinger .....	66	28	94	1,638	5.7
<b>Cities</b>					
Hartford <sup>b</sup> .....	138	148	286	4,294	6.7
West Bend .....	257	283	540	11,366	4.8
Washington County <sup>c</sup>	867	761	1,628	43,910 <sup>d</sup>	3.7

<sup>a</sup>Includes that portion of the Village of Newburg located in Ozaukee County.

<sup>b</sup>Includes that portion of the City of Hartford located in Dodge County.

<sup>c</sup>Includes Washington County only.

<sup>d</sup>The total number of households in the County varies between Summary Tape 1 (43,842 households) and Summary Tape 3 (43,910 households).

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

**EMPLOYMENT**

**Employment and Occupational Characteristics**

The number of employed persons 16 years of age and older by occupation in Washington County is set forth in Table 13. Employed persons are the number of residents holding jobs, regardless of the location of the employer and whether the jobs are part-time or full-time. There were a total of 66,549 County residents in the labor force in 2000. Of that number, 64,687 were employed and 1,809 were unemployed at the time the Census was taken. Just over 74 percent of all County residents age 16 years and over were in the labor force, compared to about 68 percent in the Region and about 69 percent in the State. The remaining 26 percent (23,119) of County residents age 16 years of age and older who were not in the labor force were retired or not actively looking for work.



Residents employed in management, professional, and related occupations made up the largest percentage of the employed Washington County workforce at about 32 percent in 2000.

Residents employed in management, professional, and related occupations made up the largest percentage of the employed Washington County workforce at about 32 percent. Sales and office occupations and production, transportation, and material moving occupations rank second and third

Table 12

## HOUSEHOLD SIZE BY CATEGORY IN WASHINGTON COUNTY COMMUNITIES: 2000

Community	1-person Households		2-person Households		3-person Households		4-person Households	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Towns</b>								
Addison .....	167	14.5	391	34.0	194	16.9	246	21.4
Barton .....	120	13.4	325	36.3	177	19.8	170	19.0
Erin .....	149	11.6	521	40.5	232	18.0	239	18.6
Farmington .....	127	11.4	426	38.2	181	16.2	244	21.9
Germantown .....	10	11.2	24	27.0	16	18.0	27	30.3
Hartford .....	202	14.4	470	33.6	265	19.0	279	20.0
Jackson .....	156	13.0	405	33.7	231	19.2	250	20.8
Kewaskum .....	58	14.7	145	36.8	65	16.5	81	20.6
Polk .....	170	12.6	515	38.1	228	16.9	251	18.5
Richfield .....	397	11.0	1,385	38.3	657	18.2	769	21.3
Trenton .....	180	11.9	546	35.9	292	19.2	305	20.1
Wayne .....	63	10.8	215	36.9	101	17.3	129	22.2
West Bend .....	257	15.9	618	38.4	248	15.4	312	19.4
<b>Villages</b>								
Germantown .....	1,411	20.4	2,416	35.0	1,239	18.0	1,209	17.5
Jackson .....	447	22.9	706	36.2	324	16.6	329	16.9
Kewaskum .....	256	21.1	425	35.1	199	16.4	206	17.0
Newburg <sup>a</sup> .....	74	18.6	125	31.4	81	20.4	67	16.8
Slinger .....	417	26.7	536	34.3	263	16.8	203	13.0
<b>Cities</b>								
Hartford <sup>b</sup> .....	1,123	26.2	1,416	33.1	694	16.2	651	15.2
West Bend .....	3,132	27.5	3,948	34.7	1,743	15.3	1,608	14.1
Washington County <sup>c</sup>	8,903	20.3	15,539	35.5	7,425	16.9	7,570	17.3

Community	5-person Households		6-person Households		7-or-more-person Households		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Towns</b>								
Addison .....	105	9.1	34	3.0	12	1.1	1,149	100.0
Barton .....	76	8.5	23	2.6	5	0.5	896	100.0
Erin .....	103	8.0	29	2.2	14	1.1	1,287	100.0
Farmington .....	102	9.1	28	2.5	8	0.7	1,116	100.0
Germantown .....	10	11.2	0	0.0	2	2.3	89	100.0
Hartford .....	128	9.2	43	3.1	10	0.7	1,397	100.0
Jackson .....	108	9.0	44	3.7	7	0.6	1,201	100.0
Kewaskum .....	27	6.8	13	3.3	5	1.3	394	100.0
Polk .....	137	10.1	28	2.1	23	1.7	1,352	100.0
Richfield .....	305	8.4	83	2.3	18	0.5	3,614	100.0
Trenton .....	148	9.7	37	2.4	12	0.8	1,520	100.0
Wayne .....	45	7.8	21	3.6	8	1.4	582	100.0
West Bend .....	139	8.6	30	1.9	7	0.4	1,611	100.0
<b>Villages</b>								
Germantown .....	475	6.9	119	1.7	35	0.5	6,904	100.0
Jackson .....	101	5.2	29	1.5	13	0.7	1,949	100.0
Kewaskum .....	94	7.7	25	2.1	7	0.6	1,212	100.0
Newburg <sup>a</sup> .....	34	8.5	10	2.5	7	1.8	398	100.0
Slinger .....	112	7.2	23	1.5	8	0.5	1,562	100.0
<b>Cities</b>								
Hartford <sup>b</sup> .....	293	6.9	77	1.8	25	0.6	4,279	100.0
West Bend .....	689	6.1	199	1.8	56	0.5	11,375	100.0
Washington County <sup>c</sup>	3,229	7.4	894	2.0	282	0.6	43,842	100.0

<sup>a</sup>Includes that portion of the Village of Newburg located in Ozaukee County. There are 356 households located in Washington County.

<sup>b</sup>Includes that portion of the City of Hartford located in Dodge County. There are 4,276 households located in Washington County.

<sup>c</sup>Includes Washington County only.

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

**Table 13**

**EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER  
BY OCCUPATION IN WASHINGTON COUNTY: 2000**

Occupation	Number	Percent of Total
Management, Professional, and Related Occupations		
Farmers and Farm Managers.....	521	0.8
Other Management, Business, and Financial Operations.....	8,340	12.9
Professional and Related.....	11,944	18.5
Subtotal	20,805	32.2
Service Occupations		
Healthcare Support.....	1,063	1.7
Protective Service.....	594	0.9
Food Preparation and Serving Related.....	2,646	4.1
Building and Grounds Cleaning and Maintenance.....	1,561	2.4
Personal Care and Service.....	1,380	2.1
Subtotal	7,244	11.2
Sales and Office Occupations		
Sales and Related.....	6,577	10.2
Office and Administrative Support.....	9,671	14.9
Subtotal	16,248	25.1
Farming, <sup>a</sup> Fishing, and Forestry Occupations	353	0.5
Construction, Extraction, and Maintenance Occupations		
Construction and Extraction.....	3,542	5.5
Installation, Maintenance, and Repair.....	2,926	4.5
Subtotal	6,468	10.0
Production, Transportation, and Material Moving Occupations		
Production.....	10,174	15.7
Transportation and Material Moving.....	3,395	5.3
Subtotal	13,569	21.0
<b>Total</b>	<b>64,687</b>	<b>100.0</b>

<sup>a</sup>Includes farm labor contractors, agricultural inspectors, animal breeders, graders and sorters, agricultural equipment operators, and farmworkers and laborers (including crop, nursery, greenhouse, and farm/ranch workers). Farmers and farm managers are included under the "management, professional, and related" occupations.

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

respectively, with about 25 percent and 21 percent of the employed resident workforce. The remaining County workforce was employed in service occupations (11 percent); construction, extraction, and maintenance occupations (10 percent); and farming, fishing, and forestry occupations (0.5 percent).

The high percentage of workers in management and professional occupations may be explained by the high level of educational attainment among County residents 25 years of age and older. This relationship and its implication for future economic development and workforce planning is examined in greater detail in the Economic Development Element chapter.

There were a total of 172 Town of Germantown residents age 16 years and older in the labor force in 2000. Of that number, 170 were employed and two were unemployed at the time the Census was taken. About 78 percent of the Town's residents age 16 years and over were in the labor force, compared to about 74 percent in the County, 68 percent in the Region and about 69 percent in the State. The occupations of Town of Germantown residents are shown in Table 14. Similar to the County as a whole, the largest percentage, about 38 percent, were employed in management, professional, and related occupations. More Town workers than County workers were employed in production, transportation, and material moving occupations, which ranked second in the Town, with 20 percent of workers, but third in the County. About 19 percent of Town workers were employed in sales and office occupations.

**Place of Work**

Table 15 indicates the general place of work of employed Washington County residents 16 years of age and older in 2000. The Census identified 63,620<sup>5</sup> employed residents 16 years of age and older in Washington County who were working during the last week of March 1999. Just over half of employed County residents (50.4 percent), or 32,066 workers, worked in Washington County. County residents who worked in other counties most typically commuted to Milwaukee County (about 23 percent), or Waukesha County (about 16 percent). About 11 percent of employed Washington County residents worked in other counties. Figure 4 illustrates commuting

<sup>5</sup>The place of work Census data estimates the number of people 16 years of age and older who were both employed and at work during the reference week (generally the week prior to April 1, 2000). People who did not work during this week due to temporary absences and other reasons are not included in the place of work data. Therefore, the place of work data may understate the total employment in a geographic area and differs from the employment total shown in Table 11.

**Table 14**

**EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER BY OCCUPATION IN THE TOWN OF GERMANTOWN: 2000**

Occupation	Number	Percent of Total
Management, Professional, and Related Occupations		
Farmers and Farm Managers .....	12	7.1
Other Management, Business, and Financial Operations.....	15	8.8
Professional and Related.....	37	21.8
Subtotal	64	37.7
Service Occupations		
Food Preparation and Serving Related.....	2	1.2
Building and Grounds Cleaning and Maintenance.....	8	4.7
Personal Care and Service.....	4	2.3
Subtotal	14	8.2
Sales and Office Occupations		
Sales and Related .....	11	6.5
Office and Administrative Support.....	21	12.3
Subtotal	32	18.8
Farming, Fishing, and Forestry Occupations	0	0.0
Construction, Extraction, and Maintenance Occupations		
Construction and Extraction.....	9	5.3
Installation, Maintenance, and Repair.....	17	10.0
Subtotal	26	15.3
Production, Transportation, and Material Moving Occupations		
Production .....	15	8.8
Transportation and Material Moving.....	19	11.2
Subtotal	34	20.0
<b>Total</b>	<b>170</b>	<b>100.0</b>

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

patterns from and into Washington County from surrounding counties. According to Census data, 16,416 workers were commuting into Washington County for work. The highest percentage, about 9 percent, were commuting from Milwaukee County to Washington County.

As shown by Table 16, approximately half (48.5 percent) of Town of Germantown workers were employed in Washington County in 2000. A higher percentage of Germantown workers commuted to Milwaukee County than workers in the County as a whole (about 32 percent compared to 23 percent), which is not surprising given the Town’s proximity to Milwaukee. A higher percentage of Germantown residents worked in Waukesha County than workers in the County as a whole (about 17 percent compared to 16 percent), which again is not surprising given the Town’s location.

**Table 15**

**PLACE OF WORK OF WASHINGTON COUNTY RESIDENTS: 2000<sup>a</sup>**

Place of Work	Number	Percent
City of Hartford .....	4,548 <sup>b</sup>	7.2
City of West Bend.....	11,968	18.8
Village of Germantown .....	4,394	6.9
Village of Jackson .....	1,533	2.4
Village of Kewaskum.....	731	1.1
Village of Slinger .....	1,398	2.2
Remainder of Washington County.....	7,494	11.8
Subtotal	32,066	50.4
City of Milwaukee .....	8,947	14.1
Remainder of Milwaukee County.....	5,388	8.5
Subtotal	14,335	22.6
Dodge County .....	791 <sup>b</sup>	1.2
Fond du Lac County.....	541	0.9
Ozaukee County.....	4,545	7.1
Waukesha County.....	9,983	15.7
Worked Elsewhere .....	1,359	2.1
<b>Total</b>	<b>63,620</b>	<b>100.0</b>

<sup>a</sup>The place of work Census Data estimates the number of people 16 years of age and older who were both employed and at work during the reference week (generally the week prior to April 1, 2000). People who did not work during this week due to temporary absences and other reasons are not included in the place of work data. Therefore, the place of work data may understate the total employment in a geographic area.

<sup>b</sup>The 2000 Census reported employees of the Quad Graphics plant in that portion of the City of Hartford located in Dodge County as working in the City of Hartford, Washington County.

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

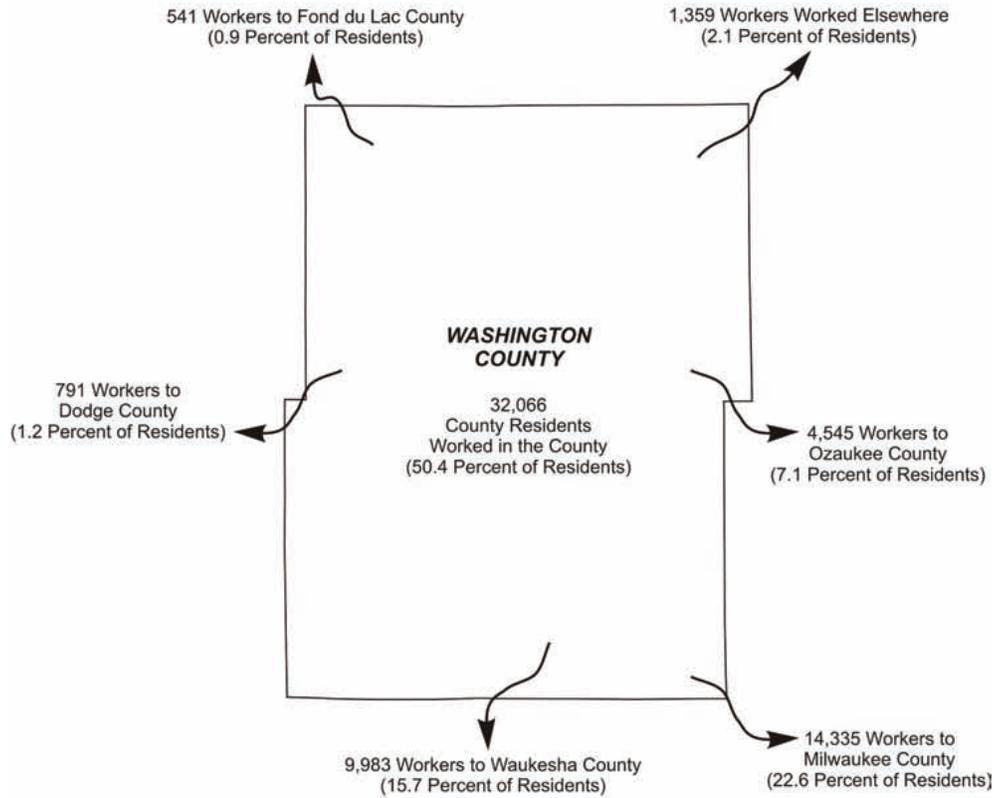


During the last week in March 1999, the Census indicated that just over half of employed County residents worked in Washington County. The data also indicated that 16,416 workers were commuting into Washington County for work.

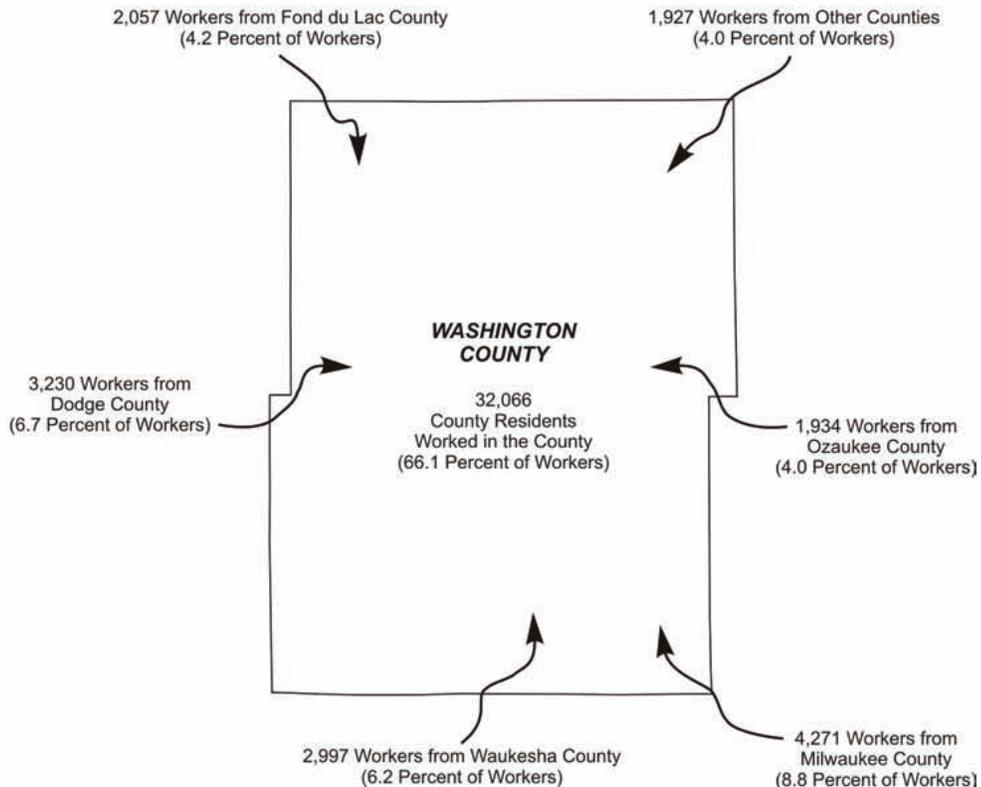
Figure 4

COMMUTING PATTERNS INTO AND FROM WASHINGTON COUNTY: 2000

Workers Commuting From Washington County



Workers Commuting To Washington County



**Table 16**

**PLACE OF WORK OF TOWN OF GERMANTOWN RESIDENTS: 2000<sup>a</sup>**

Place of Work	Number	Percent
City of West Bend .....	18	10.9
Village of Germantown.....	16	9.7
Village of Jackson.....	5	3.0
Village of Slinger.....	5	3.0
Remainder of Washington County .....	36	21.9
Subtotal	80	48.5
City of Milwaukee.....	39	23.6
Remainder of Milwaukee County .....	13	7.9
Subtotal	52	31.5
Ozaukee County.....	3	1.8
Waukesha County .....	28	17.0
Worked Elsewhere.....	2	1.2
Total	165	100.0

<sup>a</sup>The place of work Census Data estimates the number of people 16 years of age and older who were both employed and at work during the reference week (generally the week prior to April 1, 2000). People who did not work during this week due to temporary absences and other reasons are not included in the place of work data. Therefore, the place of work data may understate the total employment in a geographic area.

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

**Employment by Industry**

Information regarding employment levels by industry provides insight into the structure of the economy of an area and changes in that structure over time. This section presents current (2000) and historical employment levels for general industry groups. With the exception of government employment, the industry-related employment data presented in this section are based on the Standard Industrial Classification (SIC) system (see Appendix C for major SIC categories). Government employment includes all employees who work for government agencies and enterprises, regardless of the SIC code of such entities.

Current and historical job levels by general industry group are presented for Washington County and the Region in Table 18. The 1990s saw a continuation of a shift in the regional economy from manufacturing to service jobs. Manufacturing employment in the Region was virtually unchanged during the 1990s, following a 15 percent decrease during the 1980s, and a 4 percent increase during the 1970s. Conversely, service-related employment increased substantially during each of the past three decades—by 33 percent during the 1990s, 41 percent during the 1980s, and 53 percent during 1970s. Due to these differential growth rates, the proportion of manufacturing jobs relative to total jobs in the Region decreased from 32 percent in 1970 to 18 percent in 2000, while service-related employment increased from 18 percent in 1970 to 33 percent in 2000. In comparison to the manufacturing and service industry groups, other major industry groups—such as wholesale trade, retail trade, government, and finance, insurance, and real estate—have been stable in terms of their share of total employment in the Region over the last three decades. Agricultural jobs decreased by over 50 percent between 1970 and 2000, the only industry group other than manufacturing to lose employees.

The percentage of jobs by general industry group in Washington County in 2000 is shown in Figure 5. Unlike the Region and the rest of Wisconsin, Washington County has experienced an increase in manufacturing jobs. Between 1970 and 2000, manufacturing jobs in Washington County increased by 87 percent, from 9,255 to

**Total Employment Levels<sup>6</sup>**

The previous two sections provided information on the employment characteristics of Washington County residents, including those that worked outside the County. Total employment in the County, that is, the number of jobs located in Washington County, stood at about 61,700 jobs in 2000, compared to about 46,100 jobs in 1990.

Information on 1990 and 2000 employment levels by County in the Region is shown on Table 17. Each County experienced an increase in employment between 1990 and 2000. Washington County had about a 34 percent increase in jobs, the third highest in the Region. Waukesha County accounted for just over half of the total increase in the Region’s employment during the 1990s, with an increase of 81,100 jobs. Among the other six counties, the growth in employment during the 1990s ranged from 4,800 jobs in Racine County to 16,500 jobs in Kenosha County.

<sup>6</sup>Information on jobs located in Washington County is derived from the U. S. Bureau of Economic Analysis, which compiles its data largely on information collected under State Unemployment Insurance programs.

Table 17

## EMPLOYMENT TRENDS BY COUNTY IN SOUTHEASTERN WISCONSIN: 1990-2000

County	Number of Jobs 1990	Number of Jobs 2000	Increase in Number of Jobs	Percent Increase in Number of Jobs
Kenosha .....	52,200	68,700	16,500	31.6
Milwaukee.....	609,800	624,600	14,800	2.4
Ozaukee .....	35,300	50,800	15,500	43.9
Racine .....	89,600	94,400	4,800	5.4
Walworth.....	40,000	51,800	11,800	29.5
Washington.....	46,100	61,700	15,600	33.8
Waukesha.....	189,700	270,800	81,100	42.8

Source: U. S. Bureau of Economic Analysis and SEWRPC.

Table 18

EMPLOYMENT BY GENERAL INDUSTRY GROUP IN  
WASHINGTON COUNTY AND SOUTHEASTERN WISCONSIN: 1970-2000

General Industry Group	SIC Code <sup>a</sup>	Washington County											
		Employment								Percent Change in Number of Jobs			
		1970		1980		1990		2000		1970	1980	1990	2000
		Jobs	Percent of Total	Jobs	Percent of Total	Jobs	Percent of Total	Jobs	Percent of Total				
Agriculture .....	01-02	2,002	8.2	1,919	5.5	1,511	3.3	1,255	2.0	-4.1	-21.3	-16.9	-37.3
Construction .....	15-17	1,104	4.5	1,785	5.1	2,960	6.4	3,746	6.1	61.7	65.8	26.6	239.3
Manufacturing .....	20-39	9,255	38.1	10,900	31.0	12,923	28.0	17,307	28.1	17.8	18.6	33.9	87.0
Transportation, Communication, and Utilities.....	40-42; 44-49	1,013	4.2	1,139	3.2	1,667	3.6	2,313	3.7	12.4	46.4	38.7	128.3
Wholesale Trade.....	50-51	323	1.3	1,003	2.9	1,642	3.6	2,946	4.8	210.5	63.7	79.4	812.1
Retail Trade.....	52-59	3,753	15.4	5,552	15.8	7,912	17.2	10,152	16.4	47.9	42.5	28.3	170.5
Finance, Insurance, and Real Estate.....	60-67	1,130	4.6	2,659	7.6	2,876	6.2	3,738	6.1	135.3	8.2	30.0	230.8
Service.....	70-29	3,161	13.0	5,956	16.9	9,283	20.1	13,152	21.3	88.4	55.9	41.7	316.1
Government <sup>b</sup> .....	N/A	2,377	9.8	3,954	11.2	4,840	10.5	6,018	9.8	66.3	22.4	24.3	153.2
Other <sup>c</sup> .....	07-0-; 10- 14; 99	208	0.9	293	0.8	506	1.1	1,064	1.7	40.9	72.7	110.3	411.5
Total	--	24,326	100.0	35,160	100.0	46,120	100.0	61,691	100.0	44.5	31.2	33.8	153.6

General Industry Group	SIC Code <sup>a</sup>	Southeastern Wisconsin Region											
		Employment								Percent Change in Number of Jobs			
		1970		1980		1990		2000		1970	1980	1990	2000
		Jobs	Percent of Total	Jobs	Percent of Total	Jobs	Percent of Total	Jobs	Percent of Total				
Agriculture .....	01-02	12,000	1.5	10,000	1.0	7,200	0.7	5,900	0.5	-16.7	-28.0	-18.1	-50.8
Construction .....	15-17	32,400	4.1	33,900	3.6	45,100	4.2	53,800	4.4	4.6	33.0	19.3	66.0
Manufacturing .....	20-39	254,400	32.4	264,200	27.9	223,500	21.0	224,400	18.3	3.9	-15.4	0.4	-11.8
Transportation, Communication, and Utilities.....	40-42; 44-49	38,500	4.9	42,200	4.4	46,300	4.4	54,800	4.5	9.6	9.7	18.4	42.3
Wholesale Trade.....	50-51	37,200	4.7	46,200	4.9	55,300	5.2	64,400	5.3	24.2	19.7	16.5	73.1
Retail Trade.....	52-59	133,900	17.1	153,900	16.2	185,400	17.4	193,700	15.8	14.9	20.5	4.5	44.7
Finance, Insurance, and Real Estate.....	60-67	47,600	6.1	75,600	8.0	81,800	7.7	93,700	7.7	58.8	8.2	14.5	96.8
Service.....	70-29	141,800	18.1	216,700	22.8	304,700	28.7	406,000	33.2	52.8	40.6	33.2	186.3
Government <sup>b</sup> .....	N/A	84,400	10.8	101,100	10.7	106,200	10.0	114,400	9.3	19.8	5.0	7.7	35.5
Other <sup>c</sup> .....	07-0-; 10- 14; 99	2,700	0.3	4,400	0.5	7,100	0.7	11,700	1.0	63.0	61.4	64.8	333.3
Total	--	784,900	100.0	948,200	100.0	1,062,600	100.0	1,222,800	100.0	20.8	12.1	15.1	55.8

<sup>a</sup>See Appendix C for a list of SIC Codes and the occupations associated with each code.

<sup>b</sup>Includes all nonmilitary government agencies and enterprises.

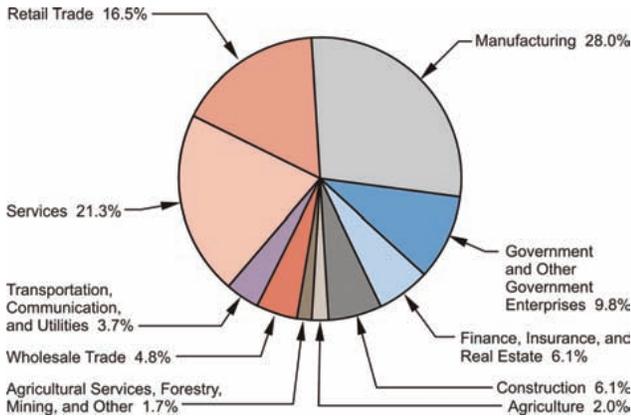
<sup>c</sup>Includes agricultural services, forestry, commercial fishing, mining, and unclassified jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

17,307 jobs. All other job categories showed an increase in the number of employees between 1970 and 2000, with the exception of agricultural jobs. The number of agricultural jobs decreased by about 37 percent between 1970 and 2000, the only industry group in the County to lose employees.

Figure 5

**PERCENTAGE OF JOBS BY GENERAL INDUSTRY GROUP IN WASHINGTON COUNTY: 2000**



Source: U.S. Bureau of Economic Analysis and SEWRPC.

Employment distribution in Washington County in 2000 is shown on Map 4. Although generally concentrated in sewer service areas (cities and villages and the hamlet of Allenton), areas with concentrations of jobs are more dispersed than areas with concentrations of population.



Unlike the Region and the rest of Wisconsin, Washington County experienced an 87 percent increase in manufacturing jobs between 1970 and 2000.



Agricultural jobs decreased by about 37 percent between 1970 and 2000, the only industry group in the County to lose employees.

## PART 2: POPULATION, HOUSEHOLD, AND EMPLOYMENT PROJECTIONS

The projection of future population, household, and employment levels is essential to properly design a comprehensive plan for the future development of the County. The future demand for land, housing, transportation facilities and services, and utilities and other supporting community facilities depends directly on future population, household, and employment levels.

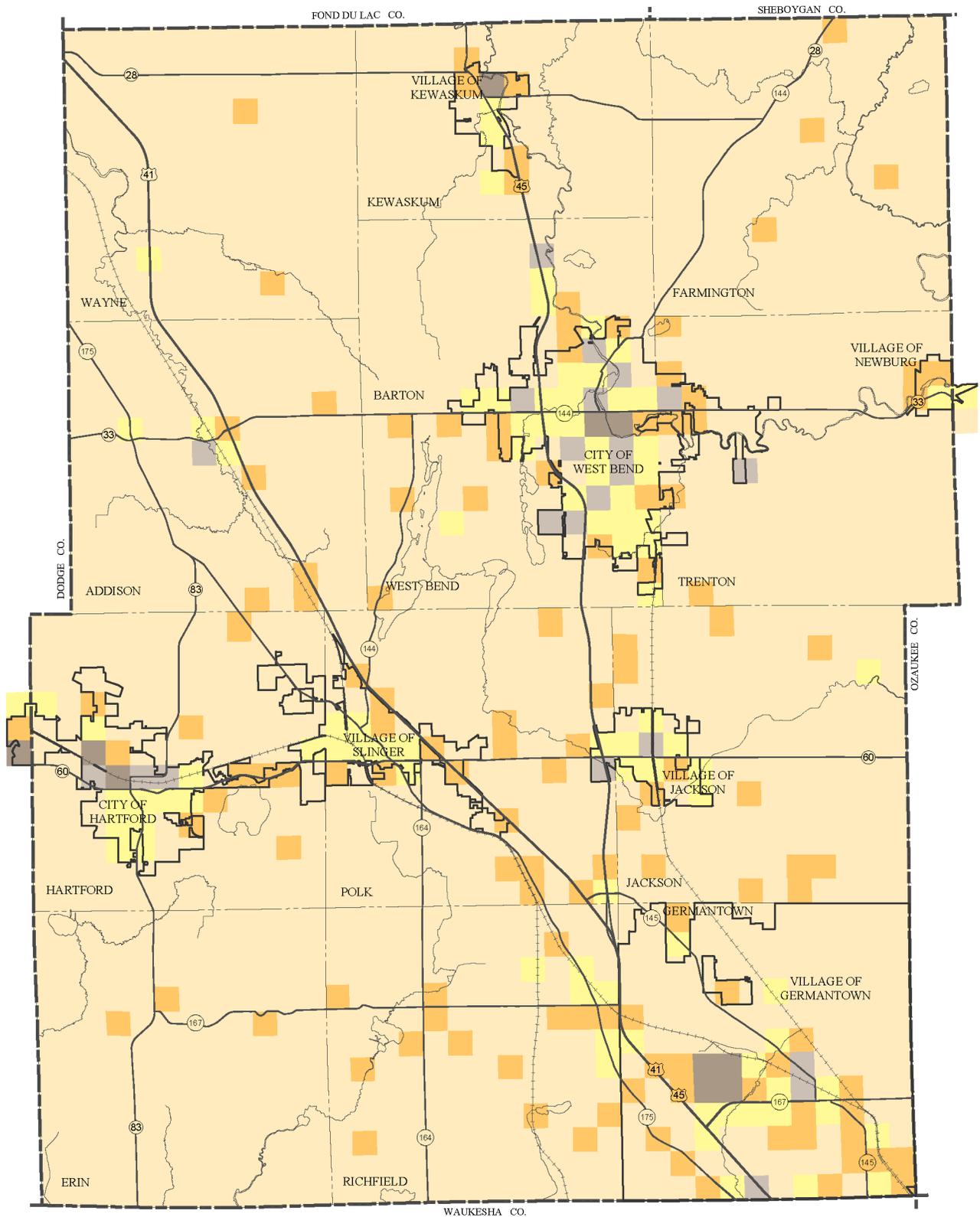
Population, household, and employment projections for the year 2035, which is the design year of this plan, were prepared by SEWRPC in 2004-2005. These projections were developed in support of the continuing regional planning program as well as to provide a basis and a point of departure for county and local planning within the Region. Regional and county-level projections are documented in two technical reports— SEWRPC Technical Report No. 10 (4<sup>th</sup> Edition), *The Economy of Southeastern Wisconsin*, and SEWRPC Technical Report No. 11 (4<sup>th</sup> Edition), *The Population of Southeastern Wisconsin*. Sub-county level projections—essentially, planned allocations of the regional and county-level projections—were developed as part of the regional land use plan, which is documented in SEWRPC Planning Report No. 48, *A Regional Land Use Plan for Southeastern Wisconsin: 2035*.<sup>7</sup>

Under the regional land use plan, most new development would be accommodated within urban service areas— areas that provide basic urban services including public sanitary sewer service and typically also including public water supply service and local parks, schools, and shopping areas. Consequently, under the regional land use plan,

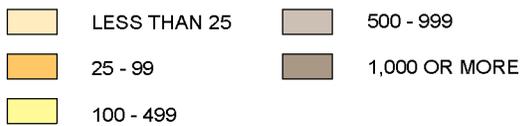
<sup>7</sup>SEWRPC Planning Report No. 48 is available on the SEWRPC website ([www.sewrpc.org](http://www.sewrpc.org)), or may be ordered from the Commission. Copies of the Technical Reports are also available on the website or may be ordered.

# Map 4

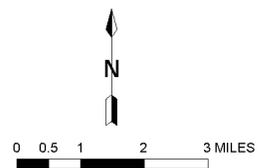
## EMPLOYMENT DISTRIBUTION IN WASHINGTON COUNTY: 2000



### JOBS PER U.S. PUBLIC LAND SURVEY ONE-QUARTER SECTION



Source: Wisconsin Department of Workforce Development and SEWRPC.



most of the incremental population, households, and jobs anticipated in the coming decades are allocated to planned urban service areas. Under the regional plan, increases in population, households, and employment beyond planned urban service areas are confined to areas where commitments to urban and sub-urban<sup>8</sup> development have been made as well as to certain areas where rural density residential development could be accommodated.

The planned urban service areas envisioned in the year 2035 regional land use plan are shown on Map 5. These are generalized urban service areas, the product of systems level planning. The identification of precise urban service area boundaries and future growth within the County was accomplished as part of this multi-jurisdictional plan.

## **POPULATION AND HOUSEHOLD PROJECTIONS**

A widely used population projection technique known as the cohort-component method was used to develop regional and county-level population projections. This method involves disaggregating the population into cohorts, or subgroups, based upon age and gender, and considering three components of population change—births, deaths, and migration—with respect to each cohort. Operationally, the cohort-component model was applied simultaneously at the regional and county levels, with the results for the seven counties adjusted proportionately to match the Region as appropriate.

The population projections assumed a modest increase in fertility rates and a modest improvement in life expectancy for Washington County and the Region overall. With respect to migration, it was envisioned that Washington County and the Region overall would experience a stable migration pattern. This is consistent with the conclusion of SEWRPC's concurrent economic study that an increase or decrease in economic strength of the Region relative to other areas of the State or Nation is not likely. At the regional level, net migration for each five-year interval over the projection period was envisioned to be within the range of -3,000 to +3,000 persons. It was envisioned that net migration into Washington County would average about 3,900 persons for each five-year period, somewhat lower than the rate estimated to have occurred during the 1990s.

Regional and county-level household projections were derived from the population projections. The household projections assumed that, over the course of the projection period, the relative shares of population residing in households and group quarters by age group would not change significantly over the current situation. However, the percentage of the Region's population in the over-65 age group, which is more likely to reside in group quarters (nursing homes and assisted-living facilities) will increase, which will moderate the increase in the total number of households. In addition, persons in older age groups are more likely to live alone or in two-person households, which will contribute to the decrease in average household size. The household projections, therefore, assumed that average household sizes for the Region and its counties would decrease as the population ages.

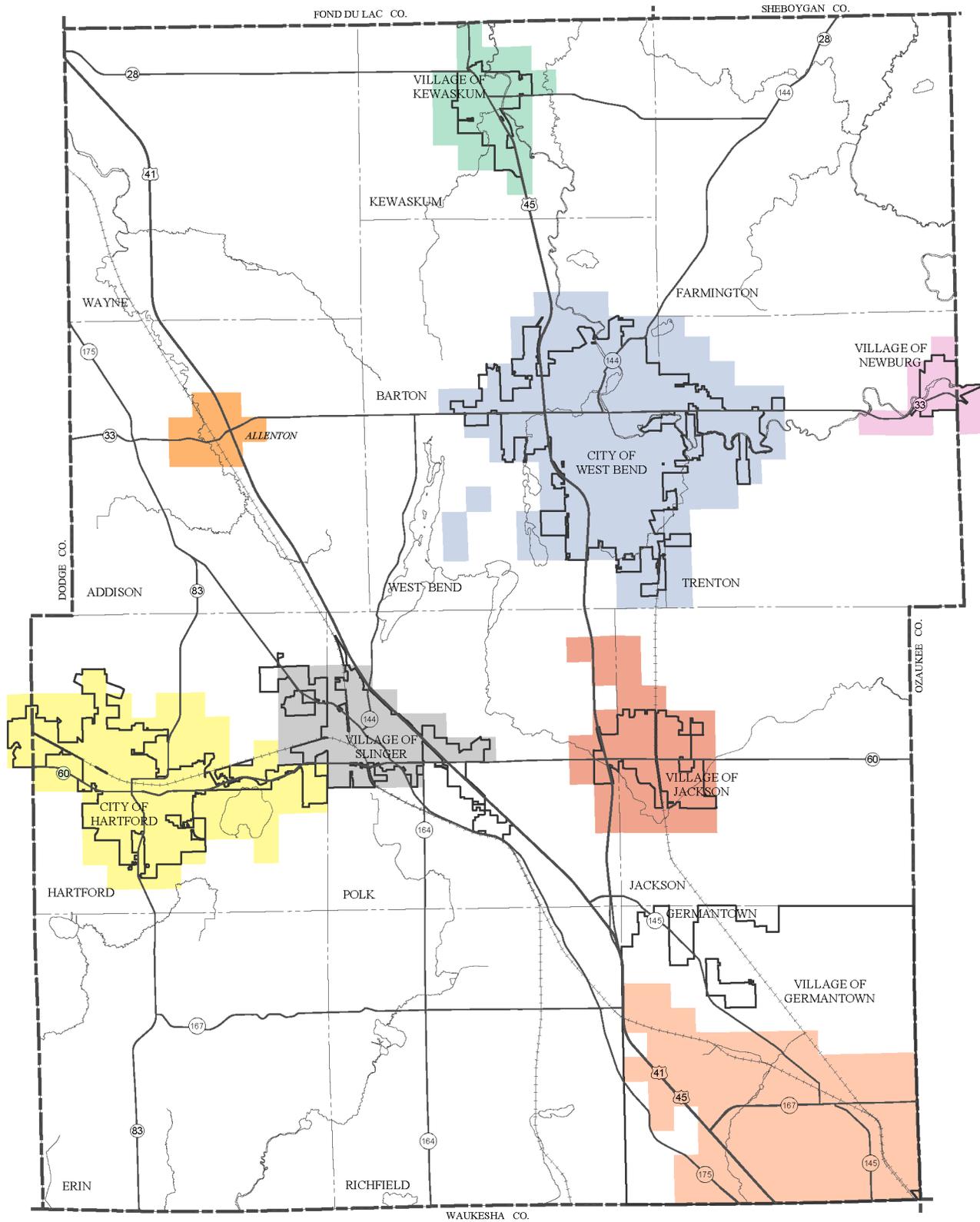
Below the county level, future population and household levels are essentially planned allocations of the county projections for the year 2035. Developed as part of the year 2035 regional land use plan, the allocations were made based on a consideration of past trends in population and households, existing local land use and master plans, and input received from local planning officials as the regional plan was prepared.

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<sup>8</sup>Urban development is defined as development with average densities of one home per 1.5 acres or less. Sub-urban density, which is neither rural nor urban, is development with average densities of one home per 1.5 to five acres. Rural development is defined as development with average densities of no more than one home per five acres.

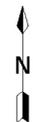
# Map 5

## GENERALIZED PLANNED URBAN SERVICE AREAS IN WASHINGTON COUNTY: 2035



- |   |                     |   |                       |
|---|---------------------|---|-----------------------|
|  | VILLAGE OF KEWASKUM |  | CITY OF HARTFORD      |
|  | ALLENTON            |  | VILLAGE OF SLINGER    |
|  | CITY OF WEST BEND   |  | VILLAGE OF JACKSON    |
|  | VILLAGE OF NEWBURG  |  | VILLAGE OF GERMANTOWN |

Source: SEWRPC.



### Population Projections for Washington County and Southeastern Wisconsin

The projected population for Washington County in 2035 is 157,265 persons. This is a projected increase of 39,769 persons, or about 34 percent, over the 2000 population level of 117,496. Figure 6 shows the forecast growth between 2000 and 2035 in relation to historic population growth between 1950 and 2000.

Existing and projected population totals for each urban service area and portions of the County outside planned urban service areas are set forth on Table 19. Planned urban service areas generally include existing sewer service areas and additional contiguous lands needed to accommodate anticipated urban development.

Table 20 sets forth population levels in 2000 and 2035 population projections for each County in the Region. Kenosha and Walworth Counties are expected to experience the greatest increase in population, due in part to an anticipated continued influx of Illinois residents relocating to Wisconsin. Washington County is projected to experience the third-highest percentage increase in population in the Region.

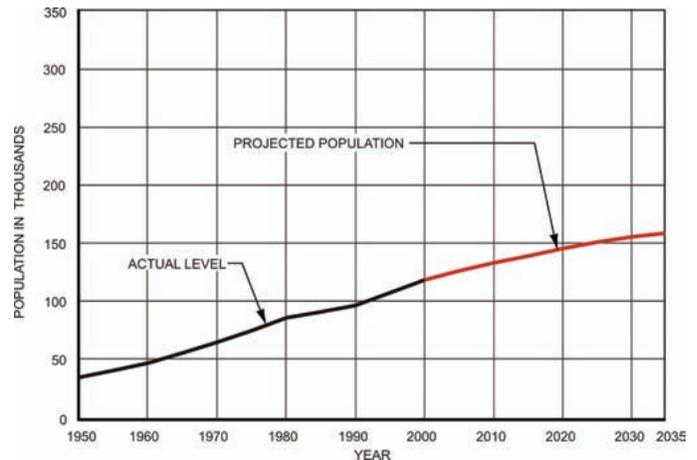
### Projected Age Composition

SEWRPC population projections anticipate change in the age structure of the population over the course of the planning period, as shown by Table 21. Population projections by age group for Washington County are presented on Table 22 and Figure 7. Although the number of persons will increase in each of four major age groups between 2000 and 2035, the percentage of the population will decrease between 2000 and 2035 in the three age groups younger than 65 years of age. The percentage of the County population 65 years of age and older will increase during the planning period. A summary of the projected age composition in the County follows:

- Population Under 20 Years of Age:** The number of persons under age 20 in the County is projected to increase from 34,116 in 2000 to 39,666 in 2035. Although the number of persons in this age group will increase during the planning period, the percentage of the population under 20 years of age is expected to decrease from about 29 percent of the population in 2000 to about 25 percent in 2035.

Figure 6

ACTUAL AND PROJECTED POPULATION IN WASHINGTON COUNTY: 1950-2035



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



Washington County's population is projected to increase by about 34 percent from 2000 to 2035.



By 2030, all of the baby-boom generation will be over age 65. In 2035, persons 65 years of age and older would comprise about 24 percent of the County population, compared to 11 percent in 2000.

Table 19

## POPULATION PROJECTION FOR WASHINGTON COUNTY UNDER THE REGIONAL LAND USE PLAN: 2035

Sub-Area	Existing Population: 2000			Projected Population: 2035			2000 – 2035 Change	
	Sewered	Unsewered	Total	Sewered	Unsewered	Total	Number	Percent
<b>Urban Service Areas</b>								
Allenton.....	742	124	866	1,483	--	1,483	617	71.2
Germantown.....	14,851	1,395	16,246	23,807	--	23,807	7,561	46.5
Hartford.....	11,688	1,060	12,748	18,109	--	18,109	5,361	42.1
Jackson.....	5,008	481	5,489	9,886	--	9,886	4,397	80.1
Kewaskum.....	3,314	143	3,457	5,436	--	5,436	1,979	57.2
Newburg <sup>a</sup> .....	1,046	291	1,337	1,657	--	1,657	320	23.9
Slinger.....	4,472	606	5,078	8,038	--	8,038	2,960	58.3
West Bend <sup>b</sup> .....	30,359	1,364	31,723	44,591	--	44,591	12,868	40.6
Subtotal	71,480	5,464	76,944	113,007	--	113,007	36,063	46.9
<b>Unsewered Areas<sup>c</sup></b>								
Addison.....	--	2,475	2,475	--	2,527	2,527	52	2.1
Barton.....	--	1,839	1,839	--	2,024	2,024	185	10.1
Erin.....	--	3,664	3,664	--	4,655	4,655	991	27.0
Farmington.....	--	3,239	3,239	--	3,403	3,403	164	5.1
Germantown.....	--	2,292	2,292	--	2,249	2,249	43	1.9
Hartford.....	--	1,183	1,183	--	1,357	1,357	174	14.7
Jackson.....	--	3,165	3,165	--	3,228	3,228	63	2.0
Kewaskum.....	--	939	939	--	937	937	2	0.2
Polk.....	--	3,556	3,556	--	3,644	3,644	88	2.5
Richfield.....	--	10,373	10,373	--	11,786	11,786	1,413	13.6
Trenton.....	--	2,656	2,656	--	2,767	2,767	111	4.2
Wayne.....	--	1,727	1,727	--	1,897	1,897	170	9.8
West Bend.....	--	3,444	3,444	--	3,784	3,784	340	9.9
Subtotal	--	40,552	40,552	--	44,258	44,258	3,706	9.1
Washington County	71,480	46,016	117,496	113,007	44,258	157,265	39,769	33.8

<sup>a</sup>Includes only that portion of the Village of Newburg urban service area in Washington County. The 2000 population in the entire Newburg urban service area was 1,458 persons, and the projected 2035 population is 1,897 persons.

<sup>b</sup>The West Bend sewer service area serves portions of the Big Cedar Lake area.

<sup>c</sup>Areas located outside planned urban service areas.

Source: SEWRPC.

Table 20

## ACTUAL AND PROJECTED POPULATION IN SOUTHEASTERN WISCONSIN BY COUNTY: 2000-2035

County	2000 Population (Census) <sup>a</sup>	2035 Population Projection	Change 2000 - 2035	
			Number	Percent
Kenosha.....	149,600	210,100	60,500	40.4
Milwaukee.....	940,200	1,007,100	66,900	7.1
Ozaukee.....	82,300	101,100	18,800	22.8
Racine.....	188,800	213,600	24,800	13.1
Walworth.....	92,000	140,000	48,000	52.2
Washington.....	117,500	157,300	39,800	33.9
Waukesha.....	360,800	446,800	86,000	23.8
Region	1,931,200	2,276,000	34,800	17.9

<sup>a</sup>Rounded to nearest thousand.

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

- **Population 20 to 44 Years of Age:** The number of persons in the 20 to 44-year age group is projected to increase from 42,712 in 2000 to 43,946 in 2035. Although the number of persons in this age group will increase during the planning period, the percentage of the population between 20 and 44 years of age is expected to decrease from about 36 percent of the population in 2000 to about 28 percent in 2035.

Table 21

## ACTUAL AND PROJECTED POPULATION IN SOUTHEASTERN WISCONSIN BY AGE GROUP: 2000-2035

Age Group	Year							
	Actual Population	Projected Population						
	2000	2005	2010	2015	2020	2025	2030	2035
Under 5.....	132,390	135,529	137,131	141,568	145,308	146,954	147,679	149,732
5 to 9.....	144,219	134,395	137,410	139,199	144,026	148,511	150,367	151,176
10 to 14.....	147,229	146,988	138,338	141,317	142,845	147,989	152,844	155,110
15 to 19.....	140,390	148,480	148,745	140,425	143,516	145,000	149,839	154,539
Subtotal 0 to 19	564,228	565,392	561,624	562,509	575,695	588,454	600,729	610,557
20 to 24.....	123,623	135,783	143,283	143,208	134,069	137,840	139,715	144,183
25 to 29.....	125,567	123,247	135,366	142,973	142,571	132,777	136,725	138,802
30 to 34.....	138,238	128,399	124,970	138,520	146,546	146,509	136,626	139,973
35 to 39.....	157,844	139,859	129,593	125,832	140,136	148,929	149,102	139,613
40 to 44.....	159,702	157,642	140,013	129,275	125,294	140,055	149,044	149,340
Subtotal 20 to 44	704,974	684,930	673,225	679,808	688,616	706,110	711,212	711,911
45 to 49.....	142,428	157,132	155,869	138,837	128,110	123,938	138,384	147,191
50 to 54.....	120,345	137,667	152,573	151,984	135,442	124,861	120,653	134,541
55 to 59.....	88,417	113,016	129,904	144,577	144,186	128,435	118,178	114,325
60 to 64.....	69,747	81,064	104,207	120,353	134,171	133,845	119,073	109,423
Subtotal 45 to 64	420,937	488,879	542,553	555,751	541,909	511,079	496,288	505,480
65 to 69.....	62,281	62,288	72,850	94,100	108,935	121,578	121,257	107,708
70 to 74.....	60,479	54,978	55,441	65,319	84,656	98,203	109,659	109,272
75 to 79.....	51,372	50,771	46,684	47,587	56,485	73,476	85,381	95,199
80 to 84.....	35,351	38,580	38,702	36,186	37,346	44,772	58,491	67,786
85 and Older.....	31,543	36,197	41,413	45,384	47,115	49,597	56,141	68,067
Subtotal 65 and Older	241,026	242,814	255,090	288,576	334,537	387,626	430,929	448,032
Total	1,931,165	1,982,015	2,032,492	2,086,644	2,140,757	2,193,269	2,239,158	2,275,980

NOTE: Age groups which approximate the "baby boom" generation (persons born from 1946 through 1964) are shaded gray.

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

Table 22

## ACTUAL AND PROJECTED POPULATION IN WASHINGTON COUNTY BY AGE GROUP: 2000-2035

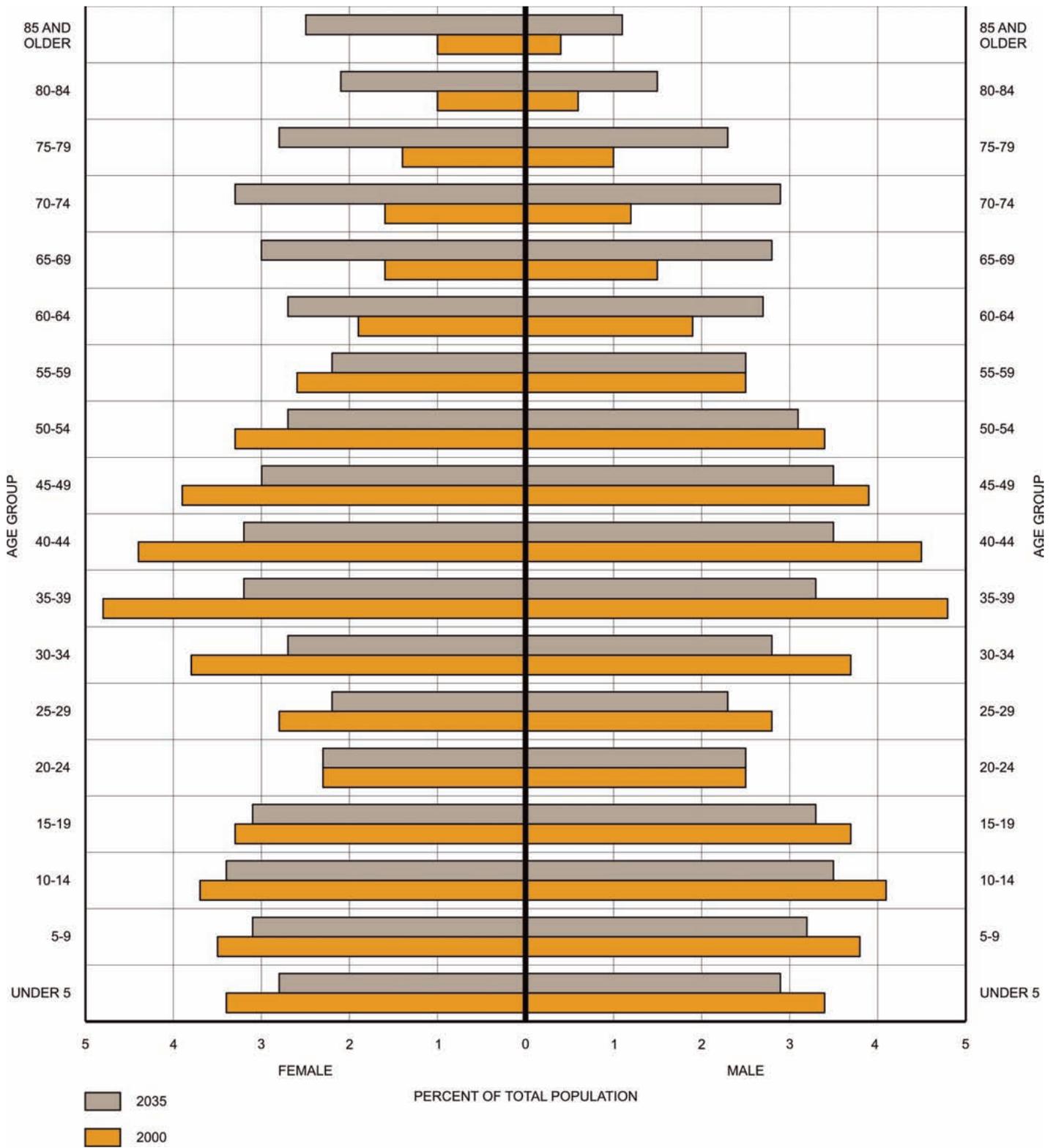
Age Group	Year								Change 2000-2035	
	Actual Population	Projected Population								
	2000	2005	2010	2015	2020	2025	2030	2035	Number	Percent
Under 5.....	7,970	7,708	7,478	7,767	8,347	8,768	8,912	8,886	916	11.5
5 to 9.....	8,687	8,950	8,690	8,423	8,734	9,327	9,755	9,874	1,187	13.7
10 to 14.....	9,224	9,757	10,090	9,788	9,472	9,761	10,378	10,810	1,586	17.2
15 to 19.....	8,235	9,114	9,681	9,999	9,682	9,303	9,540	10,096	1,861	22.6
Subtotal 0 to 19	34,116	35,529	35,939	35,977	36,235	37,159	38,585	39,666	5,550	16.3
20 to 24.....	5,645	6,708	7,464	7,918	8,153	7,830	7,479	7,626	1,981	35.1
25 to 29.....	6,587	5,382	6,423	7,139	7,559	7,729	7,386	7,020	433	6.6
30 to 34.....	8,838	7,782	6,378	7,604	8,439	8,885	9,052	8,615	-223	-2.5
35 to 39.....	11,196	10,062	8,897	7,287	8,671	9,564	10,027	10,173	-1,023	-9.1
40 to 44.....	10,446	11,882	10,728	9,480	7,757	9,172	10,071	10,512	66	0.6
Subtotal 20 to 44	42,712	41,816	39,890	39,428	40,579	43,180	44,015	43,946	1,234	2.9
45 to 49.....	9,161	10,681	12,201	11,011	9,718	7,908	9,309	10,175	1,014	11.1
50 to 54.....	7,860	9,077	10,636	12,145	10,949	9,602	7,787	9,122	1,262	16.1
55 to 59.....	5,946	7,583	8,807	10,318	11,768	10,545	9,216	7,444	1,498	25.2
60 to 64.....	4,489	5,575	7,159	8,319	9,741	11,046	9,869	8,587	4,098	91.3
Subtotal 45 to 64	27,456	32,916	38,803	41,793	42,176	39,101	36,181	35,328	7,872	28.7
65 to 69.....	3,598	4,213	5,272	6,776	7,878	9,170	10,378	9,234	5,636	156.6
70 to 74.....	3,298	3,399	4,012	5,038	6,488	7,518	8,733	9,841	6,543	198.4
75 to 79.....	2,733	2,957	3,067	3,640	4,597	5,911	6,856	7,918	5,185	189.7
80 to 84.....	1,918	2,206	2,418	2,526	3,020	3,826	4,942	5,705	3,787	197.4
85 and Older.....	1,665	1,999	2,399	2,797	3,132	3,650	4,484	5,627	3,962	238.0
Subtotal 65 and Older	13,212	14,774	17,168	20,777	25,115	30,075	35,393	38,325	25,113	190.1
Total	117,496	125,035	131,800	137,975	144,105	149,515	154,174	157,265	39,769	33.8

NOTE: Age groups which approximate the "baby boom" generation (persons born from 1946 through 1964) are shaded gray.

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

Figure 7

EXISTING AND PROJECTED POPULATION IN WASHINGTON COUNTY BY AGE AND GENDER: 2000-2035



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

- **Population 45 to 64 Years of Age:** The number of persons in the 45 to 64-year age group is projected to increase between 2000 and 2010, when virtually all of the baby-boomers will have moved into this group. The number of residents in this age group will continue to increase until 2020, and then begin to decrease. Although the number of persons in this age group is expected to increase by almost a third during the planning period, from 27,456 persons in 2000 to 35,328 persons in 2035, the percent of the population in the 45 to 64-year age group is projected to decrease from about 23 percent in 2000 to about 22 percent of the County population in 2035.
- **Population 65 Years of Age and Older:** The population 65 years of age and older is projected to increase throughout the planning period. By 2030, all of the baby-boom generation will be over age 65. In 2035, persons 65 years of age and older would comprise about 24 percent of the County population, compared to about 11 percent in 2000. The number of persons in this age group is projected to increase from 13,212 in 2000 to 38,325 in 2035.

Clearly, the aging of the large baby-boom generation may be expected to result in changes to the overall age structure of the population of the Region and the County. Changes in the age composition may be expected to have a range of impacts, including, importantly, impacts on the available labor force, as baby-boomers move into their retirement years. The aging of the population may also be expected to result in a need for housing, health care, transportation, and other services for a more elderly population.



The projected number of households for Washington County in 2035 is 62,849, which is an increase of 19,006 households over the 43,843 households in 2000.

### **Household Projections for Washington County**

Changes in the number and size of households will accompany changes in the size of the resident population. Taking the assumptions from the regional land use plan into consideration, the projected number of households for Washington County in 2035 is 62,849. This is a projected increase of 19,006 households, or about 43 percent, over the 43,843 households in 2000. Household projections for sewer service areas and their adjacent urban service areas and portions of the County outside sewer service areas are shown on Table 23.

The projected average household size for the County in 2035 is 2.45 persons per household. This is a decrease of about 8 percent from the 2000 average of 2.65 persons per household. This household size decrease may be anticipated as a result of a combination of

factors, including a continued change in household types, as well as the projected increase in the older population age groups for which average household sizes tend to be smaller than for the total population.

### **Population and Household Projections Selected by Participating Local Governments**

The regional land use plan is a systems level plan and as such, it includes generalized boundaries for planned expansions of existing urban service areas. The regional plan focuses urban-density residential, commercial, and industrial uses within the planned urban service areas to accommodate most new residents, homes, and jobs. The regional plan thus provides an overall land use planning framework that relies on refinement and detailing through County and local government planning. The vehicle for such refinement and detailing of the regional plan is the local comprehensive plan.

Local governments in Washington County developed population and household projections for 2035 to use in local comprehensive plans that refine the systems level projections developed by SEWRPC for the Region and County. These projections form the basis used to plan for land use, housing, transportation, utilities, and other community facilities for each local comprehensive plan through the planning design year of 2035.

Table 23

## HOUSEHOLD PROJECTIONS FOR WASHINGTON COUNTY UNDER THE REGIONAL LAND USE PLAN: 2035

Sub-Area	Existing Population: 2000			Projected Population: 2035			2000 – 2035 Change		Average Household Size: 2035
	Sewered	Unsewered	Total	Sewered	Unsewered	Total	Total	Percent	
<b>Urban Service Areas</b>									
Allenton .....	285	46	331	604	--	604	273	82.5	2.42
Germantown.....	5,610	571	6,181	9,588	--	9,588	3,407	55.1	2.43
Hartford .....	4,594	374	4,968	7,467	--	7,467	2,499	50.3	2.37
Jackson .....	1,979	161	2,140	4,103	--	4,103	1,963	91.7	2.38
Kewaskum.....	1,228	59	1,287	2,136	--	2,136	849	66.0	2.46
Newburg <sup>a</sup> .....	362	105	467	632	--	632	165	35.3	2.61
Slinger.....	1,732	198	1,930	3,230	--	3,230	1,300	67.4	2.43
West Bend <sup>b</sup> .....	12,058	491	12,549	18,628	--	18,628	6,079	48.4	2.30
Subtotal	27,848	2,005	29,853	46,388	--	46,388	16,535	55.4	--
<b>Unsewered Areas<sup>c</sup></b>									
Addison .....	--	818	818	--	904	904	86	10.5	2.80
Barton.....	--	622	622	--	740	740	118	19.0	2.72
Erin.....	--	1,287	1,287	--	1,757	1,757	470	36.5	2.62
Farmington.....	--	1,116	1,116	--	1,264	1,264	148	13.3	2.69
Germantown.....	--	812	812	--	861	861	49	6.0	2.61
Hartford .....	--	408	408	--	514	514	96	23.5	2.69
Jackson .....	--	1,075	1,075	--	1,186	1,186	111	10.3	2.72
Kewaskum.....	--	320	320	--	346	346	26	8.1	2.71
Polk .....	--	1,216	1,216	--	1,334	1,334	118	9.7	2.68
Richfield .....	--	3,614	3,614	--	4,431	4,431	817	22.6	2.66
Trenton.....	--	882	882	--	987	987	105	11.9	2.77
Wayne .....	--	582	582	--	689	689	107	18.4	2.75
West Bend.....	--	1,238	1,238	--	1,458	1,458	220	17.8	2.59
Subtotal	--	13,990	13,990	--	16,461	16,461	2,471	17.7	--
Washington County	27,848	15,995	43,843	46,388	16,461	62,849	19,006	43.4	2.45

<sup>a</sup>Includes only that portion of the Village of Newburg urban service area in Washington County. There were 520 households in the entire Newburg urban service area in 2000. The projected number of households in 2035 is 735.

<sup>b</sup>The West Bend sewer service area serves portions of the Big Cedar Lake area.

<sup>c</sup>Areas located outside planned urban service areas.

Source: SEWRPC.

Three alternative 2035 population projections were developed by SEWRPC and distributed to each participating local government for review. The three projections, set forth in Table 24, provided a range for each local government to consider when determining a final population projection for 2035. Two projections were based on the 2035 regional land use plan. The first of these assigned future population to cities, villages, and towns based on 2000 civil division boundaries. The second projection assigned future population assuming that areas within a planned city or village sewer service area would be annexed by the city or village (similar to the urban service area and unsewered area projections for the County set forth in Table 19), unless a boundary agreement was in place that established future corporate limits. A third projection was prepared based on a similar methodology to that used by the Wisconsin Department of Administration, whereby population trends in each local government over a 25 year period, between 1980 and 2005, were used to project future population. Population changes in the period between 1990 and 2005 were weighted more heavily than changes that occurred between 1980 and 1990.

Table 25 sets forth the final population and household projections chosen by each local government for use in preparing local comprehensive plans. The Village of Kewaskum and the Towns of Hartford, Polk, Trenton, and Wayne chose a population projection based on an extension of growth that has occurred in the past 25 years. The Town of Barton selected the regional land use plan projection for the area currently within the Town, which assumes no additional annexations will occur. The other local government partners chose a population projection within the range between the regional land use plan and the recent trends projections. The resultant population projection of 184,512 persons for Washington County, plus those portions of the City of Hartford and Village of Newburg that extend outside the County, is higher than both the intermediate-growth population projection of 157,515 and the high-growth projection of 176,740 persons developed under the regional land use plan.

Table 24

## ALTERNATIVE POPULATION PROJECTIONS FOR LOCAL GOVERNMENTS: 2035

Local Government	2000 Population (U. S. Census)	2005 Population Estimate <sup>a</sup>	Alternative Population Projections: 2035		
			RLUP by Civil Division <sup>b</sup>	RLUP by Sewer Service Areas <sup>c</sup>	25-Year Weighted Average <sup>d</sup>
<b>Cities</b>					
Hartford <sup>e</sup> .....	10,895	12,728	13,739	18,109	21,656
West Bend.....	28,152	29,619	33,716	43,704	39,212
<b>Villages</b>					
Germantown <sup>f</sup> .....	18,260	19,189	25,854	25,854	28,117
Jackson.....	4,938	5,884	7,015	8,596	11,668
Kewaskum.....	3,277	3,689	4,278	5,436	5,819
Newburg <sup>g</sup> .....	1,119	1,162	1,438	1,897	1,537
Slinger.....	3,901	4,243	4,580	8,038	7,249
<b>Towns</b>					
Addison.....	3,341	3,546	4,010	4,010	4,572
Barton.....	2,546	2,616	3,728	2,024	2,826
Erin.....	3,664	3,874	4,655	4,655	5,586
Farmington.....	3,239	3,497	3,403	3,403	5,105
Germantown.....	278	269	202	202	260
Hartford.....	4,031	4,016	7,796	1,357	4,799
Jackson.....	3,516	3,767	5,860	4,491	4,900
Kewaskum.....	1,119	1,141	2,095	937	1,144
Polk.....	3,938	3,988	5,272	3,671	4,588
Richfield.....	10,373	11,336	11,786	11,786	16,000
Trenton.....	4,440	4,677	10,071	2,767	5,928
Wayne.....	1,727	1,932	1,897	1,897	2,898
West Bend.....	4,834	4,856	6,099	4,671	5,867
Washington County <sup>h</sup>	117,588	126,027	157,494	157,505	179,733

<sup>a</sup>Population estimates from the Wisconsin Department of Administration.

<sup>b</sup>Projections are based on the regional land use plan and assume that year 2000 city and village boundaries will not change.

<sup>c</sup>Projections are based on the regional land use plan and assume that areas within a planned city or village sewer service area will be annexed by the city or village, unless a boundary agreement is in place that establishes future corporate limits (agreements in 2006 include one between the City of West Bend and Town of West Bend and one between the Village of Jackson and Town of Jackson).

<sup>d</sup>Projections were prepared using a methodology similar to that used by the Wisconsin Department of Administration, whereby population trends in each community over the past 25 years are used to project the future population. Population changes in the 1990 to 2005 period are weighted more heavily than changes between 1980 and 1990.

<sup>e</sup>Includes only that portion of the City of Hartford located in Washington County.

<sup>f</sup>The projected population for the Village of Germantown under the regional land use plan includes 23,807 residents in the sewer service area and 2,047 in the unsewered portion.

<sup>g</sup>Includes the entire Village of Newburg.

<sup>h</sup>Includes all of Washington County plus that portion of the Village of Newburg in Ozaukee County (excludes that portion of the City of Hartford in Dodge County).

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

Table 25 also lists the group quarter population and average household size in each local government, and the total number of households based on the population projection selected by each community.

## EMPLOYMENT PROJECTIONS

Future employment levels in the County are expected to be strongly influenced by the strength of the regional economy relative to the rest of the State and Nation. The Regional Planning Commission's recently completed economic study, *The Economy of Southeastern Wisconsin*, concluded that the regional economy is unlikely to significantly increase or decrease in strength relative to the State or Nation over the projection period of 2000 to 2035. While there are some indications that the Region's economy has slowed somewhat more than the rest of the State and the Nation over the past several decades, a major change in the relative competitiveness of the Region to the State and Nation is not anticipated.

Table 25

## POPULATION AND HOUSEHOLD PROJECTIONS FOR WASHINGTON COUNTY COMMUNITIES: 2035

Community	2035 Population Projection Selected by Community	Group Quarter Population <sup>a</sup>	Average Household Size <sup>a</sup>	Number of Households
<b>Cities</b>				
Hartford <sup>b</sup> .....	26,100	434	2.35	10,922
West Bend.....	43,700 <sup>c</sup>	1,086	2.28	18,690
<b>Villages</b>				
Germantown.....	23,810 <sup>d</sup>	464	2.45	9,529
Jackson.....	9,890 <sup>e</sup>	91	2.36	4,152
Kewaskum.....	5,820	184	2.46	2,291
Newburg <sup>f</sup> .....	1,900	10	2.63	719
Richfield.....	16,000 <sup>g</sup>	0	2.66	6,015
Slinger.....	9,475 <sup>h</sup>	183	2.30	4,040
<b>Towns</b>				
Addison.....	4,251	23	2.64	1,602
Barton.....	3,730	10	2.56	1,453
Erin <sup>i</sup> .....	4,660	20	2.50	1,856
Farmington.....	4,500	0	2.69	1,673
Germantown.....	280	0	2.85	98
Hartford.....	4,800	10	2.54	1,886
Jackson.....	4,900 <sup>j</sup>	0	2.59	1,892
Kewaskum.....	1,459	0	2.57	568
Polk.....	4,590	67	2.63	1,720
Trenton.....	5,980	36	2.50	2,378
Wayne.....	2,800	0	2.75	1,018
West Bend.....	5,867 <sup>k</sup>	676 <sup>l</sup>	2.49	2,085
Washington County <sup>m</sup>	184,512 <sup>n</sup>	3,294 <sup>n</sup>	2.54 <sup>n</sup>	74,587 <sup>n</sup>

<sup>a</sup>The group quarter population and average household size projections were developed as part of the SEWRPC regional land use plan for 2035, with the exception of the Town of Erin.

<sup>b</sup>Includes that portion of the City of Hartford in Dodge County.

<sup>c</sup>Reflects the 2035 population projection for the City of West Bend sewer service area developed under the regional land use plan, with the exception of 890 Town of West Bend residents which are anticipated to be provided with City sewer under the terms of a boundary agreement between the City and the Town, including residents of the Cedar Lake Campus. These 890 residents are included in the Town of West Bend projection. The adopted 2020 Comprehensive Plan for the City of West Bend projects a City population of 38,700 residents in 2020.

<sup>d</sup>Reflects the 2035 population projection for the Village of Germantown sewer service area developed under the regional land use plan. The adopted Village of Germantown 2020 Smart Growth Plan projects a Village population of 23,700 residents in 2020.

<sup>e</sup>Reflects the 2035 population projection for the Village of Jackson sewer service area developed under the regional land use plan. The Village has not yet developed a population projection or a comprehensive plan (as of January 2008).

<sup>f</sup>Includes that portion of the Village of Newburg in Ozaukee County.

<sup>g</sup>The 16,000 figure reported in the table reflects a continuation of population growth in the Village of Richfield from 1980 to 2005 continued to 2035. The adopted Richfield 2025: 20-Year Smart Growth Comprehensive Plan projects a population of 11,996 persons in 2025.

<sup>h</sup>Reflects the 2035 high-growth population projection for the Village of Slinger sewer service area developed under the regional land use plan, which was included as the population projection for the Village of Slinger planning area in the adopted Village of Slinger Comprehensive Plan for 2025.

<sup>i</sup>The Town of Erin chose not to use the group quarter or average household size projections developed for the regional land use plan and instead selected a group-quartered population of 20 persons and an average household size of 2.50 persons.

<sup>j</sup>The 4,900 figure reported in the table reflects a continuation of population growth in the Town of Jackson from 1980 to 2005 continued to 2035. The Town has not yet developed a population projection or a comprehensive plan (as of January 2008).

<sup>k</sup>The 5,867 figure reported in the table reflects a continuation of population growth in the Town of West Bend from 1980 to 2005 continued to 2035. The adopted Town of West Bend Comprehensive Plan: 2025 projects a Town population of 5,233 persons in 2025.

<sup>l</sup>Group quarter population for the Town of West Bend includes the Cedar Lake Campus.

<sup>m</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

<sup>n</sup>The Regional Land Use Plan projects a 2035 County population of 157,265 residents and 62,850 households, with an average household size of 2.45 and a group quarter population of 3,320 persons. The high-growth population projection for the County under the 2035 regional plan is 176,100 persons. The population projection for the County plus those portions of the City of Hartford and Village of Newburg that extend outside the County is 157,515 persons under the recommended regional plan and 176,740 persons under the high-growth projection.

Source: Local Governments and SEWRPC.

Table 26

**EMPLOYMENT PROJECTIONS FOR WASHINGTON COUNTY UNDER THE REGIONAL LAND USE PLAN: 2000-2035**

Industry Group	Existing Number of Jobs 2000	Projected Number of Jobs 2035	2000-2035 Number Change in Employment	2000 Percent of Total Employment	2035 Percent of Total Employment
Industrial <sup>a</sup>	23,999	24,062	63	38.9	30.5
Retail	10,152	12,674	2,522	16.5	16.1
General <sup>b</sup>	16,890	31,758	14,868	27.4	40.3
Transportation, Communications, and Utilities	2,313	2,186	-127	3.7	2.8
Government	6,018	6,018	0	9.8	7.6
Other <sup>c</sup>	2,319	2,163	-156	3.7	2.7
Total	61,691	78,861	17,170	100.0	100.0

<sup>a</sup> Industrial includes construction, manufacturing, and wholesale trade categories.

<sup>b</sup> Includes finance, insurance, and real estate (FIRE), and service categories.

<sup>c</sup> Includes agricultural, agricultural services, forestry, mining, and unclassified jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

The Commission used a disaggregate approach to the preparation of regional employment projections. This approach involved the explicit consideration of employment in dominant and subdominant industry groups, along with certain residual groups, and the preparation of projections for those groups. Dominant industries are those which accounted for at least 4 percent of total regional employment in 2000 and subdominant industries are those that accounted for 2 to 3.9 percent. At the regional level, employment projections for industries were developed based on consideration of past industry trends, available indicators of future trends nationally and in the State and Region, and relative industry and sector strength in the Region as compared to the State and Nation. Another variable taken into account was the future available labor force. Population projections indicate a leveling-off in the regional labor force may be expected as much of the baby-boom generation reaches retirement age in the middle of the projection period. The anticipated leveling-off of the labor force is expected to moderate the number of jobs able to be accommodated in the Region and Washington County.

Projections of total employment for Washington County were prepared within the framework of the regional employment projection largely on the basis of trend analysis. The number of jobs by industry group in 2000 and the projected number of jobs in 2035 are shown on Table 26. The total number of jobs is projected to increase by 17,170 jobs, or by about 28 percent. Most of the job growth is expected to occur in the “General” category, which includes service jobs and jobs in finance, insurance, and real estate. Retail and industrial jobs are expected to increase, while the number of transportation and utility jobs, government jobs, and agricultural and natural-resource related jobs are expected to remain the same or to decrease.

**SUMMARY**

This chapter has presented information on historical and existing demographic conditions and population, household, and employment projections for the year 2035. The following findings are of particular significance to the preparation of the Washington County multi-jurisdictional comprehensive plan:

- Washington County has experienced an increase in population since 1890. Between 1940 and 1980 the County experienced a rapid rate of increase in population, followed by a growth rate of about 12 percent between 1980 and 1990 and about 23 percent between 1990 and 2000. The County had 117,496 residents in 2000.



The total number of jobs is projected to increase 28 percent by 2035. Most of the job growth is expected to occur in service jobs and jobs in finance, insurance, and real estate.

- The County population is expected to increase to 157,265 persons, an increase of about 34 percent, between 2000 and 2035.
- Historical population in the Town of Germantown from 1950 to 2000 is shown on Table 4. The Town's population decreased between 1960 and 1970, owing to annexations by the Village of Germantown. The Town's population continued to decline, but more slowly, between 1970 and 1990, and then increased between 1990 and 2000. The Town had 278 residents in 2000. The Town of Germantown's population is forecast to remain stable through 2035.
- In 2000, about 29 percent of the County population was under the age of 20; about 60 percent was between the ages of 20 and 64; and about 11 percent was age 65 and over. Over the planning period, the number and percentage of County residents in the over-65 age category is expected to increase dramatically in both numbers (an increase of 25,113 persons) and percentage of the population (to about 24 percent of the County's population). Age distribution has important implications for planning and the formation of public policies in the areas of education, recreation, health, housing, transportation, and economic development.
- In the Town of Germantown in 2000, children less than five years old numbered 19, or about 7 percent of the Town population, while children between the ages five and 19 numbered 73, or about 26 percent of the population. Adults ages 20 through 64 numbered 155, or about 56 percent of the Town population, and persons age 65 and older numbered 31, or about 11 percent of the population.
- In 2000, there were 43,843 households with an average size of 2.65 persons per household in Washington County. In 2035, 62,849 households are projected, with an average household size of 2.45 persons. The number of households, or occupied housing units, is important to land use and public facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as public sewer, water, and parks.
- There were 89 households in the Town of Germantown, with an average household size of 3.12 persons, in 2000. An increase of 11 households is forecast during the planning period, reflecting development of existing vacant lots in the Town.
- The 1999 median annual household income was \$57,033 for Washington County and \$75,000 in the Town of Germantown. Median annual household income has an effect on the type, size, and location of housing. Efforts to provide affordable housing to households of all income levels was addressed as part of the multi-jurisdictional planning process, and the results are documented in the Housing Element chapter.
- In 2000, just over 74 percent of all County residents 16 years of age and older were employed. Almost 32 percent of these workers were employed in management, professional, and related occupations. This high percentage may correlate to the relatively high level of educational attainment of County residents.
- In 2000, just over 90 percent of Town of Germantown residents 16 years of age and older were employed. Similar to the County as a whole, the largest percentage, about 38 percent, were employed in management, professional, and related occupations.
- Almost 54 percent of County residents, and about 62 percent of Town of Germantown residents, have attended some college or attained an associates, bachelor, or graduate degree.
- Just over half of employed Washington County residents worked in Washington County in 2000. About half (48.5 percent) of Town of Germantown workers were employed in Washington County in 2000. A higher percentage of Germantown workers commuted to Milwaukee County than workers in the County as a whole (about 32 percent compared to 23 percent), which is not surprising given the Town's proximity to Milwaukee.

- Local governments in Washington County have developed future population projections for use in local comprehensive plans. The cumulative result of these projections for Washington County, plus those portions of the City of Hartford and Village of Newburg that extend outside the County, is 184,512 persons, which is higher than the regional land use plan projections under both the intermediate and high growth scenarios.
- The total number of jobs in Washington County is projected to increase by 17,170 jobs, or by about 28 percent, during the planning period. Most of the job growth is expected to occur in service jobs and jobs in finance, insurance, and real estate. Retail and industrial jobs are expected to increase, while the number of transportation and utility jobs, government jobs, and agricultural and natural-resource related jobs are expected to remain the same or to decrease.

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## Chapter III

# INVENTORY OF AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

### INTRODUCTION

The conservation and wise use of agricultural and natural resources and the preservation of cultural resources are fundamental to achieving strong and stable physical and economic development as well as maintaining community identity. The Washington County multi-jurisdictional comprehensive plan recognizes that agricultural, natural, and cultural resources are limited and very difficult or impossible to replace if damaged or destroyed. Information on the characteristics and location of agricultural, natural, and cultural resources in the County is needed to help properly locate future land uses. This information is necessary to avoid serious environmental problems and to ensure protection of natural resources.

This chapter provides inventory information on existing agricultural, natural, and cultural resources in Washington County and each town and village participating in the multi-jurisdictional comprehensive planning process. Information regarding soil types, existing farmland, farming operations, topography and geology, non-metallic mining resources, water resources, woodland resources, natural areas and critical species habitats, environmental corridors, park and open space sites, and cultural (historical and archaeological) resources is included in this chapter. The planning recommendations set forth in the Agricultural, Natural, and Cultural Resources Element chapter of this report are directly related to the inventory of the resources listed above.

The base year for inventory data presented in this chapter range from 1994 to 2007. Much of the inventory data has been collected through regional land use and natural area planning activities conducted by SEWRPC. Additional inventory data has been collected from and by Washington County, local units of government, and State and Federal agencies including the Wisconsin Department of Natural Resources, Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP), State Historical Society of Wisconsin, and the U.S. Department of Agriculture (USDA).

### PART 1: SOILS AND AGRICULTURAL RESOURCES

#### Soil Survey

The USDA Soil Conservation Service, now the Natural Resources Conservation Service (NRCS), issued a soil survey for Washington County in 1971.<sup>1</sup> Soils were identified and mapped and organized by soil association, soil

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<sup>1</sup>*Documented in the Soil Survey, Washington County, Wisconsin, USDA Soil Conservation Service, June 1971.*

series, and soil type. The soil survey results, including the attributes of each soil type, are now available on the NRCS website as part of the Soil Survey Geographic (SSURGO) database. Unless otherwise noted, the soil information in this chapter was obtained from the SSURGO database.

The soil survey can play an important role in land use decisions. The information contained in the soil survey can help identify which areas of the County are suitable for agricultural use, areas with limitations for development due to wet soils or bedrock near the surface, and areas where marketable nonmetallic mineral deposits may be present.

### Soil Associations

A soil association is a landscape that has a distinctive pattern of soils. It normally consists of one or more major soils and at least one minor soil, and is named for the major soils. Map 6 shows soil associations in Washington County and those portions of the Village of Newburg and City of Hartford that extend outside the County. The map provides a general idea of the soils in the County and is useful for comparing different parts of the County. Planning decisions should be based on the more detailed soils information, including soil mapping units and interpretations for various land uses, contained in the soil survey. The seven soil associations in Washington County are briefly described below:



Washington County consists of seven soil associations varying in suitability for agriculture and development.

The ***Brookston-Pella-Lamartine association*** consists of generally poorly-drained soils that have a subsoil of clay loam or silty clay loam, formed in loess and underlying loam to sandy loam glacial till. This association encompasses about 8 percent of the County in scattered locations, generally along streams and trending diagonally across the County from northwest to southeast.

The ***Casco-Fox-Rodman association*** consists of well-drained soils that have a subsoil of gravelly sandy loam to clay loam, very shallow to moderately deep over gravel and sand, on outwash terraces. This association encompasses about 15 percent of the County. These locations are generally on lower elevations within the Kettle Moraine in the north-central and southwestern portions of the County.

The ***Casco-Hochheim-Sisson association*** contains well-drained soils that have a subsoil of loam to clay loam over lake-laid silt and fine sand in gravel and sand outwash, or in sandy loam glacial till on uplands. This association is located in the eastern part of the County in the townships of Farmington, Trenton, and Jackson, encompassing about 10 percent of the County. The portion of the Village of Newburg in Ozaukee County, about 53 acres, is also within this soil association.

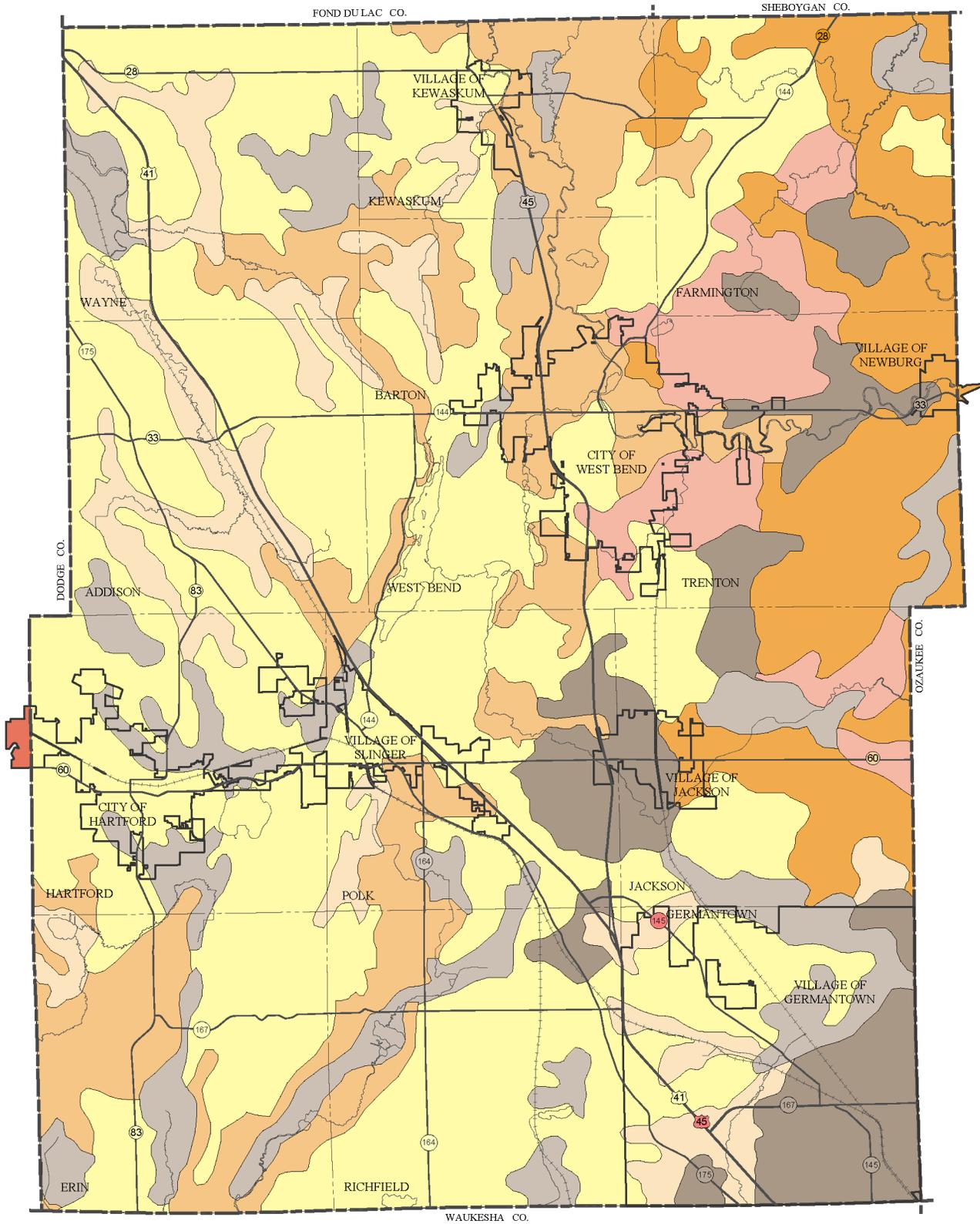
The ***Colwood-Boyer-Sisson association*** contains both well- and poorly-drained soils that have a subsoil of sandy loam or silty clay loam over lake-laid silt and fine sand or gravel and sand outwash on plains and dissected terraces. This association is located in the northeastern part of the County and encompasses about 5 percent of the County.

The ***Hochheim-Theresa association*** contains well-drained soils that have a subsoil of clay loam, formed in loess with underlying sandy loam to loam glacial till on uplands. This is the predominant soil association, encompassing about 44 percent of the County. Much of the central and western parts of the County are in this soil association.

The ***Houghton-Palms-Adrian association*** contains very poorly drained organic soils along drainageways, in depressions, and in old lakebeds. This association encompasses about 10 percent of the County in scattered locations.

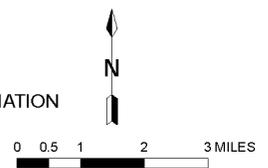
# Map 6

## GENERAL SOIL ASSOCIATIONS IN WASHINGTON COUNTY



- |   |                                       |   |   |
|---|---------------------------------------|---|---|
|  | BROOKSTON-PELLA-LAMARTINE ASSOCIATION |  | THERESA-LAMARTINE-HOCHHEIM ASSOCIATION    |
|  | CASCO-FOX-RODMAN ASSOCIATION          |  | HOCHHEIM-THERESA ASSOCIATION              |
|  | CASCO-HOCHHEIM-SISSON ASSOCIATION     |  | HOUGHTON-PALMS-ADRIAN ASSOCIATION         |
|  | COLWOOD-BOYER-SISSON ASSOCIATION      |  | OZAUKEE-MARTINTON-SAYLESVILLE ASSOCIATION |

Source: USDA - Natural Resources Conservation Service and SEWRPC.



**Table 27**  
**SATURATED SOILS IN**  
**WASHINGTON COUNTY COMMUNITIES: 2006**

Local Government	Saturated Soils (acres)	Percent of Local Government
<b>Partnering Governments</b>		
Town of Addison .....	6,973	30
Town of Barton.....	3,467	28
Town of Erin.....	6,318	27
Town of Farmington.....	7,646	32
Town of Germantown.....	588	51
Town of Hartford .....	5,839	32
Town of Kewaskum.....	4,498	31
Village of Kewaskum.....	372	29
Town of Polk .....	4,884	24
Town of Trenton.....	8,255	39
Town of Wayne .....	9,400	41
<b>Non-Partnering Governments</b>		
City of Hartford.....	729	22
City of West Bend .....	1,609	35
Village of Germantown.....	9,252	42
Village of Jackson.....	747	40
Village of Newburg.....	96	18
Village of Slinger.....	96	18
Town of Jackson.....	11,048	51
Town of Richfield .....	4,789	21
Town of West Bend.....	1,684	15
Washington County Total	90,465	32

Source: Natural Resources Conservation Service, Washington County, and SEWRPC.

government is shown in Table 27. Although such areas are generally unsuitable for development, they may serve as important locations for restoration of wetlands, as wildlife habitat, and for stormwater detention.

**Depth to Bedrock**

Areas where bedrock is at or near the surface pose significant limitations for most types of development. If depth to bedrock is shallow, excavation for septic tanks and drain fields needed for conventional private onsite waste treatment systems (POWTS) may be difficult and expensive and the septic system may operate poorly. Bedrock

The *Ozaukee-Martinton-Saylesville* association contains generally well-drained soils that have a subsoil of silty clay loam to clay over silty clay loam glacial till or lake-laid silt and clay on ground moraines and lacustrine basins. This association is located in the eastern half of the County and encompasses about 8 percent of the County.

That portion of the City of Hartford located in Dodge County, which totals about 300 acres, is located in the *Theresa-Lamartine-Hochheim* association. This association includes deep, generally well-drained soils with a subsoil of silt and loam.

**Saturated Soils**

Soils that are saturated with water or that have a water table at or near the surface, also known as hydric soils, pose significant limitations for most types of development. High water tables often cause wet basements and poorly-functioning absorption fields for private onsite waste treatment systems (POWTS). The excess wetness may also restrict the growth of landscaping plants and trees. Wet soils also restrict or prevent the use of land for crops, unless the land is artificially drained. Map 7 depicts hydric soils in Washington County, as identified by the NRCS and the Washington County Land and Water Conservation Division. The number of acres of hydric soils in the County and each local



Soils that are saturated with water or that have a water table at or near the surface, also known as hydric soils, pose significant limitations for most types of development.



**Table 28**  
**DEPTH TO BEDROCK IN**  
**WASHINGTON COUNTY COMMUNITIES: 2006**

Local Government	Area with Depth to Bedrock at or Less Than Three Feet (acres)	Percent of Local Government
<b>Partnering Governments</b>		
Town of Addison .....	--	--
Town of Barton.....	--	--
Town of Erin.....	--	--
Town of Farmington.....	--	--
Town of Germantown.....	24.2	2.1
Town of Hartford .....	--	--
Town of Kewaskum.....	24.6	0.2
Village of Kewaskum.....	--	--
Town of Polk .....	--	--
Town of Trenton.....	5.4	-- <sup>a</sup>
Town of Wayne.....	7.7	-- <sup>a</sup>
<b>Non-Partnering Governments</b>		
City of Hartford.....	--	--
City of West Bend .....	--	--
Village of Germantown.....	1,332.4	6.1
Village of Jackson.....	--	--
Village of Newburg.....	8.4	1.5
Village of Slinger.....	--	--
Town of Jackson.....	537.8	2.5
Town of Richfield .....	--	--
Town of West Bend.....	--	--
<b>Washington County Total</b>	<b>1,940.5</b>	<b>0.6</b>

<sup>a</sup>Less than 0.05 percent.

Source: Natural Resources Conservation Service, Washington County, and SEWRPC.



Class I and II soils are considered “National Prime Farmlands”. Class I soils have few limitations, the widest range of use, and the least risk of damage when used. Class II soils have some limitations.

at or near the surface also limits development by increasing the costs of constructing a basement. The NRCS rates the limitations as severe if the depth to bedrock is equal to or less than three feet from the surface. The number of acres with soil depth to bedrock equal to or less than three feet in the County and each local government is shown on Table 28 and Map 8. Areas with bedrock near the surface are concentrated in the southeast and eastern portions of the County. Although high bedrock may limit or increase the cost of urban development, they may serve as important locations for the extraction of stone.

**Soil Suitability for Agricultural Production**

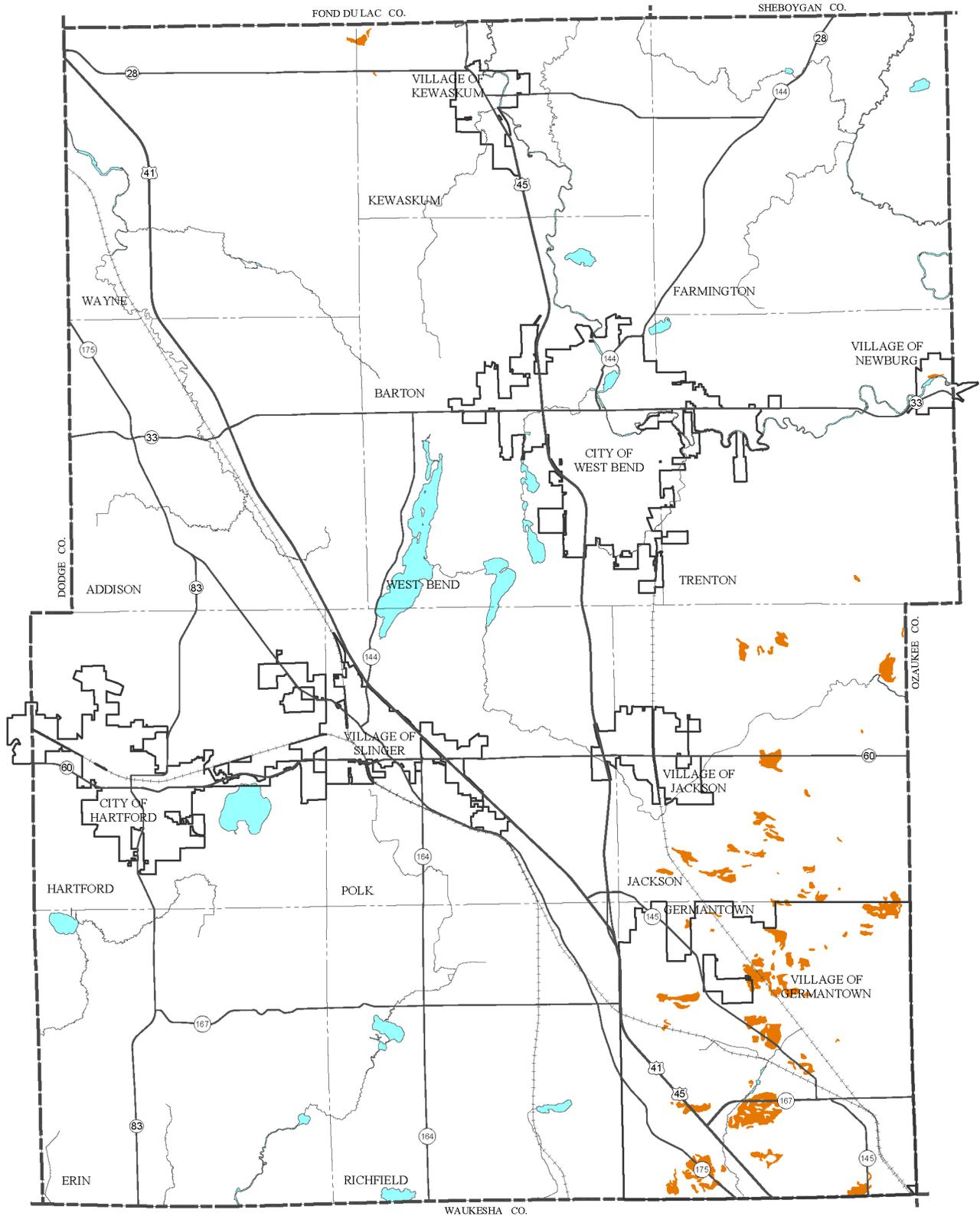
The NRCS has classified the agricultural capability of soils based on their general suitability for most kinds of farming. These groupings are based on the limitations of the soils, the risk of damage when used, and the way in which the soils respond to treatment. Generally, lands with Class I and II soils are considered “National Prime Farmlands” and lands with Class III soils are considered “Farmlands of Statewide Significance.” 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. Class II soils have some limitations that reduce the choice of plants that can be grown, or require moderate conservation practices to reduce the risk of damage when used. Class III soils have severe limitations that reduce the choice of plants, require special conservation practices, or both, and Class IV soils have very severe limitations. Class V, VI, and VII soils are considered suitable for pasture but not for crops, and Class VIII soils are so rough, shallow, or otherwise limited that they do not produce economically worthwhile yields of crops, forage, or wood products.

The location and amount of Class I, II, and III soils, as set forth in Map 9 and Table 29, were an important consideration when farmland preservation areas were identified in the existing County farmland preservation plan (adopted in 1981) and existing town land use and master plans. The County Farmland Preservation Plan<sup>2</sup> used the following criteria to designate Primary Farmlands: farms with at least 50 percent of soils classified as

<sup>2</sup>Farmland Preservation Plan, Washington County, Wisconsin; prepared by the firm Stockham & Vandewalle, Madison, Wisconsin.

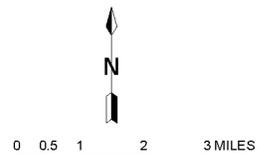
# Map 8

## AREAS WITH BEDROCK AT OR NEAR THE SURFACE IN WASHINGTON COUNTY



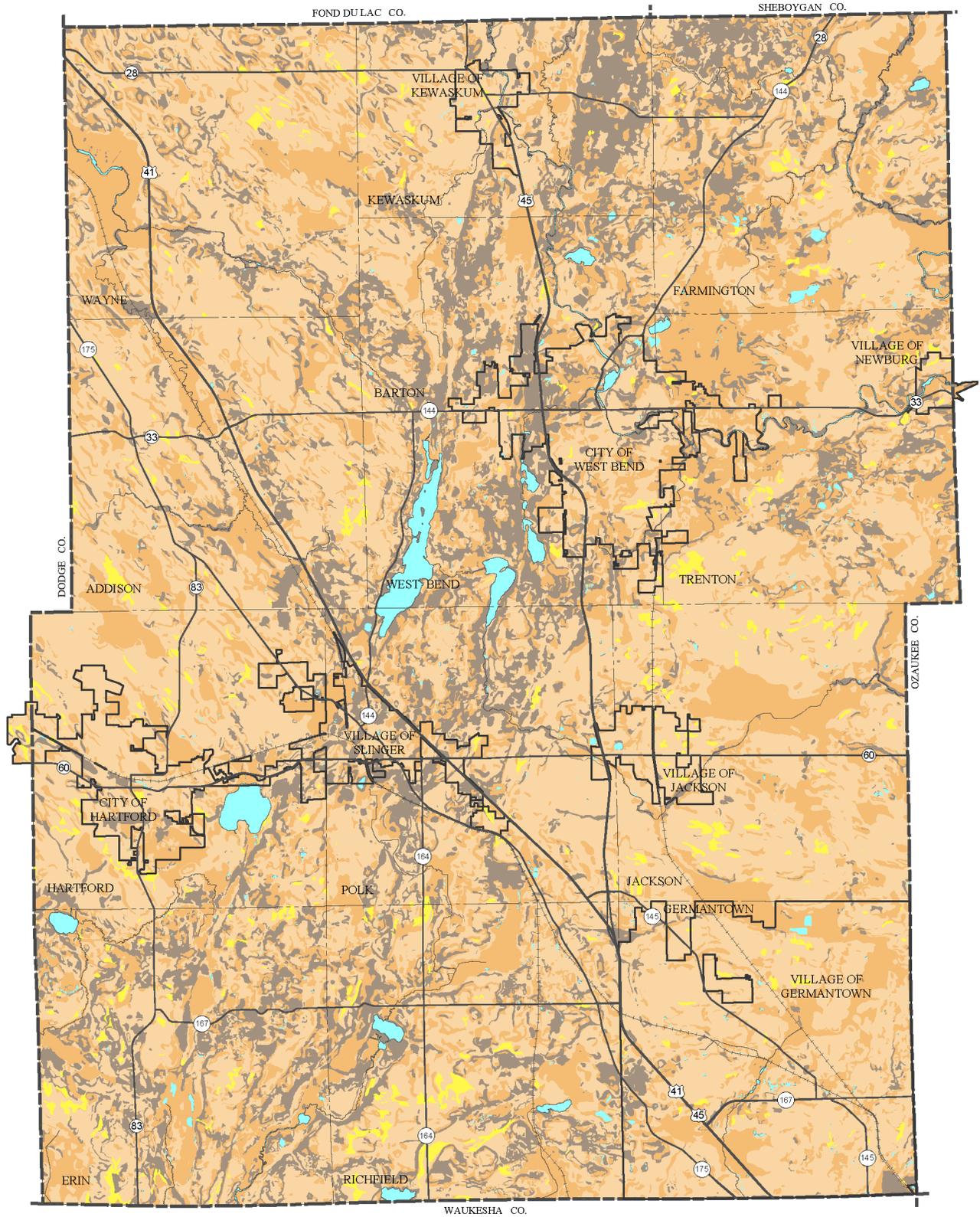
-  AREAS WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE
-  SURFACE WATER

Source: USDA - Natural Resources Conservation Service and SEWRPC.



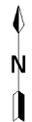
# Map 9

## AGRICULTURAL SOIL CAPABILITY IN WASHINGTON COUNTY



- |   |           |   |  |
|---|-----------|---|--|
|  | CLASS I   |  | CLASS IV, V, VI, VII, AND VIII<br>SOILS AND UNCLASSIFIED AREAS |
|  | CLASS II  |  | SURFACE WATER  |
|  | CLASS III |   |  |

Source: USDA - Natural Resources Conservation Service and SEWRPC.



0 0.5 1 2 3 MILES



Table 29

## AGRICULTURAL SOIL CAPABILITY IN WASHINGTON COUNTY COMMUNITIES

Area	Class I Soils (acres)	Class II Soils (acres)	Class III Soils (acres)	Class IV, V, VI, VII, and VIII Soils and Unclassified Areas (acres)	Surface Water (acres)	Total (acres)
<b>Partnering Governments</b>						
Town of Addison.....	422	13,591	6,165	2,862	21	23,061
Town of Barton.....	56	5,376	2,993	3,733	219	12,376
Town of Erin.....	633	9,698	6,426	6,045	330	23,132
Town of Farmington.....	346	10,378	7,487	4,957	374	23,542
Town of Germantown.....	3	741	363	52	6	1,165
Town of Hartford.....	434	11,207	4,323	1,731	505	18,200
Town of Kewaskum.....	130	6,934	3,042	4,116	88	14,310
Village of Kewaskum.....	35	869	220	121	26	1,271
Town of Polk.....	135	10,801	4,181	4,763	264	20,144
Town of Trenton.....	368	9,303	7,943	3,107	272	20,993
Town of Wayne.....	266	12,206	7,111	3,228	92	22,903
<b>Non-Partnering Governments</b>						
City of Hartford <sup>a</sup> .....	46	2,864	1,162	531	27	4,630
City of West Bend.....	118	3,971	2,803	2,260	193	9,346
Village of Germantown.....	256	14,496	5,929	1,152	182	22,015
Village of Jackson.....	51	1,472	260	84	18	1,885
Village of Newburg <sup>b</sup> .....	18	231	160	88	24	521
Village of Slinger.....	38	1,502	881	920	23	3,364
Town of Jackson.....	682	14,178	6,092	713	63	21,728
Town of Richfield.....	869	10,927	6,239	4,827	415	23,277
Town of West Bend.....	65	3,645	2,494	3,314	1,361	10,879
Washington County <sup>c</sup>	4,971	144,392	76,277	48,609	4,507	278,756
Percent of Total Lands	1.8	51.8	27.4	17.4	1.6	100.0

<sup>a</sup>Excludes the 300 acres of the City of Hartford lying within Dodge County.

<sup>b</sup>Excludes the 53 acres of the Village of Newburg lying within Ozaukee County.

<sup>c</sup>Includes the 14 acres of the City of Milwaukee lying in the extreme southeastern corner of Washington County.

Source: Natural Resources Conservation Service and SEWRPC.

Class I, II, or III, located within a farming block of at least 640 acres, and having a minimum farm size of 35 acres. Farms less than 35 acres were included if used for the production of specialty crops or livestock, provided the soil criteria and minimum farming block criteria were met. The Towns of Barton, Hartford, Kewaskum, Trenton, and Wayne used the presence of Class I, II, and III soils to help identify prime agricultural lands in their existing Town land use plans.<sup>3</sup>

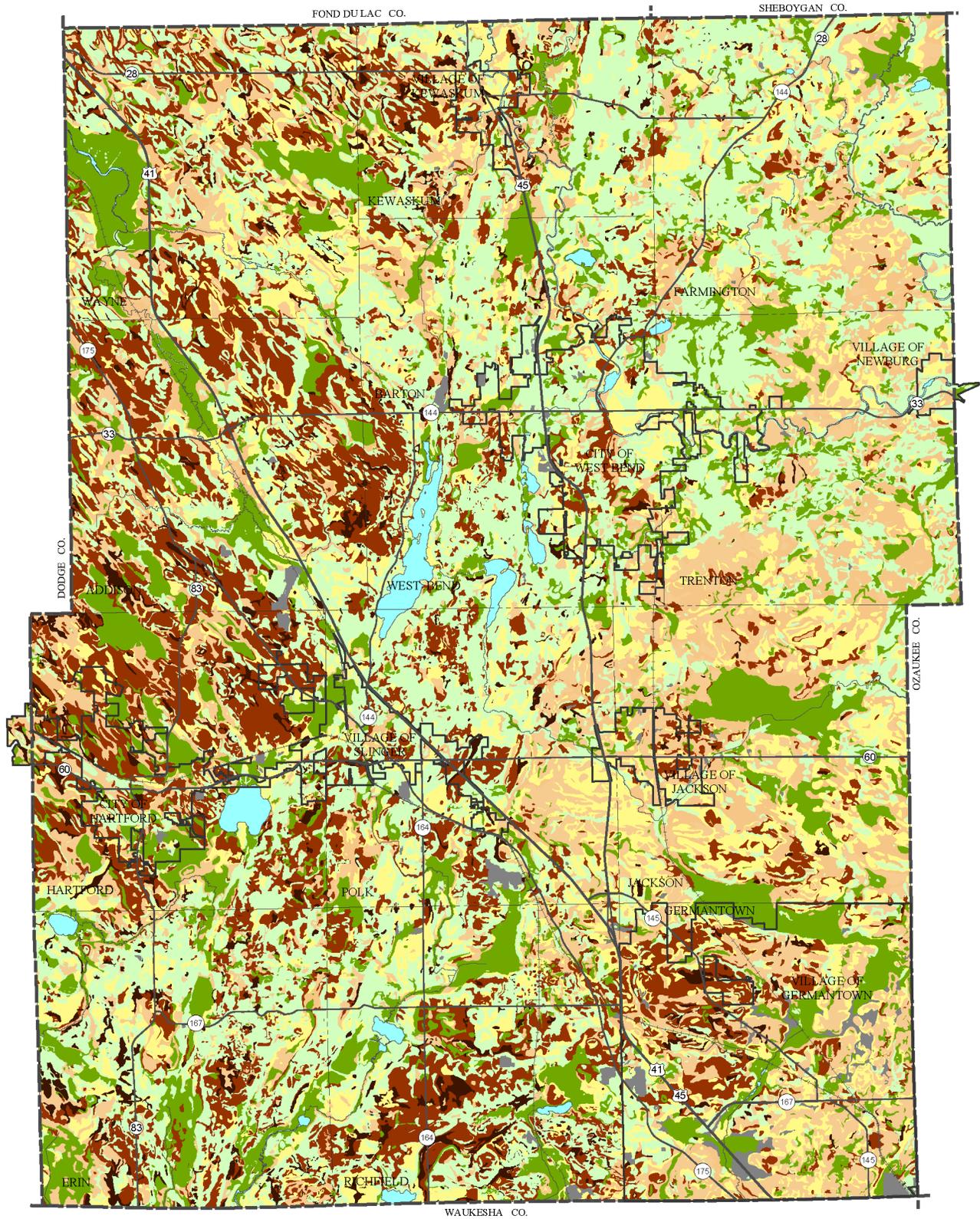
The NRCS has developed an alternative method for identifying areas to be preserved as farmland. This method is known as the Land Evaluation and Site Assessment (LESA) system. LESA is a numeric system for rating potential farmland preservation areas by evaluating soil quality (LE or land evaluation) and geographic variables (SA or site assessment). The LESA system was used to identify the farmland preservation areas recommended by this plan.

The land evaluation component of the LESA rating system was determined by the NRCS, which rated each soil in Washington County (and all other counties in Wisconsin) based on soil type, slope, agricultural capability class, and soil productivity for producing corn and soybeans. The resulting ratings were then placed into groups ranging from the best to the worst suited for cropland production, with the best soil group assigned a value of 100. Map 10 depicts the land evaluation ratings for agricultural soils in Washington County. Acres within each range in

<sup>3</sup>Additional information regarding prime agricultural lands designated in existing County and town plans is included in Chapter VI.

# Map 10

## SOIL PRODUCTIVITY FOR CROPS IN WASHINGTON COUNTY



**LAND EVALUATION RATING**

	95 - 100		60 - 69.9
	90 - 94.9		LESS THAN 60
	85 - 89.9		NO RATING
	80 - 84.9		SURFACE WATER
	70 - 79.9		

NOTE: HIGHER RATINGS ARE ASSOCIATED WITH GREATER SOIL PRODUCTIVITY FOR CORN AND SOYBEANS.

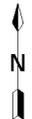


Table 30

SOIL PRODUCTIVITY RATINGS FOR CROPLAND (LAND EVALUATION RATINGS) IN WASHINGTON COUNTY COMMUNITIES

Local Government	95 to 100 (acres)	90 to 94 (acres)	85 to 89 (acres)	80 to 84 (acres)	70 to 79 (acres)	60 to 69 (acres)	Less than 60 or Soil Not Rated (acres)	Surface Water (acres)	Total (acres)
<b>Partnering Governments</b>									
Town of Addison.....	798	7,726	1,356	2,763	1,383	3,092	5,922	21	23,061
Town of Barton.....	299	1,408	873	2,104	832	1,473	5,168	219	12,376
Town of Erin.....	1,408	3,522	2,313	2,782	346	3,818	8,613	330	23,132
Town of Farmington.....	134	1,258	3,061	3,958	2,410	2,615	9,732	374	23,542
Town of Germantown.....	18	343	193	190	35	257	123	6	1,165
Town of Hartford.....	1,025	6,120	2,424	1,612	466	3,033	3,015	505	18,200
Town of Kewaskum.....	624	2,005	1,728	2,066	732	1,417	5,650	88	14,310
Village of Kewaskum.....	45	299	200	287	87	34	293	26	1,271
Town of Polk.....	403	3,067	2,752	3,830	893	1,571	7,364	264	20,144
Town of Trenton.....	75	395	3,060	2,574	3,844	3,396	7,377	272	20,993
Town of Wayne.....	812	4,696	2,594	3,604	1,046	3,975	6,084	92	22,903
<b>Non-Partnering Governments</b>									
City of Hartford <sup>a</sup> .....	184	1,560	783	319	68	915	774	27	4,630
City of West Bend.....	144	1,099	617	1,743	616	1,045	3,889	193	9,346
Village of Germantown.....	586	3,442	6,439	3,767	604	3,557	3,438	182	22,015
Village of Jackson.....	25	227	706	370	199	143	197	18	1,885
Village of Newburg <sup>b</sup> .....	- - <sup>d</sup>	1	22	69	168	0	237	24	521
Village of Slinger.....	128	715	191	409	98	422	1,378	23	3,364
Town of Jackson.....	130	1,656	3,207	5,942	4,137	3,941	2,652	63	21,728
Town of Richfield.....	1,294	5,411	1,352	3,434	402	3,348	7,621	415	23,277
Town of West Bend.....	276	1,756	465	1,037	239	1,059	4,686	1,361	10,879
Washington County <sup>c</sup>	8,408	46,706	34,336	42,862	18,605	39,111	84,221	4,507	278,756
Percent of Total Lands	3.0	16.8	12.3	15.4	6.7	14.0	30.2	1.6	100.0

<sup>a</sup>Excludes the 300 acres of the City of Hartford lying within Dodge County.

<sup>b</sup>Excludes the 53 acres of the Village of Newburg lying within Ozaukee County.

<sup>c</sup>Includes the 14 acres of the City of Milwaukee lying in the extreme southeastern corner of Washington County.

<sup>d</sup>Site is less than 0.5 acres.

Source: Natural Resources Conservation Service and SEWRPC.

each local government are listed in Table 30. Soil values have been “normalized” for Washington County, so that each soil is rated in relative value to other soils in the County, rather than to soils in the State. The site assessment component of the LESA rating system is based on geographic variables such as distance from major highways, proximity to urban development, and proximity to public sewer and water. Specific factors to be considered as part of the site assessment will be determined specifically by Washington County and each town participating in the multi-jurisdictional planning process. The site assessment component of the LESA rating system is documented in Chapter VIII.



About 141,755 acres, or about 222 square miles, representing almost 51 percent of the County, were in agricultural use in 2000.

**Existing Farmland**

Agricultural lands in 2000 were identified by SEWRPC as part of the regional land use inventory conducted as part of the regional planning program. The land use inventory identified croplands, pasture lands, orchards, nurseries, specialized farming, and non-residential farm buildings. Farm residences, together with a 20,000 square foot dwelling site, are classified as single-family residential land uses.<sup>4</sup> Based on the land use inventory, about 141,755 acres, or about 222 square miles, representing almost 51 percent of the County, were in agricultural use in

<sup>4</sup>See Chapter IV for more information about the SEWRPC 2000 land use inventory.

Table 31

## EXISTING AGRICULTURAL LANDS IN WASHINGTON COUNTY COMMUNITIES: 2000

Local Government	Cultivated Lands (acres)	Percent of Total	Pasture Land and Unused Agricultural Land (acres)	Percent of Total	Orchards, Nurseries, and Specialty Crops	Percent of Total	Farm Buildings (acres)	Percent of Total	Total (acres)
<b>Partnering Governments</b>									
Town of Addison.....	13,426	87.5	1,647	10.7	--	0.0	265	1.7	15,338
Town of Barton.....	5,279	78.5	1,298	19.3	17	0.3	129	1.9	6,723
Town of Erin.....	5,824	57.9	4,052	40.3	33	0.3	156	1.6	10,065
Town of Farmington.....	11,789	84.1	1,907	13.6	27	0.2	294	2.1	14,017
Town of Germantown.....	617	86.5	83	11.7	--	0.0	13	1.8	713
Town of Hartford.....	10,152	90.6	833	7.4	--	0.0	216	1.9	11,201
Town of Kewaskum.....	6,058	83.3	1,072	14.7	2	0.0	145	2.0	7,277
Village of Kewaskum.....	267	83.3	51	16.0	--	0.0	2	0.7	320
Town of Polk.....	9,072	87.3	1,043	10.0	35	0.3	236	2.3	10,386
Town of Trenton.....	9,353	82.2	1,731	15.2	58	0.5	242	2.1	11,384
Town of Wayne.....	12,014	85.7	1,761	12.6	1	0.0	248	1.8	14,024
<b>Non-Partnering Governments</b>									
City of Hartford.....	905	87.0	119	11.5	--	0.0	17	1.6	1,041
City of West Bend.....	1,183	83.9	214	15.2	--	0.0	13	0.9	1,410
Village of Germantown.....	7,349	74.8	2,101	21.4	165	1.7	208	2.1	9,823
Village of Jackson.....	433	94.7	16	3.4	1	0.2	7	1.6	457
Village of Newburg.....	112	82.1	18	13.2	--	0.0	6	4.8	136
Village of Slinger.....	913	88.2	100	9.7	7	0.6	15	1.5	1,035
Town of Jackson.....	11,281	83.2	1,499	11.1	457	3.4	322	2.4	13,559
Town of Richfield.....	7,117	75.3	2,064	21.8	116	1.2	156	1.6	9,453
Town of West Bend.....	2,518	74.2	799	23.5	13	0.4	63	1.9	3,393
Washington County	115,662	100.0	22,408	100.0	932	100.0	2,753	100.0	141,755
Percent of Total Lands	81.6	--	15.8	--	0.6	--	2.0	--	100.0

Source: SEWRPC.

2000. It should be noted that this figure includes lands actually used for agriculture—primarily cultivated lands and lands used for pasture—and excludes the wetland and woodland portions of farm fields. Table 31 sets forth the number of acres occupied by farmland in each local government and the County in 2000.

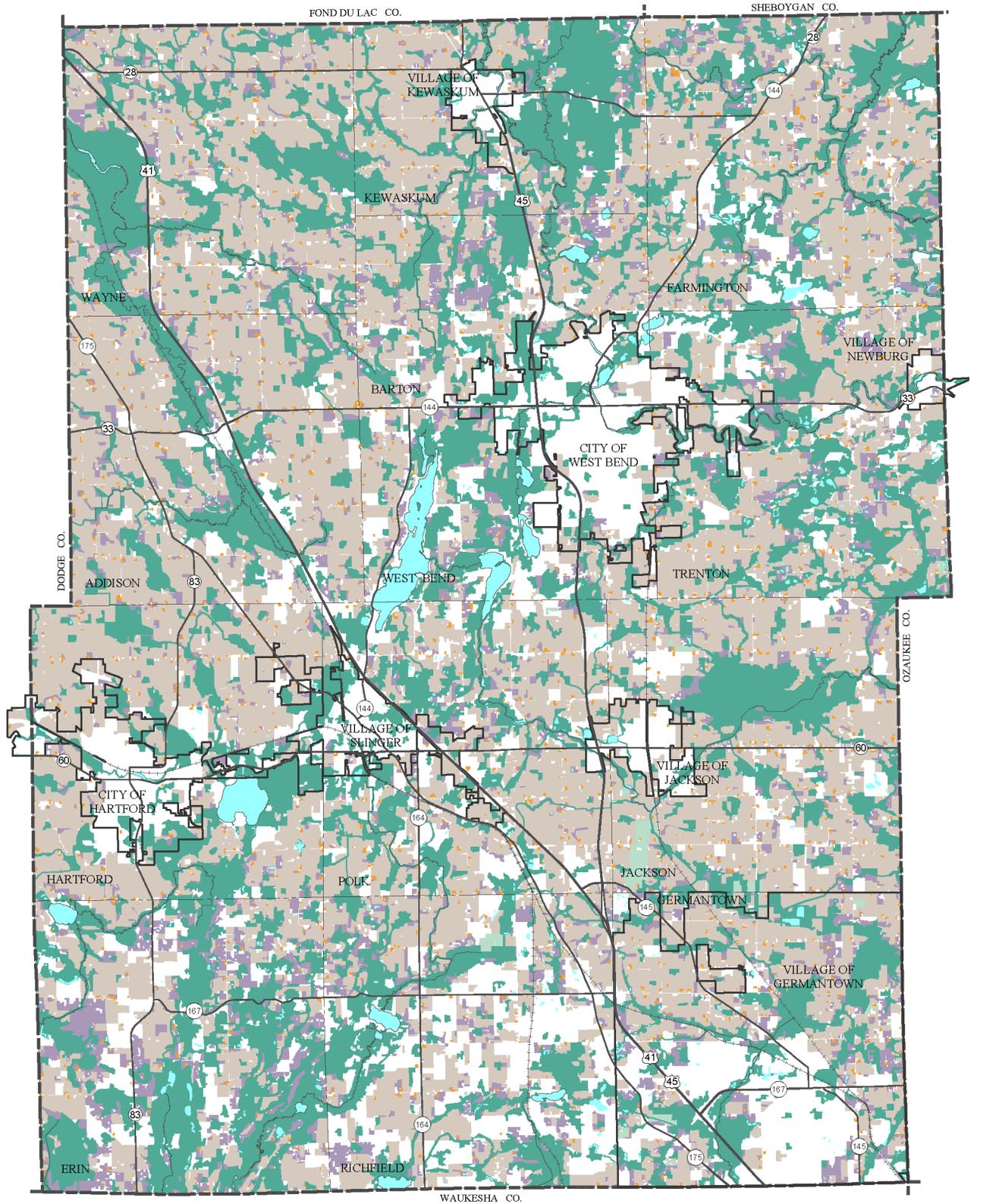
Map 11 and Table 31 show the area devoted to farmland use in 2000, categorized as follows:

- Cultivated Lands, which includes lands used for the cultivation of crops including row crops, grain crops, vegetable crops, and hay.
- Pasture Land and Unused Agricultural Lands, which includes lands used as pasture, or lands which were formerly cultivated or used for pasture which have not yet succeeded to a wetland or woodland plant community.
- Orchards, Nurseries, and Specialty Crops, which includes lands used for orchards, nurseries, sod farms, and specialty crops such as mint, ginseng, and berry fields. Greenhouses are not included in this category, but are shown as commercial on the land use map in Chapter IV.
- Farm Buildings, which includes barns, silos, and other buildings used to store farm equipment or supplies or house farm animals.

As shown on Map 11 and Table 31, cultivated lands were the predominant type of agricultural use in the County and in each local government, accounting for about 82 percent of agricultural land in the County in 2000.

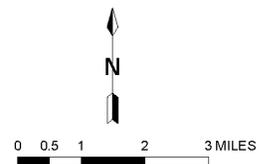
Map 11

EXISTING AGRICULTURAL LANDS AND ENVIRONMENTAL CORRIDORS IN WASHINGTON COUNTY: 2000



- CULTIVATED LANDS
- PASTURE AND UNUSED AGRICULTURAL LANDS
- ORCHARDS, NURSERIES, AND SPECIALTY CROPS
- FARM BUILDINGS
- ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER

Source: SEWRPC.



**Table 32**

**AGRICULTURAL SECTORS IN WASHINGTON COUNTY AND WISCONSIN: 2002**

Sector	Washington County		State of Wisconsin	
	2002 Sales (in thousands)	Percent of Total Agricultural Revenues	2002 Sales (in thousands)	Percent of Total Agricultural Revenues
Dairy .....	\$33,100	45.4	\$2,651,000	47.1
Horticulture .....	14,000	19.2	197,400	3.5
Grains (Crops) .....	10,600	14.5	893,300	15.9
Cattle and Calves ..	8,100	11.1	834,900	14.9
Vegetables .....	1,600	2.3	341,600	6.1
Other .....	5,500	7.5	705,100	12.5
Total	\$72,900	100.0	\$5,623,300	100.0

Source: USDA-National Agricultural Statistics Service, 2002 Census of Agriculture.



Dairy was the predominant source of agricultural revenue in the County in 2002, accounting for about 45 percent of agricultural revenue.



Horticulture was the second-largest source of agricultural revenue in Washington County in 2002, accounting for just over 19 percent of sales.

**Table 33**

**FARMS IN WASHINGTON COUNTY AND WISCONSIN BY VALUE OF SALES: 2002**

Value of Sales	Washington County		State of Wisconsin	
	Number	Percent	Number	Percent
Less than \$2,500 .....	263	31.2	30,491	39.5
\$2,500 to \$4,999 .....	66	7.8	5,389	7.0
\$5,000 to \$9,999 .....	75	8.9	5,788	7.5
\$10,000 to \$24,999 .....	133	15.7	8,362	10.8
\$25,000 to \$49,999 .....	59	7.0	5,929	7.7
\$50,000 to \$99,999 .....	74	8.8	7,242	9.4
\$100,000 or more .....	174	20.6	13,930	18.1
Total	844	100.0	77,131	100.0

Source: USDA-National Agricultural Statistics Service, 2002 Census of Agriculture.

**Farm Production and Revenue**

Farm production and revenue inventory data<sup>5,6</sup> are useful in determining the economic impact of agriculture in Washington County and the major types of agricultural products. Agricultural sectors in the County and State in 2002, and the amount and percentage of revenue associated with each sector, are set forth in Table 32. Dairy was the predominant source of agricultural revenue in the County in 2002, accounting for about 45 percent of agricultural revenue. A similar percentage, about 47 percent, of agricultural revenue Statewide was based on dairy products. Of the 844 farms in the County in 2002, 174, or about 21 percent, were dairy farms.

Horticulture was the second-largest source of agricultural revenue in Washington County in 2002, accounting for just over 19 percent of sales. Statewide, horticulture accounted for just 3.5 percent of sales. The relative importance of the horticultural industry in the County compared to the State is likely a response to the demand for landscaping material for urban development in the County and the Milwaukee metropolitan area.

Table 33 sets forth total value of sales<sup>7</sup> in 2002 for farms in Washington County. Almost one-third (about 31 percent), or 263, of all farms in Washington County had

<sup>5</sup>Data included in this section are 2002 data for Washington County from the USDA National Agricultural Statistics Service unless otherwise noted. Data are reported at the County level, and are not available for local governments. Additional information on County agriculture is available in the report Farmland and Open Space Preservation Tools, prepared by the Washington County Planning and Parks Department, June 2005.

<sup>6</sup>The USDA defines a farm as any place from which \$1,000 or more of agricultural products (crops and livestock) were sold or normally would have been sold during the year under consideration.

<sup>7</sup>The total value of sales is equal to the gross market value before taxes and production expenses for all agricultural products sold.

**Table 34**

**FARM SIZE IN WASHINGTON COUNTY AND WISCONSIN: 2002**

Size (acres)	Washington County		State of Wisconsin	
	Number	Percent	Number	Percent
Less than 10 acres .....	67	7.9	4,141	5.4
10 to 49 acres .....	268	31.8	17,152	22.2
50 to 179 acres .....	314	37.2	29,458	38.2
180 to 499 acres .....	143	16.9	20,021	25.9
500 to 999 acres .....	33	3.9	4,465	5.8
1,000 acres or more .....	19	2.3	1,894	2.5
Total	844	100.0	77,131	100.0

Source: USDA-National Agricultural Statistics Service, 2002 Census of Agriculture.



There were 844 farms in Washington County in 2002 with an average size of 154 acres and median size of 86 acres.

total value in sales of less than \$2,500, compared to 39 percent of farms Statewide with total value in sales less than \$2,500. There were 174 farms, or about 21 percent of farms in the County, with total value in sales of \$100,000 or more, compared to about 18 percent of State farms with total value in sales of \$100,000 or more.

Average net income from farm operations in the County in 2002 was \$24,654, which was about 37 percent higher than the State average of \$17,946. Farming was the principal occupation of the farm operator on 552 farms, or almost 65 percent, and was not the primary occupation of the farm operator on the remaining 292 farms, or 35 percent. Statewide, farming was the principal occupation of the farm operator on about 59 percent of farms and was not the principal occupation of the farm operator on the remaining 41 percent of farms.

**Number and Size of Farms**

Table 34 sets forth the number of farms by size category<sup>8</sup> in Washington County and Wisconsin. As noted earlier, there were 844 farms in the County in 2002. The average farm size was 154 acres, and the median farm size was 86 acres. This compares to 204 acres and 140 acres, respectively, for farms in the State. The largest percentage of farms in the County, about 37 percent, were between 50 and 179 acres, and an additional 32 percent of farms were between 10 and 49 acres. Only about 6 percent of farms were more than 500 acres in size.

**Farms Enrolled in State and Federal Preservation Programs**

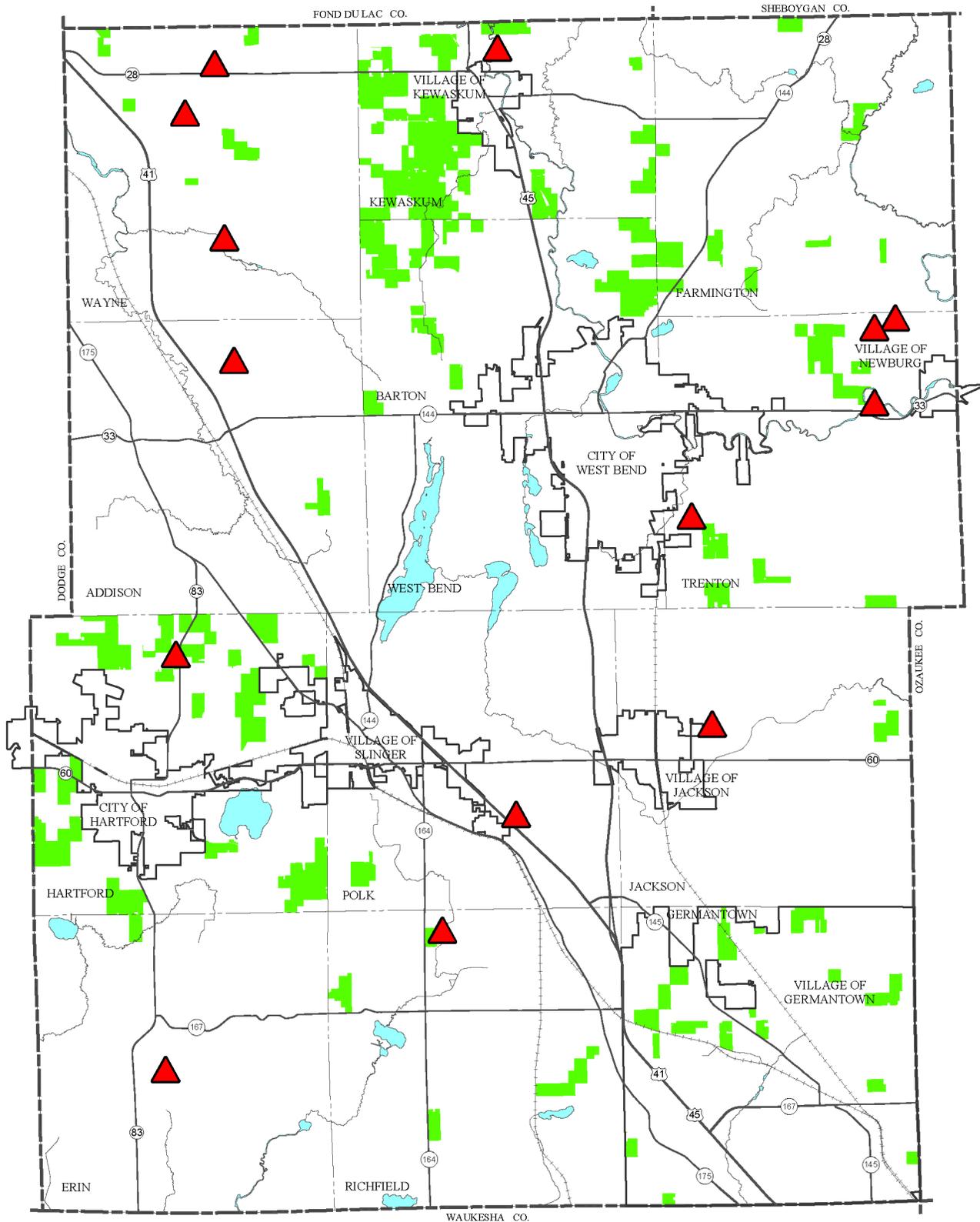
There are a number of State and Federal conservation programs that have been created to help protect farmland and related rural land. These programs include the Wisconsin Farmland Preservation Program, Conservation Reserve Enhancement Program (CREP), Soil and Water Resource Management Program (SWRM), Conservation Reserve Program (CRP), and the Wetland Reserve Program (WRP). Lands enrolled in these programs are depicted on Map 12.

**Wisconsin Farmland Preservation Program**

The Wisconsin Farmland Preservation Program provides income tax credits to eligible farmland owners. The program is administered by County and local governments, but the Wisconsin Land and Water Conservation Board (LWCB) must first certify that the county farmland preservation plan meets the standards specified in Chapter 91 of the *Wisconsin Statutes*. Of the 72 counties in Wisconsin, 70 have certified farmland preservation plans. Washington County’s farmland preservation plan was certified in 1981. To be eligible to enroll in the program, farmland must be designated as such in the County Farmland Preservation Plan, must be a minimum of 35 contiguous 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. Farmland owners may participate in one of two ways: through exclusive agricultural zoning or through Farmland Preservation Agreements. Participation through exclusive agricultural

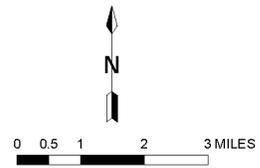
<sup>8</sup>Data included in this section includes lands owned by the farmer, not lands the farmer may rent.

LANDS ENROLLED IN THE FARMLAND PRESERVATION PROGRAM OR CONSERVATION RESERVE ENHANCEMENT PROGRAM IN WASHINGTON COUNTY: 2005



-  LANDS ENROLLED IN THE CONSERVATION RESERVE ENHANCEMENT PROGRAM OR THE SOIL AND WATER RESOURCE MANAGEMENT PROGRAM
-  LANDS ENROLLED IN THE FARMLAND PRESERVATION PROGRAM
-  SURFACE WATER

Source: Washington County and SEWRPC.



**Table 35**

**FARMLAND PRESERVATION AREAS BASED ON EXCLUSIVE AGRICULTURAL ZONING AGREEMENTS IN LOCAL GOVERNMENTS IN WASHINGTON COUNTY: 2005**

Local Government	Number of Agreements	Area Enrolled (acres)
Town of Barton .....	10	1,924
Town of Hartford .....	30	3,458
Town of Kewaskum .....	20	3,478
Town of Richfield .....	2	581
Town of Trenton .....	12	1,103
Village of Germantown .....	15	1,334
<b>Total</b>	<b>89</b>	<b>11,878</b>

NOTE: The numbers above reflect estimates of lands enrolled in the program. As of 2001, the State of Wisconsin no longer required landowners to obtain a signed certificate from the Washington County Land and Water Conservation Division, so accurate records are no longer available.

Source: Washington County.

**Table 36**

**FARMLAND PRESERVATION AREAS BASED ON DATCP AGREEMENTS IN LOCAL GOVERNMENTS IN WASHINGTON COUNTY: 2005**

Local Government	Number of Agreements	Area Enrolled (acres)
Town of Addison .....	1	116
Town of Erin .....	1	89
Town of Farmington .....	9	830
Town of Jackson .....	1	157
Town of Polk .....	1	164
Town of Wayne .....	4	361
<b>Total</b>	<b>17</b>	<b>1,717</b>

Source: Wisconsin Department of Agriculture, Trade, and Consumer Protection, Washington County, and SEWRPC.

zoning may occur only when the local jurisdiction having zoning authority (city, village, town, or county) has a zoning ordinance that is certified by the LWCB as having met the standards of Chapter 91 of the *Statutes*. The only uses permitted in exclusive agricultural zoning districts are agricultural uses and uses consistent with agricultural use, which are specified in the *Statutes*. The Towns of Barton, Hartford, Kewaskum, Richfield, and Trenton and the Village of Germantown have zoning ordinances that have been certified by the LWCB. In 2005, there were 89 participating landowners, with about 11,878 acres of farmland enrolled in the farmland preservation program, in these local governments. Lands enrolled in the program are shown on Map 12 and the number of acres enrolled in the program in each local government is listed in Table 35.

In jurisdictions where the County farmland preservation plan designates land as farmland but the LWCB has not certified the local zoning ordinance, a landowner may participate in the program through a Farmland Preservation Agreement with DATCP. Contracts are for 10- or 25-year periods. In a county with a population density of 100 or more people per square mile, however, the land must be under a certified agricultural zoning ordinance to be eligible for tax credits. Washington County has a population density of more than 100 people per square mile so no *new* Farmland Preservation Agreements may be made with Washington County farmland owners; however, the State allowed landowners in local governments without certified ordinances to enter

into agreements during the years 1989 to 1991. In 2005, there were 17 Wisconsin Farmland Preservation Agreements encompassing 1,717 acres of farmland in the Towns of Addison, Erin, Farmington, Jackson, Polk, and Wayne. Lands enrolled in the program are shown on Map 12 and the number of acres enrolled in the program in each local government is listed in Table 36.

**Conservation Reserve Enhancement Program**

The Conservation Reserve Enhancement Program (CREP) is a Federal-State-Local partnership between the USDA Farm Services Agency (FSA), the NRCS, the Wisconsin Department of Natural Resources (DNR), DATCP, and participating County Land Conservation Departments (LCD) throughout Wisconsin. The goal of CREP in Washington County is to establish riparian buffers and/or restore wetlands along navigable streams in order to reduce upland sediment (erosion) and pollution from entering surface waters. Agricultural lands that are currently being farmed are eligible for this program through 15-year contracts or through permanent conservation easements. In 2005, permanent conservation easements had been placed on five acres through three landowner agreements, and thirteen 15-year agreements were in place on 20 acres of land. General locations of land subject to CREP agreements or easements are shown on Map 12.

### ***Soil and Water Resource Management Program***

In 2004 the Washington County Land and Water Conservation Division elected to no longer participate in the CREP program, however, through annual grants from the DATCP Soil and Water Resource Management (SWRM) Program, the Land and Water Conservation Division has continued to promote the installation of riparian buffers. Landowners agreeing to the same restrictions required by CREP receive the same financial incentives that were offered through the CREP as CREP Equivalent Payments. Similar to CREP, agricultural lands that are currently being farmed are eligible for this program through 15-year contracts or through permanent conservation easements. In 2005, permanent conservation easements had been placed on 33 acres through 14 landowner agreements, and eight 15-year agreements were in place on 11 acres of land. General locations of land subject to SWRM agreements or easements are shown on Map 12.

### ***Conservation Reserve Program***

The USDA administers the Conservation Reserve Program (CRP) to help provide water quality protection, erosion control, and wildlife habitat in agricultural areas. Under the CRP, the landowner enters into an agreement to restore or protect lands for a 10-year or longer period in return for cash payments or assistance in making conservation improvements. In 2005, there were 197 CRP contracts in Washington County, encompassing 2,756 acres. The USDA adopted a policy in 2005 that prohibits the agency from releasing specific data regarding parcels enrolled in the CRP, so this information cannot be mapped.

### ***Wetland Reserve Program***

The Wetland Reserve Program (WRP) is a program aimed at protecting wetlands on private property. This is typically done by providing a financial incentive to landowners to restore wetlands that have been drained for agricultural use. Landowners who choose to participate in the program may sell a conservation easement to the USDA or enter into a cost-share restoration agreement with the USDA to restore wetlands. The landowner retains private ownership of the wetland area but limits future uses. In 2005, there were two WRP agreements encompassing about 11 acres of land in Washington County. The USDA adopted a policy in 2005 that prohibits the agency from releasing specific data regarding parcels enrolled in the WRP, so this information cannot be mapped.

## **PART 2: NATURAL RESOURCES**

### **Topography and Geology**

The dominant landform in Washington County is the Kettle Moraine, an interlobate glacial deposit or moraine, formed between the Green Bay and Lake Michigan lobes of the continental glacier that moved across the Great Lakes area approximately 11,000 years ago. The Kettle Moraine is oriented in a general northeast-southwest direction across the County. Some of its features include kames, or conical hills; kettles, which are depressions that mark the site of buried glacial ice blocks that became separated from the ice mass and melted to form depressions; eskers, or long, narrow ridges of drift deposited in tunnels of ice; and abandoned drainageways. It forms some of the most attractive and interesting landscapes within the County. The Kettle Moraine area is the location of the highest elevation in the County and the location of the greatest local elevation differences, or relief. The remainder of the County is covered by a variety of glacial landforms and features, including rolling landscapes of material deposited beneath the glacial ice; terminal moraines, consisting of material deposited at the forward edges of the ice sheet; lacustrine basins, which are former glacial lakes; outwash plains formed by the action of flowing glacial meltwater; and drumlins, which



Kames are an example of a glacial landform found in the Kettle Moraine region.

are elongated teardrop-shaped mounds of glacial deposits that formed parallel to the flow of the glacier; and eskers. Except for a few isolated spots where dolomite bedrock is exposed at the surface, the entire County is covered with glacial deposits ranging from large boulders to fine grain clays.

Generalized landforms and topographic characteristics in about 100 foot interval contours are shown on Map 13. Surface elevations range from a low of about 755 feet above sea level in the southeast portion of the Village of Germantown at the Ozaukee-Washington County line to a high of 1,332 feet above sea level at Holy Hill in the Town of Erin. Powder Hill in the Town of Hartford is 1,330 feet above sea level, and is the second highest point in the County, along with another hilltop in the Holy Hill area which is also at the 1,330-foot elevation. Both Holy Hill and Powder Hill are located in the Kettle Moraine.

Topographical features, particularly slopes, have a direct bearing on the potential for soil erosion and the sedimentation of surface waters. Slope steepness affects the velocity and, accordingly, the erosive potential of runoff. As a result, steep slopes place moderate to severe limitations on urban development and agricultural activities, especially in areas with highly erodible soil types such as the Kettle Moraine. Map 14 indicates portions of Washington County that have slopes exceeding 12 percent, with many such areas located along the Kettle Moraine and in the northeastern portion of the County. Over 15,460 acres, or about 6 percent of the County, have slopes of 20 percent or greater; while over 19,400 acres, or about 7 percent of the County, have slopes from 12 to 20 percent. Poorly planned hillside development in areas of steep slopes can lead to high costs for public infrastructure development and maintenance and construction and post-construction erosion problems. Steeply sloped agricultural land may make the operation of agricultural equipment difficult or even hazardous. Development or cultivation of steeply sloped lands is also likely to negatively impact surface water quality through related erosion and sedimentation.

The advances of glacial ice sheets, and the landforms they created, resulted in a wide range in the thickness of glacial deposits over the bedrock. This thickness, represented as depth to bedrock on Map 15, ranges from zero to more than 500 feet and is commonly between 50 and 150 feet. Areas where outcrops occur and where bedrock is less than 25 feet deep are located along an irregular buried bedrock ridge, a continuation of a prominent geologic feature of eastern Wisconsin called the Silurian escarpment. This ridge passes through Southeastern Wisconsin from eastern Washington County southwest into Waukesha County. Bedrock outcrops are common in the southeastern portion of the County in the Town and Village of Germantown and the Town of Jackson, as shown on Map 15.

A total of 11 sites of geological importance, including seven glacial features (including the Kettle Moraine) and four bedrock geology sites, were identified in the County in 1994 as part of the regional natural areas plan. The geological sites included in the inventory were selected on the basis of scientific importance, significance in industrial history, natural aesthetics, ecological qualities, educational value, and public access potential. The 11 sites selected in Washington County include two sites of statewide significance, the Kettle Moraine and the Friess Lake Crevasse Filling; four sites of countywide or regional significance, and five sites of local significance. Together, these sites encompass almost 40,000 acres in Washington County, with the Kettle Moraine encompassing about 39,500 acres and the remaining 10 sites encompassing about 360 acres. Map 16 shows the locations of the sites of geological importance, which are described in Table 37.

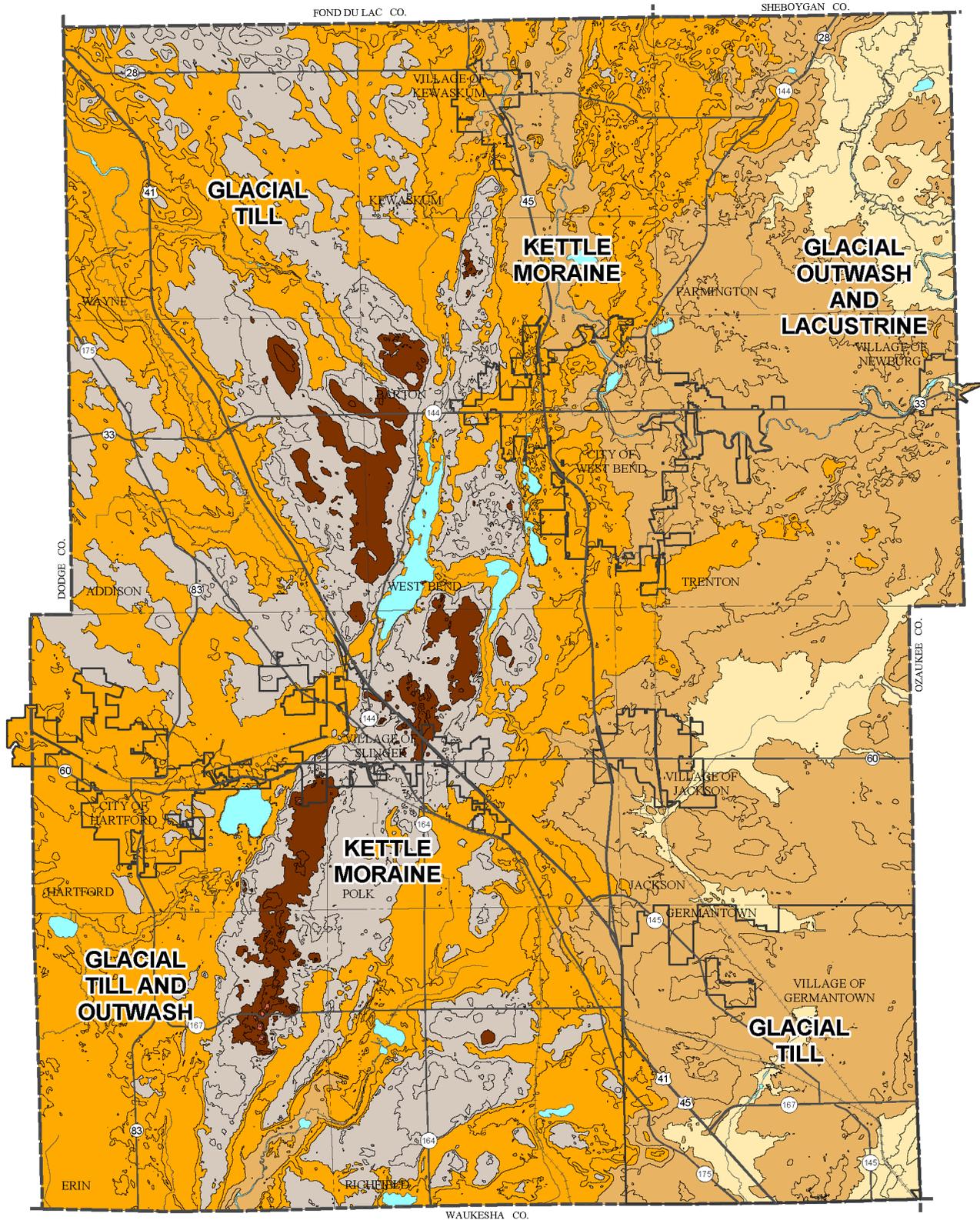
### **Nonmetallic Mineral Resources<sup>9</sup>**

Nonmetallic minerals include sand, gravel, crushed stone, building or dimension stone, peat, and clay. Nonmetallic mines (extractive sites and pits) in Southeastern Wisconsin provide sand, gravel, and crushed limestone or dolomite for structural concrete and road building; peat for gardening and horticulture; and dimension stone for use in buildings, landscaping, and monuments. Nonmetallic mineral resources are important

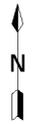
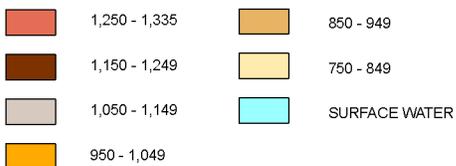
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<sup>9</sup>*There are no marketable metallic mining resources in Washington County.*

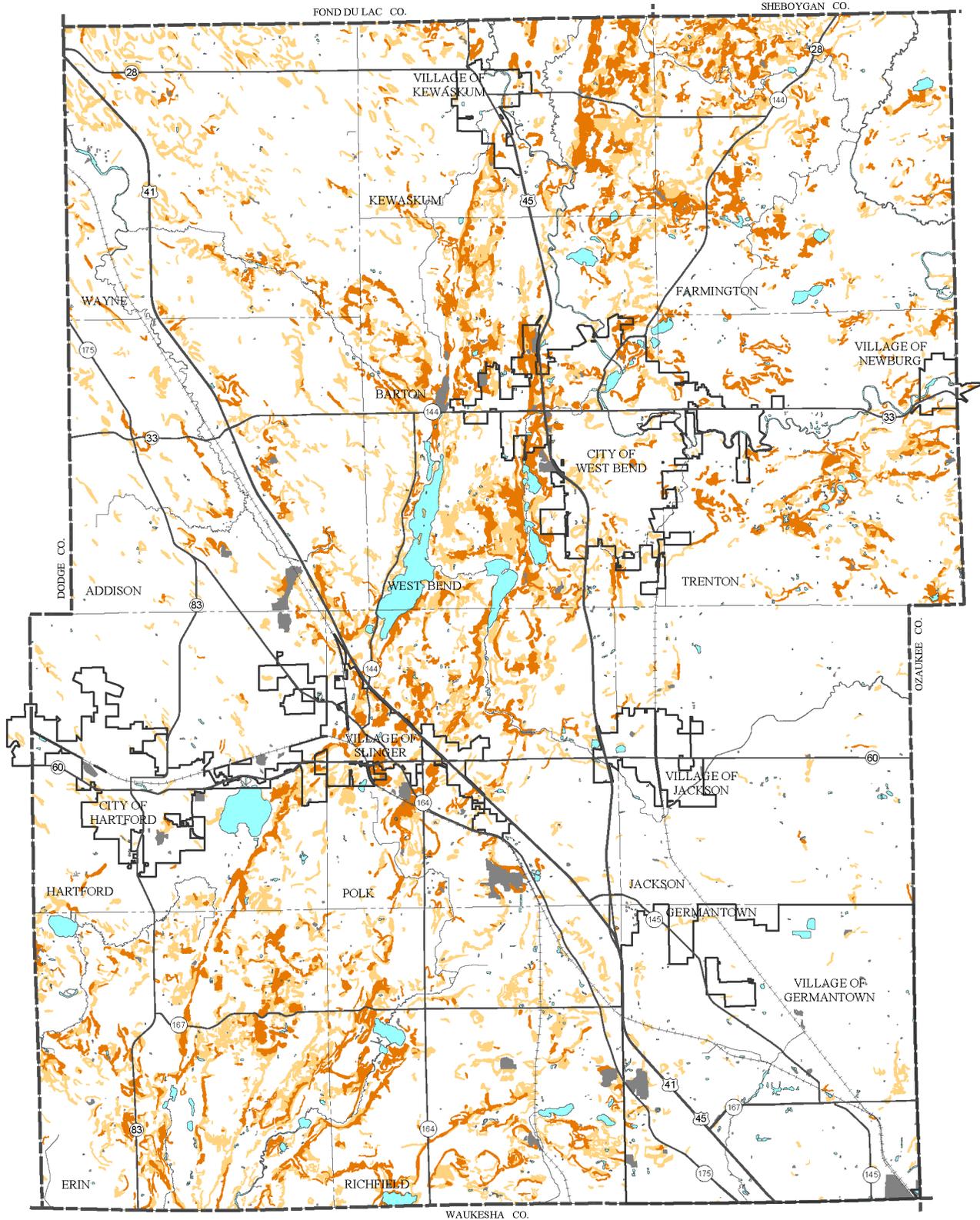
PHYSIOGRAPHIC FEATURES AND GENERALIZED TOPOGRAPHIC CHARACTERISTICS IN WASHINGTON COUNTY



ELEVATION IN FEET ABOVE MEAN SEA LEVEL

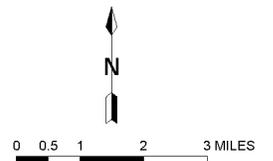


# Map 14 SLOPE ANALYSIS FOR WASHINGTON COUNTY



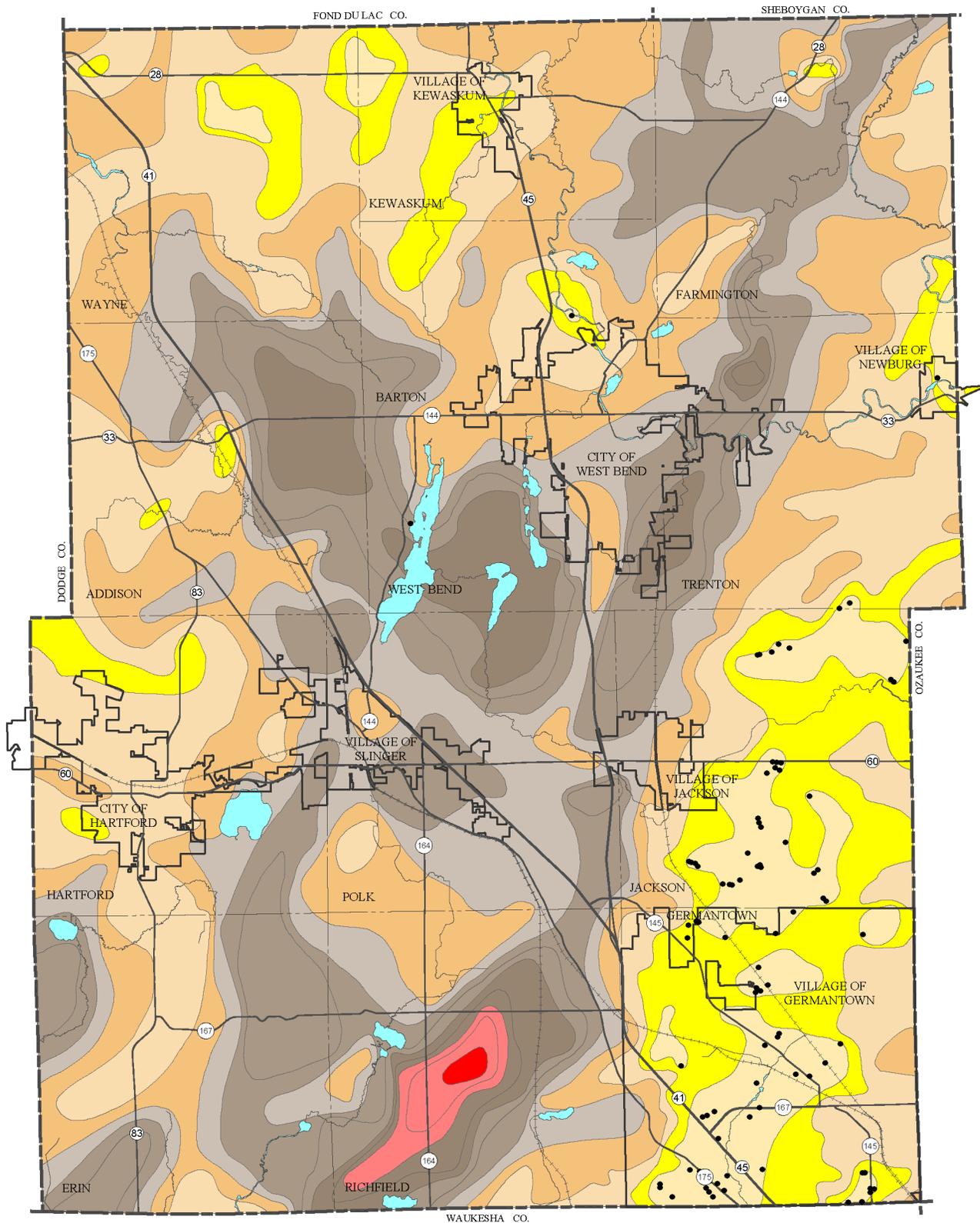
- SLOPES RANGING FROM 0 TO 12 PERCENT
- SLOPES RANGING FROM 12 TO 20 PERCENT
- SLOPES 20 PERCENT OR GREATER
- AREAS FOR WHICH SLOPE DATA ARE NOT AVAILABLE FROM SOIL SURVEY
- SURFACE WATER

Source: USDA - Natural Resources Conservation Service and SEWRPC.



# Map 15

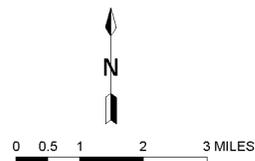
## GENERALIZED DEPTH TO BEDROCK IN WASHINGTON COUNTY



**FEET BELOW LAND SURFACE**

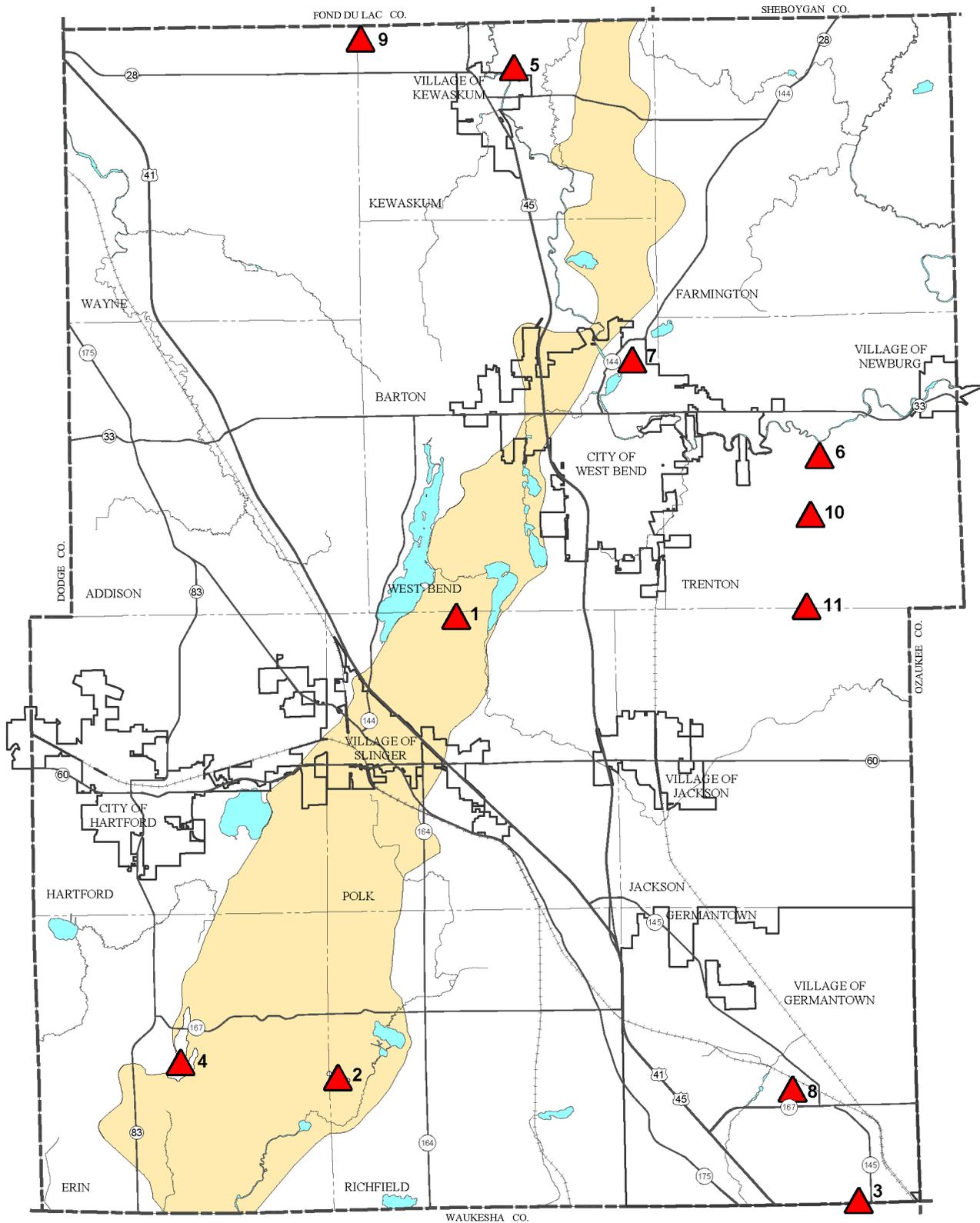
	0 - 25		150 - 200		OVER 500
	25 - 50		200 - 300		SURFACE WATER
	50 - 100		300 - 400		REPORTED OUTCROPS
	100 - 150		400 - 500		

Source: University of Wisconsin - Extension, Wisconsin Geological and Natural History Survey, and SEWRPC.



Map 16

SIGNIFICANT GEOLOGICAL SITES IN WASHINGTON COUNTY: 1994



-  GEOLOGICAL AREA SITE
- 8** GEOLOGICAL AREA SITE REFERENCE NUMBER (SEE TABLE 37)
-  KETTLE MORAIN INTERLOBATE MORAIN
-  SURFACE WATER

Source: SEWRPC.

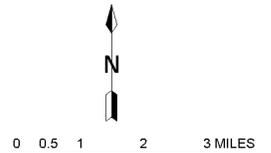


Table 37

SIGNIFICANT GEOLOGIC SITES IN WASHINGTON COUNTY: 2005<sup>a</sup>

Number on Map 16	Site Name	Classification Code <sup>b</sup>	Site Area (Acres)	Location	Ownership	Description
1	Kettle Moraine Interlobate Moraine	GA-1	39,471 <sup>c</sup>	Central portion of County	Department of Natural Resources, Washington County, City of West Bend, Village of Slinger, Town of West Bend, Town of Barton, Cedar Lakes Conservation Foundation, Daniel Boone Conservation League, Holy Hill, Ice Age Trail Foundation, The Nature Conservancy, The Ozaukee Washington Land Trust, and private	Interlobate moraine consisting of a complex system of irregular, knobby ridges, trending northeast-southwest across the County
2	Friess Lake (Hogsback) Crevasse Filling	GA-1	21	T9N, R19E Section 19 Town of Richfield	Private	Excellent example of a crevasse filling
3	Little Menomonee River Reef District	GA-2	7	T9N, R20E Sections 35 and 36 Village of Germantown	Private	Silurian Racine Dolomite reef rock exposures. Considerable importance in scientific research. Contains a wide variety of reef features
4	Erin Esker	GA-2	200	T9N, R18E Sections 10, 15, 16, and 21 Town of Erin	The Ozaukee Washington Land Trust and private	A good example of an esker, easily demonstrated on an agricultural landscape. Some development impacts
5	Kewaskum Kame	GA-2	43	T12N, R19E Section 3 Town of Kewaskum	Private	A well-developed, isolated conical kame which serves as the "gateway" to the Northern Unit of the Kettle Moraine Forest
6	Myra Esker	GA-2	18	T11N, R20E Sections 15 and 16 Town of Trenton	Private	A well-developed, little-disturbed east-west trending esker covered by natural vegetation
7	Lac Lawrann Kame and Esker	GA-3	9	T11N, R19E Section 1 City of West Bend	City of West Bend	Good example of kame and esker formation
8	Germantown Roadcut	GA-3	3	T9N, R20E Section 22 Village of Germantown	Wisconsin Department of Transportation	Roadcut providing excellent cross-section through Racine Dolomite, revealing fossils and rock types
9	Kewaskum Quarry and Lime Kiln	GA-3	3	T12N, R19E Section 6 Town of Kewaskum	Private	Old quarry and lime kiln expose dolomite containing abundant brachiopod fossils. Relatively undisturbed by lime-burning operation
10	Camp Wowitan Esker	GA-3	54	T11N, R20E Sections 27 and 28 Town of Trenton	YMCA and private	Well-developed northeast-southwest trending esker
11	Trenton Quarry and Lime Kiln	GA-3	3	T11N, R20E Section 34 Town of Trenton	Private	Small quarry exposing massive Silurian dolomite. Primitive, relatively undisturbed kilns
Total – 11 Sites		--	39,832	--	--	--

<sup>a</sup>Inventory conducted in 1994; ownership information updated in 2005.

<sup>b</sup>GA-1 identifies Geological Area sites of statewide or greater significance; GA-2 identifies Geological Area sites of countywide or regional significance; and GA-3 identifies Geological Area sites of local significance.

<sup>c</sup>Includes the area within Washington County only.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997.



Dimension stone is used in the construction of buildings, landscaping, and monuments.



Each person in the United States uses an average of 9.5 tons of construction aggregate per year.



Having sources of aggregate relatively close (within 25 miles) of a construction project lessens the overall cost of construction due to the cost of transporting heavy materials.

economic resources that should be taken into careful consideration whenever land is being considered for development. Mineral resources, like other natural resources, occur where nature put them, which is not always convenient or desirable. Wise management of nonmetallic mineral resources is important to ensure an adequate supply of aggregate at a reasonable cost for new construction and for maintenance of existing infrastructure in the future.

According to the U. S. Geological Survey, each person in the United States uses an average of 9.5 tons of construction aggregate per year (construction aggregate includes sand, gravel, crushed stone, and recycled crushed concrete). Construction of one lane-mile of Interstate Highway uses 20,000 tons of aggregate. Aggregate is heavy and bulky, and is therefore expensive to transport. Having sources of aggregate relatively close (within 25 miles) of a construction project lessens the overall cost of construction. The cost of a ton of aggregate can more than double when it has to be hauled 25 miles or more.

***Potential Sources of Sand, Gravel, Clay, and Peat***

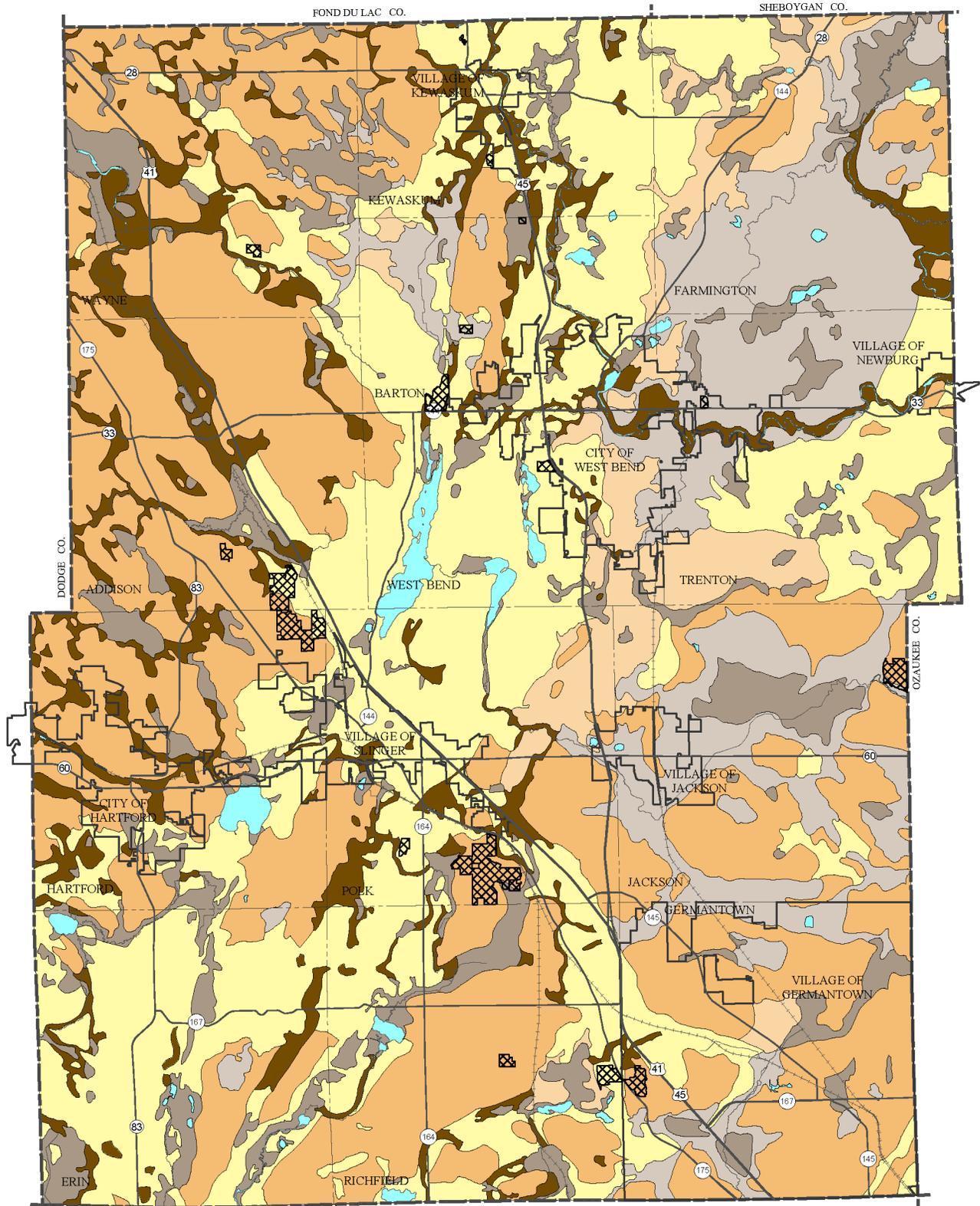
Map 17 shows the location and Table 38 sets forth the acres of potential commercially workable sources of sand, gravel, clay, and peat in Washington County. The Wisconsin Geological and Natural History Survey (WGNHS) identified these resources using a variety of sources, including geologic studies,<sup>10</sup> data from Road Material Survey

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<sup>10</sup>*Bedrock geology from Preliminary Bedrock Maps of Washington County (WOFR 2004-17) by T. Evans, K. Massie-Ferch, and R. Peters, WGNHS.*

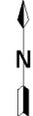
Map 17

POTENTIAL SOURCES OF SAND, GRAVEL, CLAY, AND PEAT IN WASHINGTON COUNTY



- OUTWASH DEPOSITS  
HIGHEST POTENTIAL FOR SIGNIFICANT DEPOSITS OF GRAVEL AND COARSE TO MEDIUM SAND
- SANDY GLACIAL LAKE SEDIMENTS  
POTENTIAL SOURCE OF FINE SAND BUT LOW POTENTIAL FOR GRAVEL
- GLACIAL TILL  
MAY CONTAIN LOCAL ECONOMIC DEPOSITS OF SAND AND GRAVEL. RESOURCE POTENTIAL MEDIUM TO LOW
- GLACIAL LAKE DEPOSITS  
NOT A POTENTIAL SOURCE FOR SAND AND GRAVEL. BUT MAY CONTAIN CLAY DEPOSITS USEFUL FOR CONSTRUCTION

- PEAT AND ORGANIC SEDIMENT  
NOT A POTENTIAL SOURCE FOR SAND AND GRAVEL, BUT MAY CONTAIN ECONOMIC DEPOSITS OF PEAT
- MODERN STREAM SEDIMENT  
MAY CONTAIN LOCAL CONCENTRATIONS OF SAND AND GRAVEL, BUT ENVIRONMENTAL ISSUES MAKE DEVELOPMENT IMPRACTICAL. NOT CONSIDERED A SIGNIFICANT FUTURE RESOURCE
- EXISTING EXTRACTIVE SITE: 2006
- SURFACE WATER



Source: Wisconsin Geological and Natural History Survey (Compilation and Resource Potential Interpretation by Bruce A. Brown, P.G., Data Compilation by Michael L. Czechanski, 2006) and SEWRPC.

Table 38

**POTENTIAL SOURCES OF SAND, GRAVEL, CLAY, AND PEAT IN WASHINGTON COUNTY COMMUNITIES**

Community	High Sand and Gravel Potential (Outwash Deposits) (acres)	Medium to Low Sand and Gravel Potential (Glacial Till) (acres)	Peat (Peat and Organic Sediment) (acres)	Clay (Glacial Lake Deposits) (acres)	Surface Water (acres)	Other (Modern Stream Sediment) (acres)	Total <sup>a</sup> (acres)
<b>Partnering Governments</b>							
Town of Addison .....	2,957	15,189	1,565	0	0	3,349	23,060
Town of Barton .....	6,632	2,239	719	1,816	176	794	12,376
Town of Erin .....	13,169	4,292	3,516	378	249	1,471	23,075
Town of Farmington .....	3,591	5,766	2,713	10,034	293	1,145	23,542
Town of Germantown .....	0	752	18	396	0	0	1,166
Town of Hartford .....	3,797	9,639	1,934	15	466	2,349	18,200
Town of Kewaskum .....	7,511	3,034	1,482	313	70	1,900	14,310
Village of Kewaskum .....	839	1	16	0	18	397	1,271
Town of Polk .....	9,355	7,231	1,016	311	176	2,054	20,143
Town of Trenton .....	7,952	3,620	2,527	6,189	164	541	20,993
Town of Wayne .....	2,333	12,953	3,577	576	65	3,395	22,899
<b>Non-Partnering Governments</b>							
City of Hartford .....	615	2,856	365	0	12	782	4,630
City of West Bend .....	3,318	2,114	437	1,963	148	1,366	9,346
Village of Germantown .....	2,657	14,088	1,764	3,294	39	130	21,972
Village of Jackson .....	0	659	0	1,212	15	0	1,886
Village of Newburg .....	286	138	0	0	24	73	521
Village of Slinger .....	2,407	427	210	0	8	312	3,364
Town of Jackson .....	1,194	9,815	2,337	8,367	16	0	21,729
Town of Richfield .....	8,010	10,895	2,513	62	344	1,421	23,245
Town of West Bend .....	6,965	1,283	984	118	1,332	198	10,880
Washington County	83,588	106,991	27,693	35,044	3,615	21,677	278,608

<sup>a</sup>Total acres for the County and each local government in this table differ from acreages reported in other tables because WGNHS uses the USGS survey control system, rather than the SEWRPC survey control system. The total area of the County using the more precise SEWRPC system is 278,756 acres.

Source: Wisconsin Geological and Natural History Survey and SEWRPC.

records collected by WGNHS for the Wisconsin Department of Transportation, information on existing extractive sites, and information on closed extractive sites that were recently active. The sand and gravel potential is categorized as high, medium, and low by the WGNHS based on the glacial geology (Mickelson and Syverson, 1997<sup>11</sup>). The areas categorized as “outwash deposits” have the highest potential for significant deposits of sand and gravel, and account for 83,588 acres, or 30 percent of the County. These areas are generally coincident with the Kettle Moraine. Areas categorized as “glacial till” have medium to low potential for yielding commercial workable sources of sand and gravel, and encompass 106,991 acres, or 38 percent of the County. All of the existing extractive sites in the County are located within areas in these two categories. The areas categorized as “glacial lake deposits” contain clay deposits useful for construction, and account for 35,044 acres, or 13 percent of the County. The majority of such areas are located in the eastern portion of the County. Areas categorized as “peat and organic sediment” may contain economic deposits of peat, and account for 27,693 acres, or 10 percent of the County. These areas are scattered throughout the County, generally in association with wetlands, which limits access to the peat due to regulatory constraints.

<sup>11</sup>Mickelson, D. M. and K. M. Syverson, *Quaternary Geology of Ozaukee and Washington Counties, Wisconsin, WGNHS Bulletin 91, 1997.*

### ***Potential Sources of Crushed and Building Stone***

The location of potential commercially workable sources of stone suitable for crushed or building stone in Washington County is shown on Map 18. These areas were identified by the WGNHS based principally upon locating and mapping areas underlain by Silurian dolomite within 50 feet of the land surface. Approximately 42,122 acres, or about 15 percent of the County, have been identified as having potential for the development of commercially viable sources of crushed stone or building stone. The majority of such areas are located in the southeastern part of the County, and are a northeasterly extension of the ridge of shallow bedrock that is an important stone-producing area around Sussex and Lannon in Waukesha County.

### ***Existing Nonmetallic Mining Sites***

Map 19 shows operational, planned, and reclaimed nonmetallic mining sites (also referred to as “extractive sites”) in Washington County, as well as nonactive mining sites for which no reclamation plans are required and active sites that are not mined and are used for stockpiling. Table 39 lists the mine operator (or current owner for mines that are no longer active), the number of acres, and the local government in which the mine is located. Most of the mines located in the County are used for sand and/or gravel extraction. The exceptions are the mines owned by Mill Valley/Dawson in the Town of Jackson and James Cape in the Village of Germantown, which are rock extraction sites, and D & G Sod in the Town of Barton, which mines peat.



Approximately 1,781 acres in Washington County are located within operational or planned nonmetallic mining sites.

Approximately 1,781 acres in Washington County are located within operational or planned nonmetallic mining sites; with 980 acres within operational sites and 801 acres within areas planned to be mined in the future. As shown on Map 19, all of the planned mining sites are adjacent to existing mines. Of the local governments, the Town of Polk has the largest number of acres, approximately 557, within operational or planned nonmetallic mining sites, followed by the Town of Hartford with 315 acres, and the Town of Addison with 212 acres.

### ***Registered Nonmetallic Mining Sites***

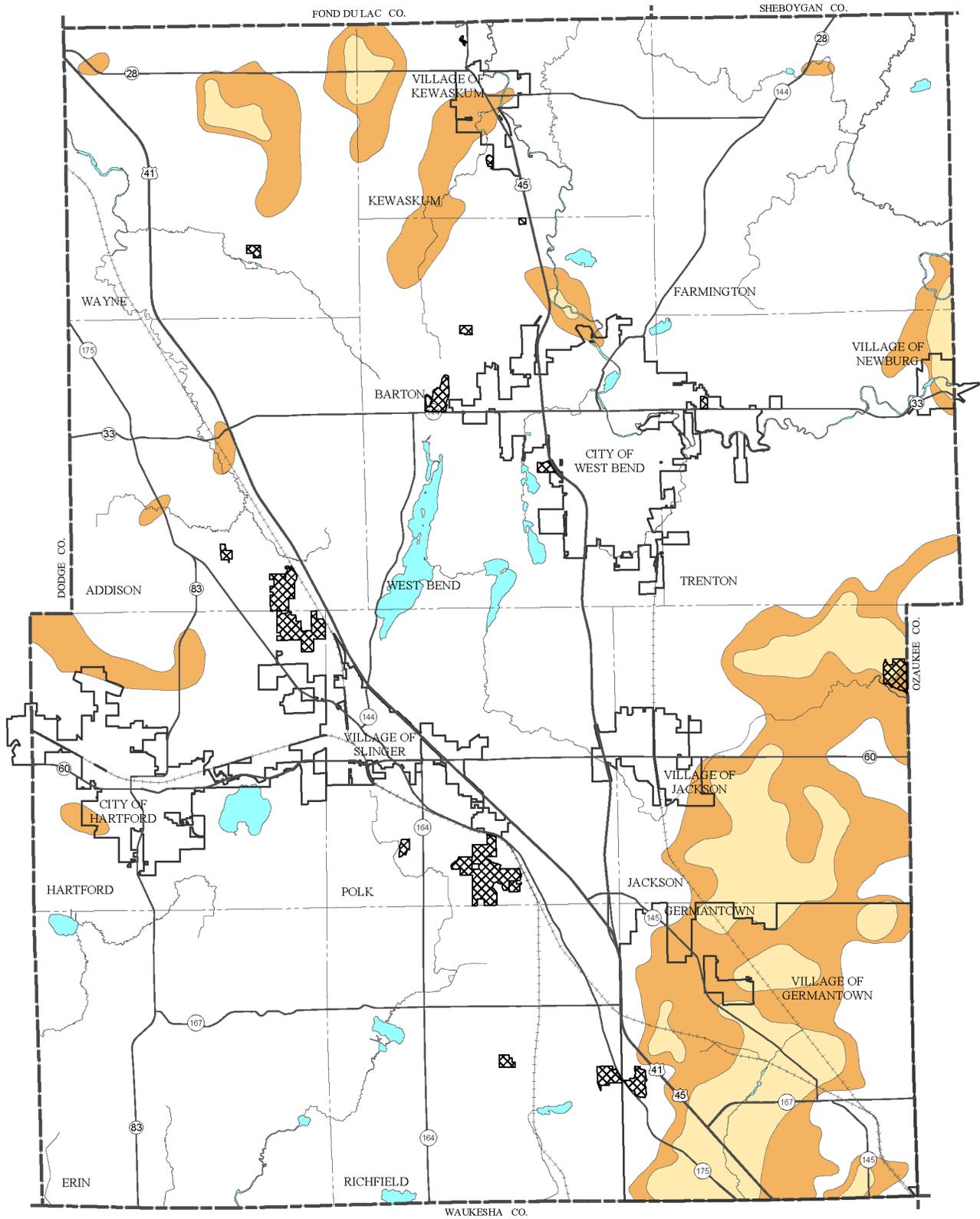
Chapter NR 135 of the *Wisconsin Administrative Code* establishes a procedure for landowners to register marketable nonmetallic mineral deposits in order to preserve these resources. The Lannon Stone/Dawson site in the Town of Jackson was registered in 2001, and was the only registered site as of April 2008.

NR 135 defines a marketable nonmetallic mineral deposit as one which can be or is reasonably anticipated to be commercially feasible to mine and which has significant economic or strategic value. The significant economic or strategic value must be demonstrable using geologic, mineralogical or other scientific data, due to the deposit’s quality, scarcity, location, quantity or proximity to a known user. Only the owner of the land (as opposed to the owner of the mineral rights or other partial rights) can register a marketable nonmetallic mineral deposit. The registration must include a legal description of the land and certification and delineation by a registered professional geologist or a registered professional engineer. In making this certification, the geologist or engineer must describe the type and quality of the nonmetallic mineral deposit, the areal extent and depth of the deposit, how the deposit’s quality, extent, location, and accessibility contribute to its marketability, and the quality of the deposit in relation to current and anticipated standards and specifications for the type of material concerned.

A person wishing to register land pursuant to NR 135 must provide evidence that nonmetallic mining is a permitted or conditional use of the land under zoning in effect on the day notice is provided by the owner to government authorities. A copy of the proposed registration and supporting information must be provided to each applicable zoning authority (city, village, or town), the County, and the DNR at least 120 days prior to filing the

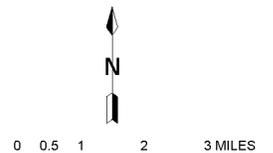
# Map 18

## POTENTIAL SOURCES OF CRUSHED OR BUILDING STONE IN WASHINGTON COUNTY



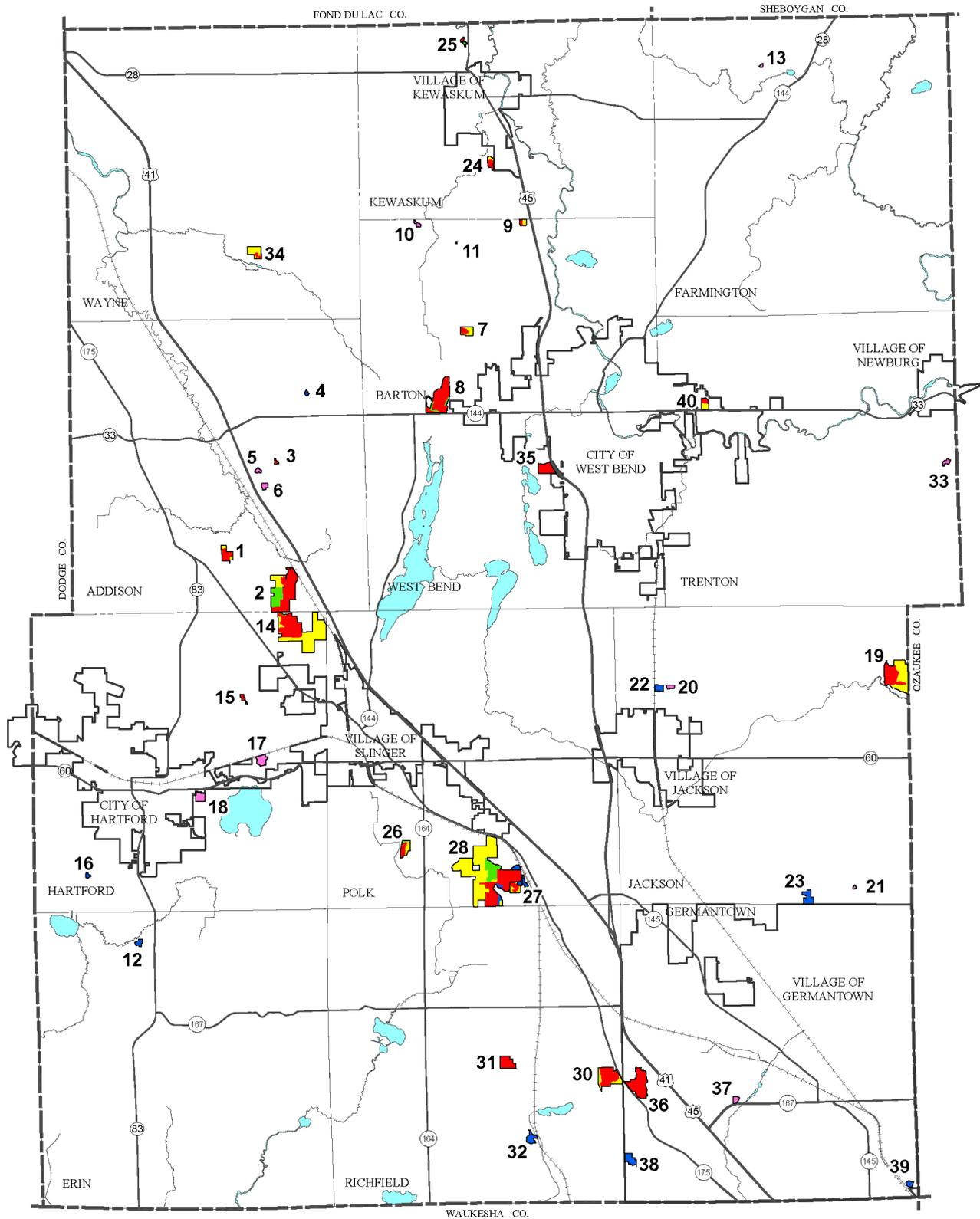
- AREA UNDERLAIN BY SILURIAN DOLOMITE / LIMESTONE WITHIN 25 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
- AREA UNDERLAIN BY SILURIAN DOLOMITE / LIMESTONE BETWEEN 25 AND 50 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
- EXISTING EXTRACTIVE SITE: 2006
- SURFACE WATER

Source: Wisconsin Geological and Natural History Survey (Compilation and Resource Potential Interpretation by Bruce A. Brown, P.G., Data Compilation by Michael L. Czechanski, 2006) and SEWRPC.



# Map 19

## NONMETALLIC MINING SITES IN WASHINGTON COUNTY: 2007



- OPERATIONAL MINING SITES
  - PLANNED MINING SITES
  - RECLAIMED MINING SITES
  - ACTIVE - NOT MINED (STOCKPILING)
  - NON - ACTIVE MINING SITES - NO PLAN ON FILE
  - SURFACE WATER
- 15** MINING SITE REFERENCE NUMBER  
(SEE TABLE 39)

Source: Washington County and SEWRPC.

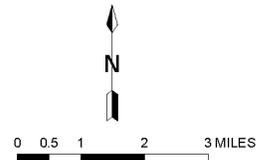


Table 39

## NONMETALLIC MINING SITES IN WASHINGTON COUNTY: 2007

Location	Number on Map 19	Operator or Owner	Operational Sites (acres)	Planned Sites (acres)	Reclaimed Sites (acres)	Active – Not Mined – Stockpiling (acres)	Not Active – No Plan on File (acres)
Town of Addison	1	Michels Materials .....	25	10	--	--	--
	2	Cedar Lake Sand & Gravel Co. ....	141	31	57	--	--
	3	Marjac, Inc. (Merget Pit) .....	4	1	--	--	--
	4	Leroy Ritger .....	--	--	--	4	--
	5	Arthur and Sally Retzlaff .....	--	--	--	--	6
	6	Arthur and Sally Retzlaff .....	--	--	--	--	9
		Subtotal – Six Sites	170	42	57	4	15
Town of Barton	7	Belongia .....	10	17	--	--	--
	8	West Bend Sand & Stone .....	121	--	15	--	--
	9	D & G Sod, LLC .....	4	6	--	--	--
	10	Alan and Diane Bentfield .....	--	--	--	--	7
	11	Kathy Walker .....	--	--	--	--	-- <sup>a</sup>
		Subtotal – Five Sites	135	23	15	--	7
Town of Erin	12	Town of Erin .....	--	--	--	10	--
Town of Farmington	13	Helen Beck .....	--	--	--	--	3
Town of Hartford	14	Cedar Lake Sand & Gravel Co. ....	114	194	--	--	--
	15	Heartland Construction, Inc. ....	7	--	--	--	--
	16	Robert Maher .....	--	--	--	6	--
	17	DRG Enterprises .....	--	--	--	--	25
	18	Floyd Berggren LTD Partnership .....	--	--	--	--	23
		Subtotal – Five Sites	121	194	--	6	48
Town of Jackson	19	Lannon Stone/Dawson .....	72	95	--	--	--
	20	Steve and Sherri Albinger .....	--	--	--	--	7
	21	Edward Bublitz .....	--	--	--	--	3
	22	Steve Weinand .....	--	--	--	14	--
	23	Liesener Soils .....	--	--	--	30	--
		Subtotal – Five Sites	72	95	--	44	10
Town of Kewaskum	24	Michels Materials .....	12	6	--	--	--
	25	Glenway Backhaus (DOT pit) <sup>b</sup> .....	3	--	3	--	--
		Subtotal – Two Sites	15	6	3	--	--
Town of Polk	26	Washington County (Heritage Trails) .....	16	15	5	--	--
	27	Payne & Dolan, Inc. ....	13	16	--	--	--
	28	Wissota Sand & Gravel Co. ....	166	331	58	--	--
	29	SRM Richfield .....	--	--	--	4	--
		Subtotal – Four Sites	195	362	63	4	--
Village of Richfield	30	Badger Materials, Inc. ....	70	31	--	--	--
	31	American Asphalt <sup>b</sup> .....	44	--	--	--	--
	32	Robert and Marie Schaeffer .....	--	--	--	21	--
		Subtotal – Three Sites	114	31	--	21	--
Town of Trenton	33	Roger and Michelle Lemler .....	--	--	--	--	8
Town of Wayne	34	Bartelt .....	4	34	--	--	--
Town of West Bend	35	Werner Johann & Son, Inc. ....	40	--	--	--	--
Village of Germantown	36	James Cape <sup>b</sup> .....	106	--	-- <sup>a</sup>	--	--
	37	Germantown School District .....	--	--	--	--	9
	38	George Shepard .....	--	--	--	27	--
	39	Hyponex Corporation .....	--	--	--	9	--
		Subtotal – Four Sites	106	--	-- <sup>a</sup>	36	9
City of West Bend	40	Hardegan (formerly Leisener) .....	8	14	--	--	--
--	--	Total – 40 Sites	980	801	138	125	100

<sup>a</sup>Site is less than 0.5 acres.<sup>b</sup>Not active, not reclaimed.

Source: Washington County and SEWRPC.

registration. The registration must include a certification by the landowner, which is binding on the landowner and his or her successors in interest, that the landowner will not undertake any action that would permanently interfere with present or future extraction of nonmetallic materials for the duration of the registration.

**Notification Requirements**

Section 66.1001(4) of the *Statutes* requires any unit of government that prepares and adopts a comprehensive plan to prepare and adopt written procedures to foster public participation. These written procedures must describe the methods the local government will use to distribute proposed elements of a comprehensive plan to owners or persons with a leasehold interest in property to extract nonmetallic mineral resources in or on property in which the allowable use or intensity of use of the property is proposed to be changed by the comprehensive plan. All such parties were provided with copies of the proposed Agricultural, Natural, and Cultural Resources and Land Use elements of the comprehensive plan and offered an opportunity to submit comments, which were carefully considered by the plan advisory committee, and the Planning, Conservation, and Parks Committee of the County Board as this plan was developed.

**Water Resources**

Surface water resources, consisting of lakes and streams and their associated wetlands, floodplains, and shorelands, form important elements of the natural resource base of the County and participating local governments. Their contribution to economic development, recreational activity, and scenic beauty is immeasurable. The number of acres of surface waters, wetlands, and floodplains in the County and each local government is listed in Table 40.

Both surface water and groundwater are interrelated components of a single hydrologic system. The groundwater resources are hydraulically connected to the surface water resources inasmuch as the former provide the base flow of streams and contribute to inland lake levels. The groundwater resources constitute the major source of supply for domestic, municipal, and industrial water users in Washington County.

**Watersheds and Subwatersheds**

A subcontinental divide that separates the Mississippi River and the Great Lakes – St. Lawrence River drainage basins crosses Washington County from the Town of Wayne on the north to the Town of Richfield on the south, as shown on Map 20. About 164,684 acres, or 59 percent of the County, are located east of the divide and drain to the Great Lakes – St. Lawrence River system; the remaining 114,072 acres, or 41 percent of the County, drain west to the Mississippi River.

**Table 40**

**SURFACE WATER, WETLANDS, AND FLOODPLAINS  
IN WASHINGTON COUNTY COMMUNITIES**

Area	Surface Water (acres in 2000) <sup>a</sup>	Floodplains (acres in 2002) <sup>b</sup>	Wetlands (acres in 2000) <sup>a</sup>
<b>Partnering Governments</b>			
Town of Addison .....	21	3,768	3,398
Town of Barton.....	219	1,639	1,685
Town of Erin.....	330	3,567	4,213
Town of Farmington .....	374	4,151	3,343
Town of Germantown.....	6	368	192
Town of Hartford .....	505	2,733	2,660
Town of Kewaskum.....	88	2,930	2,350
Village of Kewaskum.....	26	71	93
Town of Polk .....	264	2,227	1,840
Town of Trenton.....	272	3,118	3,745
Town of Wayne .....	92	6,072	5,637
<b>Non-Partnering Governments</b>			
City of Hartford.....	27	295	700
City of West Bend .....	193	639	757
Village of Germantown.....	182	2,148	3,709
Village of Jackson .....	18	137	116
Village of Newburg.....	24	0	31
Village of Slinger.....	23	197	406
Town of Jackson .....	63	5,089	4,383
Town of Richfield .....	415	2,623	2,460
Town of West Bend.....	1,361	2,039	1,054
Washington County	4,507	43,810	42,770

<sup>a</sup>The area within surface water and wetlands is based on the 2000 SEWRPC land use inventory and city and village limits as of January 1, 2006.

<sup>b</sup>The area within floodplains is based on the Washington County shoreland zoning maps adopted in 2002.

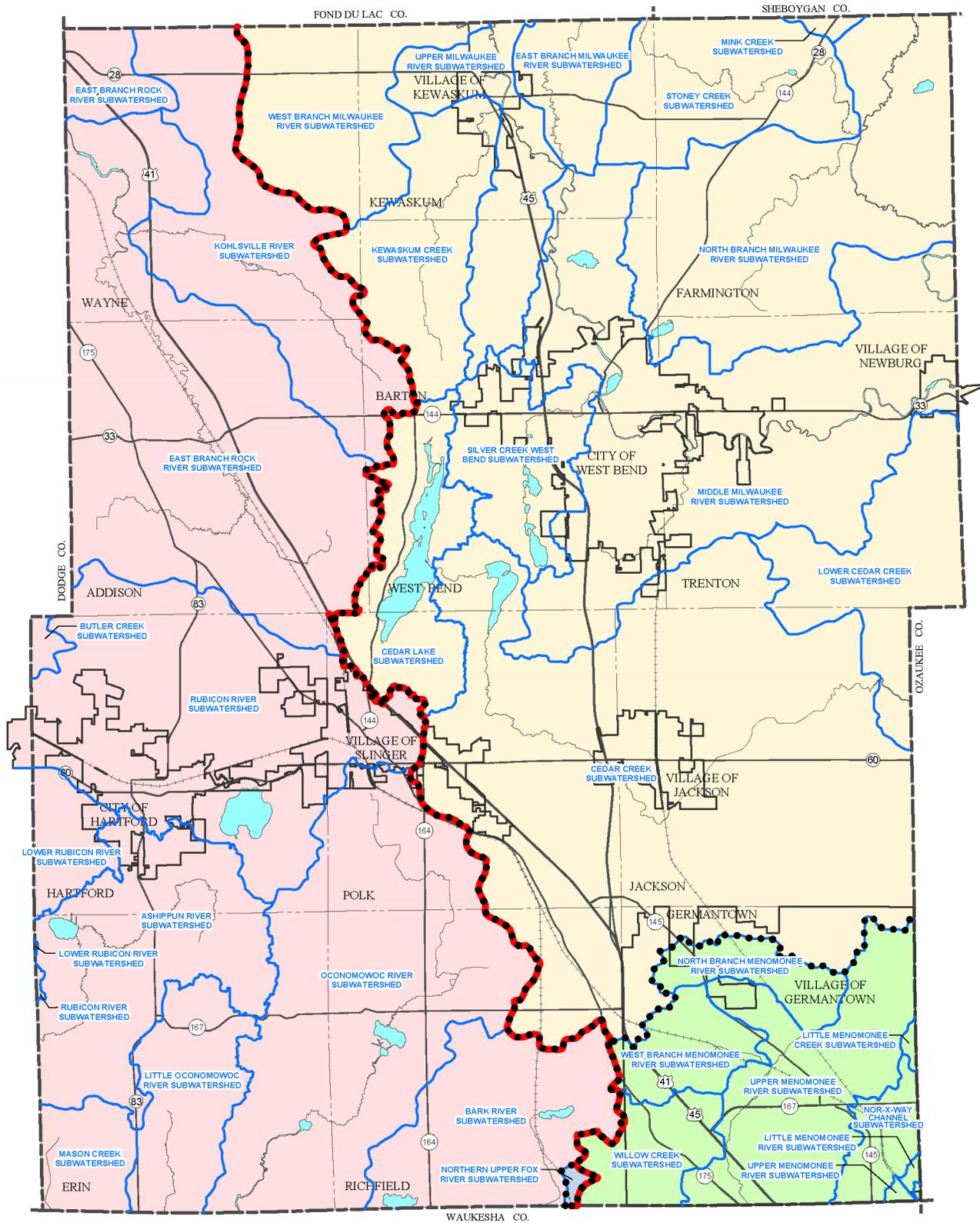
Source: Federal Emergency Management Agency and SEWRPC.



Surface water resources, consisting of lakes and streams and their associated wetlands, floodplains, and shorelands, form important elements of the natural resource base of the County.

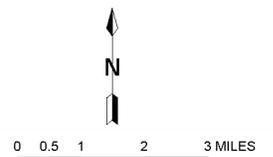
# Map 20

## WATERSHED FEATURES IN WASHINGTON COUNTY



- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> MILWAUKEE RIVER WATERSHED   | <span style="display: inline-block; width: 15px; border-bottom: 2px dashed red;"></span> SUBCONTINENTAL DIVIDE                              |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> ROCK RIVER WATERSHED          | <span style="display: inline-block; width: 15px; border-bottom: 2px dotted black;"></span> MAJOR WATERSHED BOUNDARIES                       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> FOX RIVER WATERSHED      | <span style="display: inline-block; width: 15px; border-bottom: 2px solid blue;"></span> SUBWATERSHED BOUNDARIES                            |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> MEMONEE RIVER WATERSHED | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> SURFACE WATER |

Source: SEWRPC.



The subcontinental divide not only exerts a major physical influence on the overall drainage pattern of the County, but also carries with it legal constraints that, in effect, prohibit the diversion of any substantial quantities of Lake Michigan water across the divide. Areas east of the divide can utilize Lake Michigan as a source of water supply, with the spent water typically returned to the lake via the sanitary sewerage system. Areas west of the divide must utilize the groundwater reservoir as the supply source. A recent accord—the Great Lakes Charter Annex—signed by the governors of the eight States bordering the Great Lakes<sup>12</sup> and the premiers of the Canadian provinces of Ontario and Quebec would ban most diversions of Great Lakes water outside the drainage basin, but make limited exceptions for communities and counties that straddle the watershed boundary. The accord must be approved by each State Legislature and the U. S. Congress before taking effect. If approved, each state and province would develop regulations to carry out the accord.

Watersheds and subwatersheds within the County are shown on Map 20. The Great Lakes – St. Lawrence River drainage basin includes the Milwaukee River watershed, which encompasses about 52 percent of the County, and the Menomonee River watershed, which encompasses about 7 percent of the County. The Mississippi River drainage basin includes the Rock River watershed, which encompasses about 41 percent of the County, and the Fox River watershed, which encompasses less than one-tenth of 1 percent of the County.

### ***Lakes and Streams***

Major streams are defined as those which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. There are approximately 220 miles of such streams in Washington County. As noted above, the County includes portions of the Menomonee River, the Milwaukee River, and the Rock River watersheds, along with a very small portion of the Fox River Watershed. The major stream in the Menomonee River watershed, which is located in the southeast portion of the County, is the Menomonee River. Major streams in the Milwaukee River watershed, which generally includes the area in the eastern half of the County, include the Milwaukee River, East Branch Milwaukee River, North Branch Milwaukee River, Kewaskum Creek, Cedar Creek, Little Cedar Creek, North Branch Cedar Creek, Evergreen Creek, Quaas Creek, Silver Creek, Stony Creek, and Wallace Creek.

Major streams in the Rock River watershed, which generally includes the area in the western half of the County, are the East Branch Rock River, Ashippun River, Coney River, Kohlsville River, Limestone Creek, Mason Creek, Oconomowoc River, Little Oconomowoc River, Bark River, and Rubicon River. Major streams are shown on Map 21.

There are 13 major lakes—that is, lakes of 50 or more acres—located entirely within Washington County, which are shown on Map 21. Major lakes in the Milwaukee River watershed are Barton Pond, Big Cedar Lake, Little Cedar Lake, Green Lake, Lucas Lake, Silver Lake, Smith Lake, Lake Twelve, and Wallace Lake. Major lakes in the Rock River watershed are Bark Lake, Druid Lake, Friess Lake, and Pike Lake. One other major lake in the Rock River watershed, Lake Five, is located partially in Washington and partially in Waukesha County. There are no major lakes within that portion of the Menomonee River watershed or the Fox River Watershed lying in Washington County. Together, these major lakes have a combined surface area of about 2,563 acres in Washington County. The three largest lakes are Big Cedar Lake, with a surface area of about 957 acres; Pike Lake, with a surface area of about 469 acres; and Little Cedar Lake, with a surface area of about 266 acres.



Big Cedar Lake is one of 13 major lakes located in the County.

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<sup>12</sup>*Includes the States of Illinois, Indiana, Michigan, Minnesota, New York, Ohio, Pennsylvania, and Wisconsin.*



Lakes and streams are readily susceptible to degradation through improper land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, which enter from malfunctioning and improperly located onsite waste treatment systems, from sanitary sewer overflows, from construction and other urban runoff, and from careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riparian areas and by the filling of peripheral wetlands, which remove valuable nutrient and sediment traps while adding nutrient and sediment sources. It is important that existing and future development in riparian areas be managed carefully to avoid further water quality degradation and to enhance the recreational and aesthetic values of surface water resources.



Major rivers, such as the Milwaukee River, are readily susceptible to degradation through improper land use development and management.

Lake Protection and Rehabilitation Districts have been formed under Chapter 33 of the *Wisconsin Statutes* for Big Cedar, Druid, Friess, Little Cedar, Pike, and Silver Lakes. The location of the lake districts is shown on Map 22. Lake districts are a special-purpose unit of government formed to maintain, protect, and improve the quality of a lake and its watershed. With the exception of the Druid Lake district, each of the lake management districts in Washington County has completed a lake management plan, or a component of such a plan. Additional information regarding lake districts and adopted lake management plans is provided in Chapter VI.



Wetlands encompassed about 42,770 acres, or 15 percent of the County, in 2000.

### ***Wetlands***

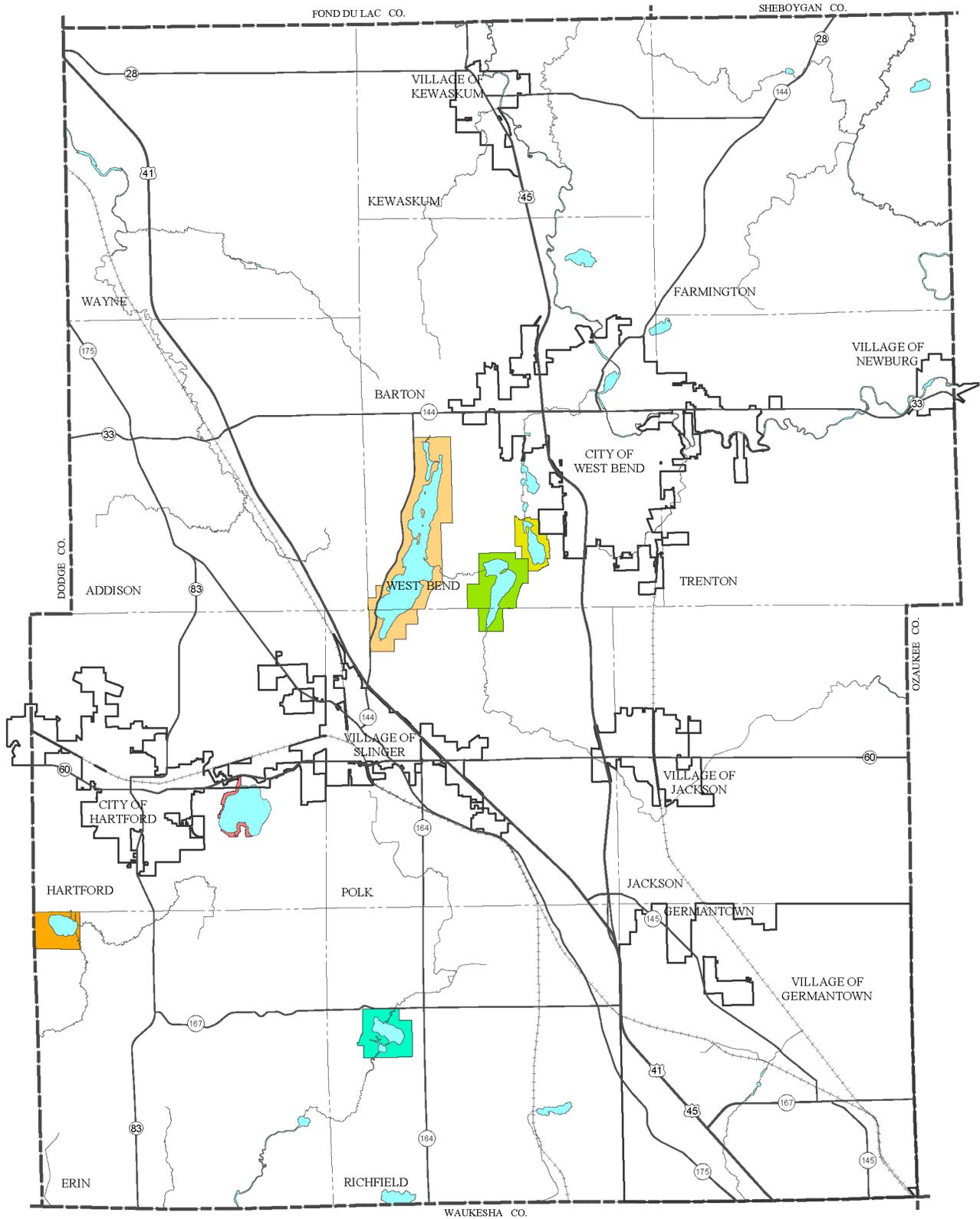
Wetlands generally occur in depressions and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained.<sup>13</sup> Wetlands may, however, under certain conditions, occur on slopes and even on hilltops. Wetlands perform an important set of natural functions which include support of a wide variety of desirable, and sometimes unique, forms of plant and animal life; water quality protection; stabilization of lake levels and streamflows; reduction in stormwater runoff by providing areas for floodwater impoundment and storage; and protection of shorelines from erosion.

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<sup>13</sup>The definition of “wetlands” used by SEWRPC is the same as that of the U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency. Under this definition, wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and that under normal circumstance do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. This definition differs somewhat from the definition used by the DNR. Under the DNR definition, wetlands are areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. As a practical matter, application of either the DNR definition or the EPA-Army Corps of Engineers-SEWRPC definition has been found to produce relatively consistent wetland identification and delineations in the majority of the situations in southeastern Wisconsin.

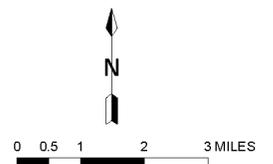
# Map 22

## LAKE PROTECTION DISTRICTS IN WASHINGTON COUNTY: 2007



- |   |   |   |  |
|---|---|---|--|
|  | BIG CEDAR LAKE PROTECTION AND REHABILITATION DISTRICT |  | PIKE LAKE PROTECTION AND REHABILITATION DISTRICT   |
|  | DRUID LAKE PROTECTION DISTRICT                        |  | SILVER LAKE PROTECTION AND REHABILITATION DISTRICT |
|  | FRIESS LAKE PROTECTION DISTRICT                       |  | SURFACE WATER                                      |
|  | LITTLE CEDAR PROTECTION AND REHABILITATION DISTRICT   |   |  |

Source: Washington County and SEWRPC.



**Table 41**

**RIVERS AND STREAMS WITH DETAILED FLOODPLAIN ANALYSIS AND 100-YEAR FLOOD PROFILES IN WASHINGTON COUNTY: 2006**

River or Stream
Menomonee River Watershed: North Branch Menomonee River
Milwaukee River Watershed: Bolton Brook Bonniwell Creek Cedar Creek Cedarburg Creek Deer Creek Edgewood Creek Hasmer Creek Jackson Creek Kettle View Creek Kewaskum Creek Knights Creek Little Cedar Creek Milwaukee River Myra Creek North Branch Cedar Creek North Branch Milwaukee River North Creek Quaas Creek Silver Creek Springside Creek Stony Creek Unnamed Tributary to Kewaskum Creek West Branch Milwaukee River Wingate Creek
Rock River Watershed: Amy Belle Creek Ashippun River Bark River Coney River East Branch Rock River Flynn Creek Hubertus Ditch No. 1 Hubertus Ditch No. 2 Kohlsville River Marsh Creek Oconomowoc River Putter Creek Rubicon River Scenic Brook Unnamed Tributary No. 1 to the Coney River Unnamed Tributary No. 1 to the Coney River Overflow Unnamed Tributary No. 2 to the Coney River Unnamed Tributary No. 1 to the Oconomowoc River Unnamed Tributary No. 2 to the Oconomowoc River

Note: There are no streams within that portion of the Fox River watershed in Washington County.

Source: Washington County and SEWRPC.

Wetlands identified in the SEWRPC regional land use inventory encompassed about 42,770 acres, or 15 percent of the County, in 2000. Wetlands, which are shown on Map 21, are based on the Wisconsin Wetlands Inventory completed in 1982, updated to the year 2000 as part of the regional land use inventory. It should be noted that, in addition to the wetlands shown on Map 21, certain other areas have been identified by the NRCS as farmed wetlands, which are subject to Federal wetland regulations.

Wetlands and their boundaries are continuously changing in response to changes in drainage patterns and climatic conditions. While wetland inventory maps provide a basis for areawide planning, detailed field investigations are often necessary to precisely identify wetland boundaries on individual parcels. Field investigations are generally conducted at the time a parcel is proposed to be developed or subdivided.

***Floodplains***

The floodplains of a river 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 the absence of flood control works, can be expected to occur periodically. For planning and regulatory purposes, floodplains are defined as those areas subject to inundation by the 100-year recurrence interval flood event. This event has a 1 percent chance of being equaled 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/or the presence of wet soils.

Floodplains in Washington County for which floodplain elevations have been determined through detailed engineering studies were delineated by SEWRPC on large scale topographic maps as part of an update to the Washington County shoreland and floodplain zoning maps completed in 2002. Detailed studies and 100-year flood profiles are available for the rivers and streams listed in Table 41. Where flood elevations were not available, approximate floodplain delineations from the FEMA Flood Insurance Rate Maps were mapped on the orthophotos as part of the update to the shoreland and floodplain zoning maps. “Approximate” floodplains are those mapped by FEMA without the support of detailed engineering studies. The floodplains identified as part of the shoreland and floodplain zoning map update for Washington County in 2002 are shown on Map 21 and encompass an area of approximately 43,800 acres, or 16 percent of the County. A minor

update to the shoreland and floodplain zoning maps to reflect project-specific floodplain delineations and adjustments to the floodplain was approved by the Washington County Board on July 11, 2006. The amended floodplain and shoreland areas are shown on Map 72 in Chapter VI.

The Commission staff has updated floodplain delineations along streams in the Oconomowoc River watershed, including the Oconomowoc and Coney Rivers, Flynn Creek, Putter Creek, and several unnamed tributaries. That study was completed at the request of Washington County and those rivers and streams are included in Table 41.

The Federal Emergency Management Agency (FEMA) is currently conducting a Map Modernization Program for Washington County which will result in updated FEMA floodplain maps for both incorporated (city and village) and unincorporated (town) areas. Preliminary maps were released in summer 2007, and final maps are expected to be completed in 2009. The map modernization project will result in new digital and paper floodplain maps for the County. Depending on the extent of the changes, the new floodplain mapping may require the County and each city and village to update their floodplain zoning maps.



The County shoreland ordinance limits the removal of vegetation and other activities in shoreland areas and requires most structures to be set back a minimum of 75 feet from navigable waters.

### **Shorelands**

Shorelands are defined by the *Wisconsin Statutes* as lands within the following distances from the ordinary high water mark of navigable waters: 1,000 feet from a lake, pond, or flowage; and 300 feet from a river or stream, or to the landward side of the floodplain, whichever distance is greater. In accordance with the requirements set forth in Chapters NR 115 (shoreland regulations) and NR 116 (floodplain regulations) of the *Wisconsin Administrative Code*, the Washington County shoreland and floodplain zoning ordinance restricts uses in wetlands located in the shorelands, and limits the uses allowed in the 100-year floodplain to prevent damage to

structures and property and to protect floodwater conveyance areas and the storage capacity of floodplains. The ordinance also limits the removal of vegetation and other activities in shoreland areas and requires most structures to be set back a minimum of 75 feet from navigable waters. Additional setbacks may be required based on the lake and stream classification study conducted by the County. State law requires that counties administer shoreland and floodplain regulations in unincorporated areas. Chapter VI provides additional information about the County shoreland and floodplain zoning ordinance and lake and stream classification study, including a map of shoreland areas in unincorporated portions of the County.

Under Chapter NR 117 of the *Administrative Code*, cities and villages are required to restrict uses in wetlands located in the shoreland area. The provisions of NR 115, which regulate uses in unincorporated portions of the shoreland, apply in cities and villages only in shoreland areas annexed to a city or village after May 7, 1982. The same floodplain regulations set forth in NR 116 for unincorporated areas also apply within cities and villages. Each city and village administers the floodplain regulations within its corporate limits.

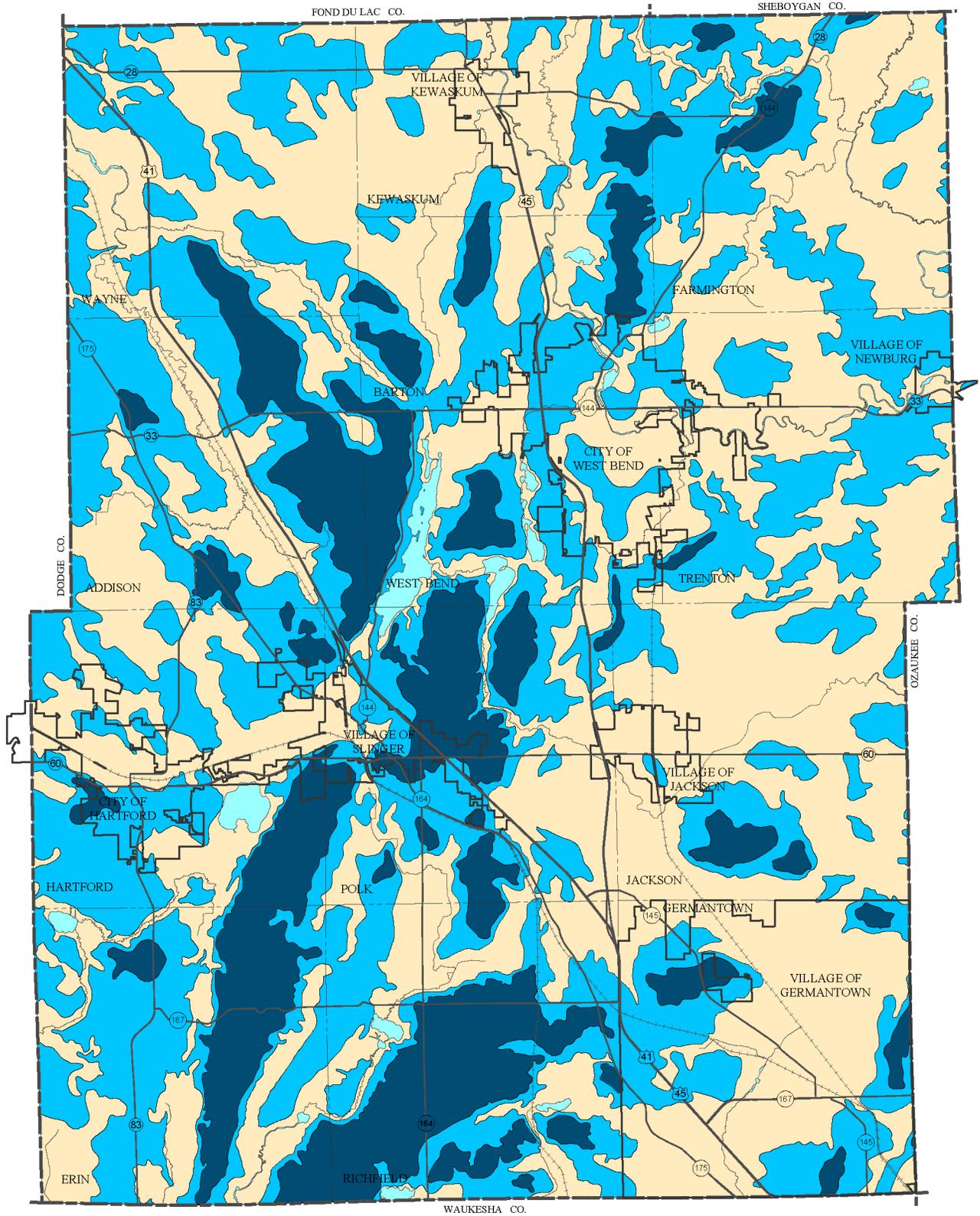
### **Groundwater Resources**

Groundwater resources constitute another key element of the natural resource base of the County. Groundwater not only sustains lake levels and wetlands and provides the base flow of streams, but also provides the water supply for domestic, municipal, and industrial water users in Washington County. Map 23 depicts the depth to the water table, or groundwater, in Washington County.

Groundwater occurs within three major aquifers that underlie the County and the remainder of southeastern Wisconsin. From the land's surface downward, they are: 1) the sand and gravel deposits in the glacial drift; 2) the shallow dolomite strata in the underlying bedrock; and 3) the deeper sandstone, dolomite, siltstone, and shale strata. Because of their proximity to the land's surface and hydraulic interconnection, the first two aquifers are commonly referred to collectively as the "shallow aquifer," while the latter is referred to as the deep aquifer. Within the County, the shallow and deep aquifers are separated by the Maquoketa shale, which forms a relatively impermeable barrier between the two aquifers.

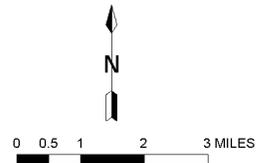
# Map 23

## DEPTH TO SHALLOW WATER TABLE IN WASHINGTON COUNTY



- 0 - 25 FEET
- 25 - 50 FEET
- GREATER THAN 50 FEET
- SURFACE WATER

Source: Wisconsin Geological and Natural History Survey and SEWRPC.



Like surface water, groundwater is susceptible to depletion in quantity and to deterioration in quality as a result of urban and rural development. Consequently, comprehensive planning must appropriately consider the potential impacts of urban and rural development on this important resource. Land use planning must also take into account, as appropriate, natural conditions that may limit the use of groundwater as a source of water supply, including the relatively high levels of naturally occurring radium that may occur in groundwater in the deep sandstone aquifer. Additional information on the groundwater system, including uses for water supply, is included in Chapter V.



In 2000, woodlands encompassed over 23,000 acres, or about 8 percent of the County. Woodlands contribute to clean air and water and regulating surface water runoff, and help maintain a diversity of plant and animal life.

## **Forest Resources**

### ***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. Woodlands identified in the SEWRPC land use inventory are shown on Map 24. 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. Table 42 lists the number of acres of woodlands in the County and each local government. In 2000, woodlands encompassed over 23,000 acres, or about 8 percent of the County; and 18 acres, or about 2 percent of the Town of Germantown.<sup>14</sup>

### ***Managed Forest Lands***

The Managed Forest Law (MFL) is an incentive program intended to encourage sustainable forestry on private woodlands in Wisconsin with a primary focus on timber production. The MFL offers private owners of woodlands a reduced property tax rate as an incentive to participate. All Wisconsin private woodland

owners with at least 10 acres of contiguous forestland in the same city, village, or town are eligible to apply provided the lands meet the following criteria: 1) a minimum of 80 percent of the land must be wooded, 2) the land must be used primarily for growing forest products (agricultural uses such as cropland, pasture, or orchards are not eligible), and 3) there are no recreational uses that interfere with forest management.

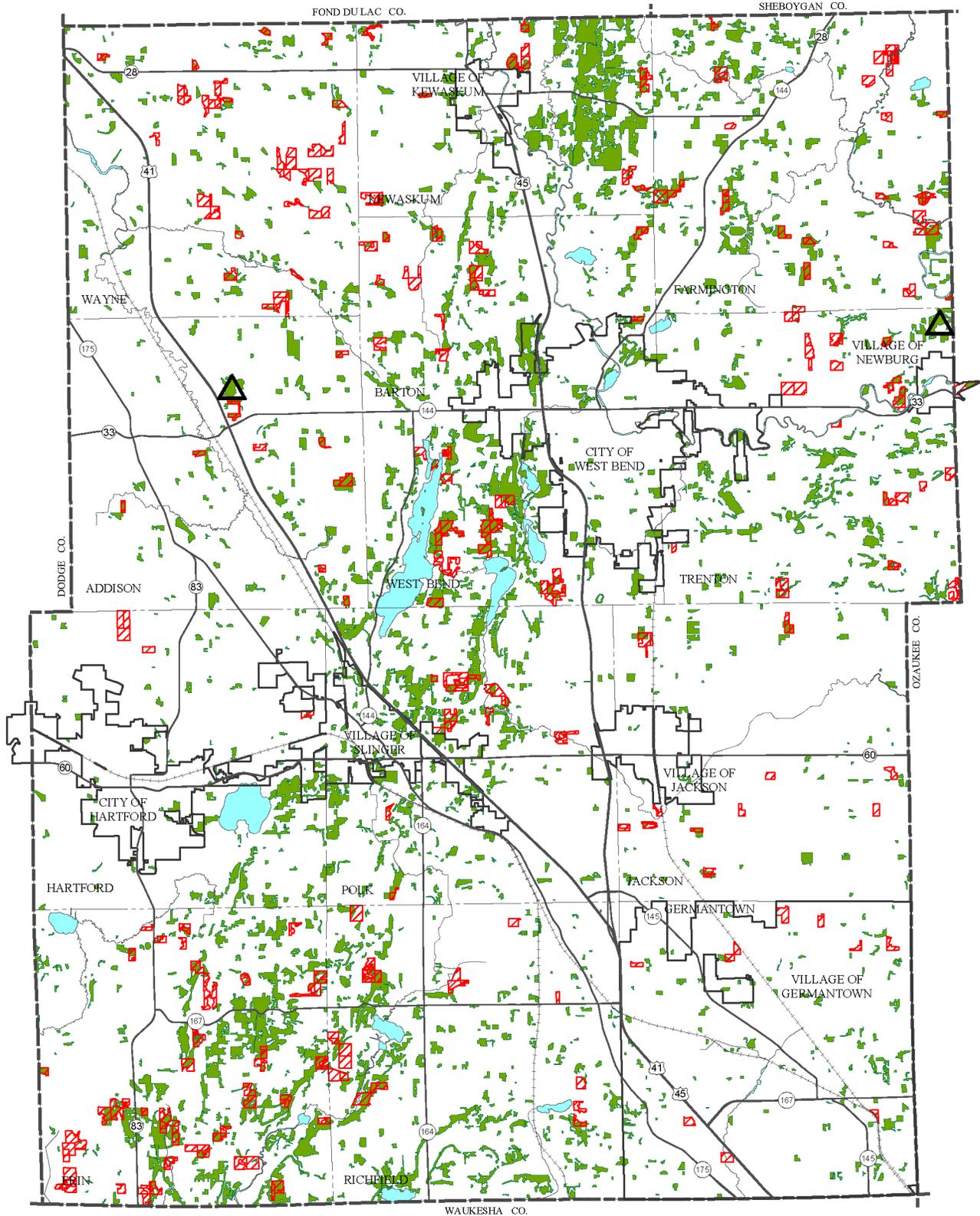
Participants enter into a 25 or 50 year contract. A penalty is assessed if an agreement is terminated before its end. Starting with year 2008 entries, applications must include a management plan prepared by a person certified by the DNR. If the enrolled property is sold before the agreement period has expired, the new owner can choose one of three options: 1) complete the agreement period with the approved plan, 2) adjust the plan to meet new goals and objectives, or 3) withdraw the land and pay the penalty. Lands can be open or closed to the public, but the tax benefit is substantially greater for enrolled acreage that is open to the public. In 2005, there were 219 participants enrolled in the MFL program, encompassing about 5,969 acres. About 5,545 acres were closed to the public and 424 acres were open to the public, as shown on Table 42. There were no lands in the Town of Germantown enrolled in the program.

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<sup>14</sup>*This data includes upland woods only, not lowland woods classified as wetlands, such as tamarack swamps. Lowland woods may be enrolled in the Managed Forest Law program as discussed in the following section.*

Map 24

WOODLANDS AND MANAGED FOREST LANDS IN WASHINGTON COUNTY



-  UPLAND WOODLANDS: 2000  
NOTE: DOES NOT INCLUDE LOWLAND WOODS, SUCH AS TAMARACK SWAMPS.
-  MANAGED FOREST LANDS: 2005
-  SURFACE WATER
-  PROPOSED FOREST INTERIOR SITES

Source: Washington County and SEWRPC.



0 0.5 1 2 3 MILES

**Natural Areas and Critical Species Habitat Sites**

A comprehensive inventory of natural resources and important plant and animal habitats was conducted by SEWRPC in 1994 as part of the regional natural areas and critical species habitat protection and management plan. The inventory systematically identified all remaining high-quality natural areas, critical species habitat, and sites having geological significance within the Region. Ownership of identified natural areas and critical species habitat sites in the County were reviewed and updated in 2007.

**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 on 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.

A total of 91 natural areas, encompassing about 16,061 acres, or about 6 percent of the County, have been identified. Of the 91 identified sites, seven are classified as NA-1 sites and encompass about 1,660 acres, 29 are classified as NA-2 sites and encompass about 6,361 acres, and 55 are classified as NA-3 sites and encompass about 8,040 acres. Natural areas are shown on Map 25 and described in Table 43. There are no identified natural areas located in the Town of Germantown.

**Table 42**

**WOODLANDS AND MANAGED FOREST LANDS IN WASHINGTON COUNTY COMMUNITIES**

Local Government	Woodlands (acres in 2000)	Managed Forest Lands (acres in 2005)		
		Open to the Public	Closed to the Public	Total
<b>Partnering Governments</b>				
Town of Addison .....	1,026	--	167	167
Town of Barton .....	1,246	23	356	379
Town of Erin .....	3,558	--	1,265	1,265
Town of Farmington .....	2,076	115	521	636
Town of Germantown .....	18	--	--	--
Town of Hartford .....	853	--	136	136
Town of Kewaskum .....	2,688	25	253	277
Village of Kewaskum .....	60	--	-- <sup>a</sup>	--
Town of Polk .....	2,134	--	315	315
Town of Trenton .....	1,716	--	556	556
Town of Wayne .....	1,064	181	566	746
<b>Non-Partnering Governments</b>				
City of Hartford .....	149	--	--	--
City of West Bend .....	700	--	--	--
Village of Germantown .....	640	41	154	195
Village of Jackson .....	23	--	--	--
Village of Newburg .....	10	--	--	--
Village of Slinger .....	319	--	--	--
Town of Jackson .....	509	20	221	241
Town of Richfield .....	2,375	20	486	506
Town of West Bend .....	1,892	--	549	549
Washington County	23,057	424	5,545	5,969

<sup>a</sup>Site is less than 0.5 acres.

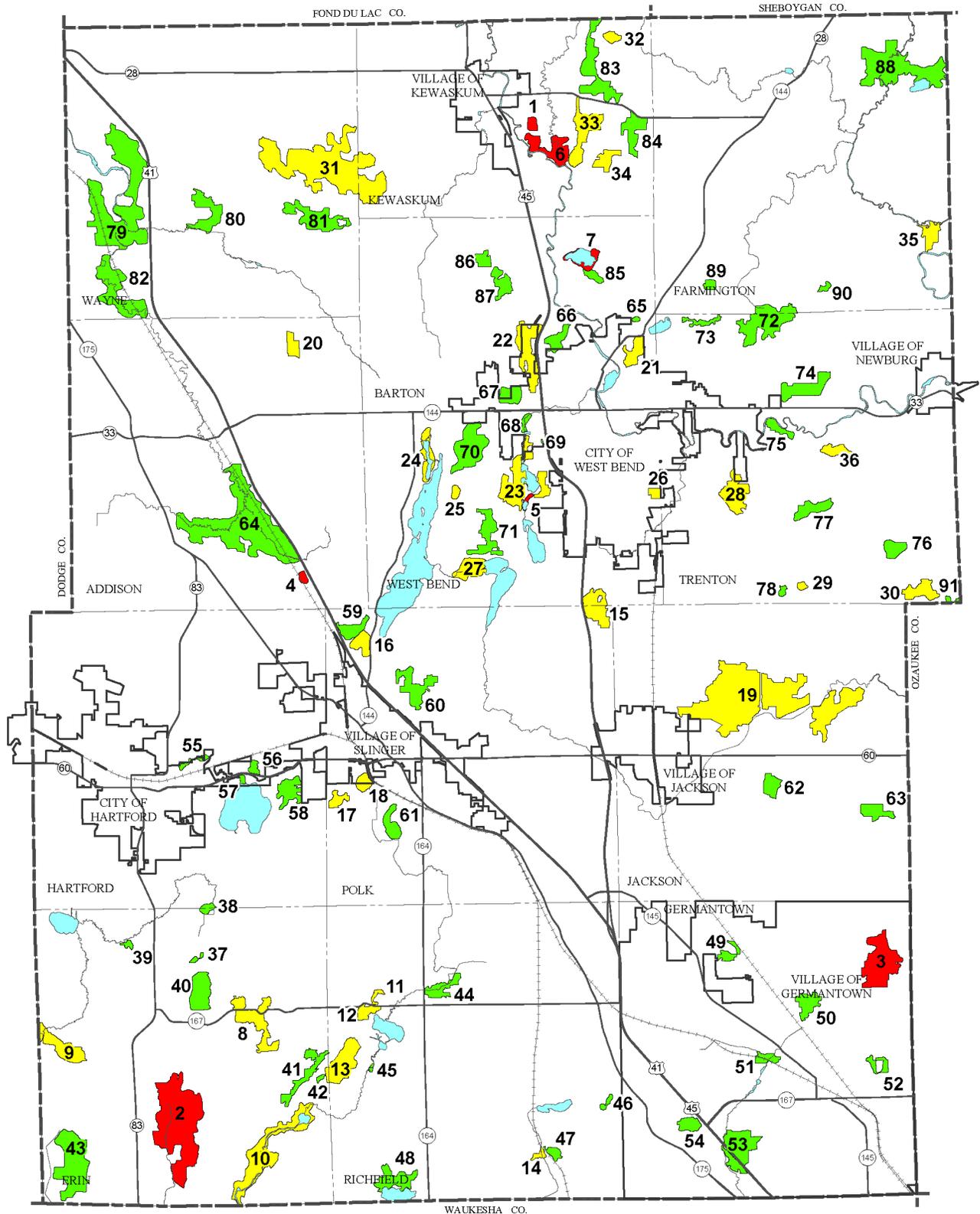
Source: Washington County and SEWRPC.



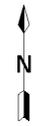
Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement.

Map 25

NATURAL AREAS IN WASHINGTON COUNTY: 1994



- NATURAL AREAS OF STATEWIDE OR GREATER SIGNIFICANCE (NA-1)
- NATURAL AREAS OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (NA-2)
- NATURAL AREAS OF LOCAL SIGNIFICANCE (NA-3)
- 50** NATURAL AREA REFERENCE NUMBER (SEE TABLE 43)
- SURFACE WATER



Source: Wisconsin Department of Natural Resources and SEWRPC.

Table 43

NATURAL AREAS IN WASHINGTON COUNTY: 2007<sup>a</sup>

Number on Map 25	Area Name	Classification Code <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
1	Kewaskum Maple-Oak Woods State Natural Area	NA-1 (SNA, RSH)	T12N, R19E Sections 10 and 15 Town of Kewaskum	Department of Natural Resources and private	33	An extremely rich and relatively undisturbed southern mesic and dry-mesic forest, located just east of the Milwaukee River on undulating morainal topography. The northern two-thirds constitute a designated State Natural Area, which consists of two tracts separated by a pine plantation. A number of regionally uncommon species are present. Kettle depressions hold water part of the year
2	Murphy Lake-McConville Lake Wetland Complex	NA-1 (RSH)	T9N, R18E Sections 21, 22, 27, 28, 33, and 34 Town of Erin	The Nature Conservancy and other private	889	Large wetland complex surrounding undeveloped hard-water seepage lakes located in a large glacial basin. The variety of plant communities includes shrub-carr, alder thicket, lowland hardwoods, sedge meadow, deep and shallow marsh, and both young and mature tamarack forest. Good to excellent quality overall
3	Germantown Swamp	NA-1	T9N, R20E Sections 1 and 12 Village of Germantown	Village of Germantown and private	374	Located along the headwaters of the Menomonee River, this is a large low-lying woods that has apparently suffered only minimal human disturbance, although ditching near the perimeter has had some effect. This is predominantly a southern low-land hardwoods of silver and red maple, green ash, American elm, and basswood, but with substantial inclusions of northern wet-mesic forest of yellow birch, tamarack, and white cedar. At the north end is an upland stand of sugar maple and beech. The ground flora contains a mixture of northern and southern elements. The large size of the woods, together with its relatively undisturbed nature and unique combination of species, makes this a valuable site. A severe windstorm in late June 1991 toppled a large number of trees, mostly yellow birch and silver maple
4	Aurora Road Fen	NA-1 (RSH)	T11N, R18E Section 35 Town of Addison	Wisconsin Department of Transportation and private	22	High-quality calcareous fen, with sedge meadow and tamarack relict associated with cold trout stream that is tributary to the Rock River. Location of swamp metalmark, a State-designated threatened butterfly species. Threatened by surrounding incompatible land use
5	Paradise Lake Fen	NA-1 (RSH)	T11N, R19E Sections 22 and 27 Town of West Bend	Department of Natural Resources and private	22	Undeveloped nine-acre lake with good-quality calcareous sedge mat and deep and shallow marsh
6	Milwaukee River Floodplain Forest State Natural Area	NA-1 (SNA)	T12N, R19E Sections 14 and 15 Town of Kewaskum	Department of Natural Resources and private	188	One of the best riverine forests remaining in the Region. Quality varies, but some areas are relatively undisturbed. Upland "islands" contribute to a rich and diverse ground flora
7	Smith Lake and Wetlands	NA-1 (RSH)	T12N, R19E Sections 26 and 35 Town of Barton	Department of Natural Resources, Town of Barton, and private	132	Shallow lake rich in aquatics bordered by sedge meadow, tamaracks, and good-quality calcareous fens on northeast and east sides
--	Subtotal - 7 sites	NA-1	--	--	1,660	--
8	Holy Hill Woods	NA-2	T9N, R18E Sections 2, 11, and 14 Town of Erin	Carmelite Fathers, Ozaukee Washington Land Trust, and other private	258	Moderate- to good-quality, medium-aged southern mesic and dry-mesic woods located on gently sloping to steep interlobate kettle moraine topography. Dominated by sugar maple, red oak, red maple, white ash, white oak, and basswood. Total wooded area is large, but dissected by highways. However, it remains as one of the larger, better-quality upland hardwood forests locally
9	Toland Swamp	NA-2	T9N, R18E Sections 18, 19, and 20 Town of Erin	Private	192	Large, wooded wetland mixture of shrub-carr, lowland hardwoods, and tamarack relict, with a history of disturbance
10	Loew Lake Wetland Complex	NA-2 (RSH)	T9N, R18E Sections 24, 25, 26, 34, and 35 Town of Erin	Department of Natural Resources and private	481	Undeveloped drainage lake and wetland corridor associated with the upper Oconomowoc River. The diverse wetland communities are in generally good condition, and include sedge meadow, lowland hardwoods, emergent aquatics, shrub-carr, and tamarack swamp. Swamp metalmark butterfly and queen snake have been documented

Table 43 (continued)

Number on Map 25	Area Name	Classification Code <sup>a</sup>	Location	Ownership	Size (acres)	Description and Comments
11	Daniel Boone Bogs	NA-2 (RSH)	T9N, R19E Sections 7 and 8 Town of Richfield	Daniel Boone Conservation League and other private	21	A pair of good-quality, relatively undisturbed sphagnum bogs located within a dry-mesic forest matrix. A number of uncommon species are present, including common bog arrow-grass ( <i>Triglochin maritimum</i> ), a State-designated special concern species
12	Glacier Hills Park Bogs and Upland Woods	NA-2 (RSH)	T9N, R19E Sections 7, 17, and 18 Town of Richfield	Washington County and private	60	Steep, interlobate kettle moraine topography supporting two good-quality bogs in kettle hole depressions. Southern mesic and dry-mesic hardwood forest covers the surrounding uplands, with small stands of dry hill prairie containing the State-designated threatened kittentails ( <i>Besseyia bullii</i> )
13	Friess Lake Tamarack Swamp	NA-2	T9N, R18E Section 24 Town of Erin T9N, R19E Sections 18 and 19 Town of Richfield	Private	228	Large, mostly wooded, wetland complex, consisting of young to medium-aged tamarack swamp, shrub-carr, and shallow marsh. South portion divided by high east-west crevasse fill
14	Colgate Fen-Meadow	NA-2 (RSH)	T9N, R19E Sections 26 and 35 Town of Richfield	Private	23	Good-quality fen-sedge meadow complex, with tamarack relict, bordering the headwaters of the Bark River
15	Mud Lake Swamp	NA-2 (RSH)	T10N, R19E Section 1 Town of Polk T11N, R19E Section 35 Town of West Bend	Wisconsin Department of Transportation and private	186	Good-quality, undeveloped calcareous head-water lake surrounded by lowland hardwoods and tamarack swamp. Fen and bog floral elements are present. Adversely affected by construction of USH 45
16	Big Cedar Lake Bog	NA-2	T10N, R19E Section 6 Town of Polk	Private	89	Good-quality, relatively large sphagnum bog, surrounded by a tamarack fringe. Regionally uncommon species are present. Some past attempts at ditching
17	Mud Lake Upland Woods	NA-2	T10N, R19E Section 19 Town of Polk	Private	54	Relatively undisturbed southern dry-mesic woods on rolling morainal topography. Dominated by red and white oaks, with an admixture of red maple, sugar maple, basswood, and white ash. Few exotics present. Threatened by encroaching residential development. A good example of this forest type
18	Mud Lake Meadow	NA-2 (RSH)	T10N, R19E Section 19 Village of Slinger T10N, R19E Section 19 Town of Polk	Private	59	Good-quality open meadow to the east and north of a small, shallow, alkaline seepage lake. Dominated by wire-grass sedges. Fen elements are present, as well as a few scattered patches of tamaracks. A site of unusual species composition
19	Jackson Swamp	NA-2 (RSH)	T10N, R20E Sections 1, 2, 8, 9, 10, 14, 15, 16, and 17 Town of Jackson	Department of Natural Resources and private	1,571	Large forested wetland, consisting mainly of disturbed lowland hardwood swamp with green ash and red and silver maples. There are smaller, higher-quality inclusions of white cedar-dominated northern wet-mesic forest. Changes in hydrology have allowed reed canary grass to invade canopy gaps. The large forest interior is invaluable for a number of native breeding birds
20	St. Anthony Beech Woods	NA-2	T11N, R18E Section 2 Town of Addison	Private	68	An old-growth remnant of the once-extensive mesic woods, dominated by mature beech and sugar maple. Located on a moderate, east-facing slope. Not undisturbed, but in good condition
21	Lac Lawrann Conservancy Upland Woods and Wetlands	NA-2 (RSH)	T11N, R19E Sections 1 and 12 City of West Bend	City of West Bend and private	101	A good-quality wet- and dry-mesic hardwood forest, with a deep and shallow marsh, shrub-carr, and floating sedge mat around a pond. The area contains a good example of kame and esker formation. Location of the State-designated threatened forked aster ( <i>Aster furcatus</i> )
22	Blue Hills Woods	NA-2 (RSH)	T11N, R19E Section 3 and 10 City of West Bend T11N, R19E Sections 3 and 10 Town of Barton	City of West Bend, Department of Natural Resources, Ozaukee Washington Land Trust, and other private	264	Relatively large, good-quality mesic and dry mesic woods on glacial topography of significant relief. Recovering from past grazing and selective cutting. Recently disturbed by construction of USH 45 along east edge

**Table 43 (continued)**

Number on Map	Area Name	Classification Code <sup>a</sup>	Location	Ownership	Size (acres)	Description and Comments
23	Silverbrook Lake Woods	NA-2 (RSH)	T11N, R19E Sections 15, 21, 22, and 27 Town of West Bend T11N, R19E Section 15 City of West Bend	Girl Scouts of Milwaukee Area, Inc., Washington County, University of Wisconsin – Washington County, Town of West Bend, Cedar Lakes Conservation Foundation, and other private	404	A large area surrounding Silverbrook Lake, consisting mainly of good-quality southern mesic to dry-mesic hardwoods. Fairly diverse ground flora. Low area contains tamaracks and lowland hardwoods. Residences are beginning to encroach on south and west. Important to preserve as an intact block of relatively contiguous woods
24	Gilbert Lake Tamarack Swamp	NA-2	T11N, R19E Sections 17 and 20 Town of West Bend	Department of Natural Resources, Cedar Lakes Conservation Foundation and other private	130	A lightly developed lake surrounded by a wetland complex of tamarack swamp, bog, sedge meadow, and cattail marsh
25	Hacker Road Bog	NA-2	T11N, R19E Section 20 Town of West Bend	Department of Natural Resources	25	Good-quality sphagnum bog, bordered by sedge meadow, shallow marsh, and shrub-carr
26	Muth Woods	NA-2 (RSH)	T11N, R19E Section 24 City of West Bend	City of West Bend and private	30	A good-quality, medium-aged stand of southern mesic hardwoods, with an exceptionally rich and diverse ground flora that includes some uncommon species. A depression near the center of the woods contains lowland hardwoods
27	Little Cedar Lake Wetlands	NA-2	T11N, R19E Sections 32 and 33 Town of West Bend	Cedar Lakes Conservation Foundation and other private	134	Extensive wetlands at west end of Little Cedar Lake, containing good-quality deep and shallow marsh, sedge meadow, shrub-carr, tamarack relicts, and lowland hardwoods
28	Schoenbeck Woods	NA-2	T11N, R20E Sections 20 and 29 Town of Trenton T11N, R20E Section 20 City of West Bend	Private	196	Relatively large, moderate- to good-quality forested tract, consisting of lowland hardwoods, shrubcarr, southern mesic forest, and southern dry-mesic forest
29	Bellin Bog	NA-2	T11N, R20E Section 33 Town of Trenton	Private	17	A good-quality sedge mat and tamarack swamp, with many fen elements, that border a shallow, undeveloped pond
30	Reinartz Cedar Swamp	NA-2	T11N, R20E Sections 35 and 36 Town of Trenton	Private	121	Good-quality northern wet-mesic forest, dominated by white cedar, tamarack, yellow and paper birch, red maple, and black ash. A number of species with more northerly affinities are present. Uplands to the east support a disturbed mesic woods
31	Wayne Swamp	NA-2	T12N, R18E Sections 13, 14, 23, and 24 Town of Wayne T12N, R19E Sections 18 and 19 Town of Kewaskum	Private	1,136	A large depression in rolling moraine supports several wetland communities, including second-growth lowland hardwoods, northern wet-mesic forest, shrub-carr, and tamarack-fen, with southern mesic forest on isolated uplands
32	Kettle Moraine Drive Bog	NA-2	T12N, R19E Section 1 Town of Kewaskum	Department of Natural Resources and private	39	A good-quality forested bog of tamarack and lack spruce over a layer of ericads, with yellow and paper birch established in older areas. A number of regionally uncommon species are present
33	Glacial Trail Forest	NA-2	T12N, R19E Sections 11 and 14 Town of Kewaskum	Department of Natural Resources and private	223	One of the largest intact tracts of contiguous southern mesic and dry-mesic forest remaining in the Region. Located on steep, irregular kettle moraine topography. Good overall quality; recovering from past selective cutting. Important to maintain as intact as possible
34	St. Michael's Woods	NA-2	T12N, R19E Sections 13, 14, and 24 Town of Kewaskum	Department of Natural Resources and private	85	Rolling interlobate moraine supporting southern mesic to dry-mesic hardwoods, dominated by sugar maple, red oak, and basswood. Moderately rich ground flora. Relatively recent selective logging
35	North Branch Woods	NA-2	T12N, R20E Section 25 Town of Farmington	Department of Natural Resources and private	96	Good-quality wooded tract bordering the North Branch of the Milwaukee River. Consists of southern mesic and wet-mesic hardwoods. Threatened by future logging operations

Table 43 (continued)

Number on Map 25	Area Name	Classification Code <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
36	Myra Wetlands	NA-2	T11N, R20E Section 15 Town of Trenton	Private	69	Good-quality wetland complex of shallow lake, marsh, sedge meadow, shrub-carr, and lowland hardwoods
--	Subtotal - 29 sites	NA-2	--	--	6,361	--
37	Hults Bog and Marsh	NA-3	T9N, R18E Sections 3 and 10 Town of Erin	Private	14	Small, moderate-quality sphagnum bog-tamarack swamp and associated shallow marsh. Marsh is stopover spot for migrating waterfowl
38	CTH E Wetlands	NA-3	T9N, R18E Section 3 Town of Erin T10N, R18E Section 34 Town of Hartford	Private	28	Wetland complex of shrub-carr, sedge meadow, and shallow marsh that has suffered from past disturbance
39	Erin Sedge Meadow	NA-3	T9N, R18E Sections 4 and 5 Town of Erin	Town of Erin and private	17	Moderate-quality sedge meadow
40	Thompson Swamp	NA-3	T9N, R18E Section 10 Town of Erin	Private	182	Large but disturbed wetland complex of lowland hardwoods, shrub-carr, sedge meadow, and tamarack relict. Contains some northern species, including white pine
41	Donegal Road Woods	NA-3	T9N, R18E Sections 13 and 24 Town of Erin T9N, R19E Section 18 Town of Richfield	Department of Natural Resources and private	141	Large, irregularly shaped dry-mesic woods on steep, southeast-facing slopes
42	St. Augustine Road Sedge Meadow	NA-3	T9N, R18E Section 24 Town of Erin	Private	10	Good-quality southern sedge meadow
43	Mason Creek Swamp	NA-3	T9N, R18E Sections 30 and 31 Town of Erin	University of Wisconsin-Milwaukee and private	431	Large lowland hardwoods area
44	CTH J Swamp	NA-3	T9N, R19E Section 9 Town of Richfield	Friess Lake School District and private	100	Moderate- to good-quality complex of shrub-carr, lowland hardwoods, and mesic hardwoods, with scattered spring seepages
45	Hubertus Road Sedge Meadow	NA-3	T9N, R19E Section 19 Town of Richfield	Private	7	Good-quality southern sedge meadow bordering the Oconomowoc River
46	Amy Bell Lake and Lowlands	NA-3	T9N, R19E Sections 24 and 25 Town of Richfield	YMCA	20	Small, undeveloped lake with a narrow bog fringe, associated with a tamarack relict and shrub-carr that have suffered from past disturbance
47	Colgate Shrub-Carr	NA-3	T9N, R19E Sections 26 and 35 Town of Richfield	Private	37	Shrub-carr surrounding small, shallow lake; disturbed by access road
48	Lake Five Woods	NA-3 (RSH)	T9N, R19E Sections 31 and 32 Town of Richfield	Private	152	Low- to moderate-quality mesic, dry-mesic, and xeric woods on steep kettle moraine terrain on north side of Lake Five. Depression contains small seepage pond and disturbed wetland plant communities. Small patches of dry hill prairie are located within the xeric woods and contain the State-designated threatened kittentails ( <i>Besseyia bullii</i> ). Threatened by surrounding development
49	Faber-Pribyl Woods	NA-3	T9N, R20E Sections 4 and 9 Village of Germantown	Private	39	Small but good-quality remnant of mesic woods which still exhibits characteristics of an old-growth forest. Dominated by sugar maple and basswood, with some beech. Adjoining wet-mesic woods to north are of lesser quality
50	Hoelz Swamp	NA-3	T9N, R20E Sections 10, 11, 14, and 15 Village of Germantown	Private	109	A moderate-quality lowland hardwoods within the headwaters area of the Menomonee River. Dominated by silver and red maple and yellow birch, with some northern forest understory elements. Valuable for watershed protection
51	Lake Park Swamp	NA-3	T9N, R20E Sections 21 and 22 Village of Germantown	Village of Germantown and private	54	A disturbed silver maple-dominated lowland hardwood forest, important for protection of two intermittent streams tributary to the Menomonee River

Table 43 (continued)

Number on Map 25	Area Name	Classification Code <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
52	Schoessow Woods	NA-3 (RSH)	T9N, R20E Section 24 Village of Germantown	Village of Germantown and private	51	A relatively small but good-quality mix upland shallow depressions. Trees, mostly sugar maple, green ash, and basswood, are of medium-age. Very good species diversity, including two State-designated special concern species: American gromwell ( <i>Lithospermum latifolium</i> ) and goldenseal ( <i>Hydrastis canadensis</i> ). Threatened by residential subdivisions
53	USH 41 Swamp	NA-3	T9N, R20E Sections 28 and 33 Village of Germantown	Milwaukee Metropolitan Sewerage District and other private	256	An extensive floodplain forest dominated by silver maple, with green ash, black ash, and American elm. Due to Dutch elm disease, dissection by USH 41-45, a logging history, and artificial drainage, its ecological value is low. Important for protection of Menomonee River tributaries
54	Kleinman Swamp	NA-3	T9N, R20E Section 29 Village of Germantown	Department of Transportation and private	71	Lowland hardwood forest of silver maple and some yellow birch. Low ecological value
55	Rubicon Lowlands	NA-3	T10N, R18E Sections 15 and 22 City of Hartford T10N, R18E Sections 15, 21, and 22 Town of Hartford	Washington County, City of Hartford, and private	30	Moderate-quality southern sedge meadow along the Rubicon River
56	STH 60 Swamp	NA-3	T10N, R18E Section 14 City of Hartford T10N, R18E Sections 14 and 23 Town of Hartford	Hartford Community Conservation Club and other private	31	Lowland hardwood swamp of moderate quality, containing some northern elements. Dominated by yellow birch and black ash
57	Pike Lake Sedge Meadow	NA-3 (RSH)	T10N, R18E Section 23 City of Hartford <sup>c</sup>	Town of Hartford	12	Good-quality southern sedge meadow and shallow marsh at north end of Pike Lake
58	Pike Lake Woods	NA-3	T10N, R18E Section 24 Town of Hartford	Department of Natural Resources	131	Low- to medium-quality dry-mesic woods that has suffered from past disturbance, including grazing and selective logging. The irregular kettle moraine topography includes a prominent wooded kame at the southeast corner
59	Mueller Woods	NA-3	T10N, R19E Section 6 Town of Polk	Private	90	Relatively large dry-mesic woods of moderate quality, located on rolling moraine with some deep kettle holes. Evidence of past grazing and selective logging. Site has recently been disturbed by road and residence in interior, and highway construction along western border
60	Slinger Upland Woods	NA-3	T10N, R19E Sections 8 and 9 Town of Polk	Department of Natural Resources and private	191	Relatively large area of disturbed southern mesic and dry-mesic hardwoods on kettle and kame topography
61	Heritage Trails Bog	NA-3	T10N, R19E Sections 20 and 29 Town of Polk	Washington County and private	94	Relatively undisturbed tamarack bog within an interlobate morainal depression. Other associated communities include lowland hardwoods and shrub-carr
62	Kowalske Swamp	NA-3	T10N, R20E Section 22 Town of Jackson	Private	83	Young to medium-aged northern wet-mesic hardwoods, disturbed by past selective cutting and windthrow. The ground flora is relatively diverse. A knoll at the northeast corner supports upland mesic woods
63	Sherman Road Swamp	NA-3	T10N, R20E Section 25 Town of Jackson	Private	96	A lowland hardwood swamp dominated by red maple, green ash, and American elm on level terrain
64	Allenton Swamp	NA-3	T11N, R18E Sections 22, 26, 27, 28, and 35 Town of Addison	Department of Natural Resources and private	1,091	Large, disturbed wetland complex along the Rock River, including southern sedge meadow, lowland hardwoods, shrub-carr, emergent aquatics, and relict tamaracks
65	Newark Road Wetland	NA-3	T11N, R19E Section 1 Town of Barton	Private	9	A kettle-hole wetland
66	Sunset Park Wetlands	NA-3	T11N, R19E Sections 2 and 3 City of West Bend T11N, R19E Sections 2 and 3 Town of Barton	City of West Bend and private	85	Disturbed wetland complex containing shallow marsh, fresh (wet) meadow, and a good stand of tag alder ( <i>Alnus rugosa</i> )

Table 43 (continued)

Number on Map 25	Area Name	Classification Code <sup>b</sup>	Location	Ownership	Size (acres)	Description and Comments
67	Albecker Park Wetlands	NA-3	T11N, R19E Sections 9 and 10 City of West Bend T11N, R19E Section 9 Town of Barton	City of West Bend and private	91	Shallow marsh and disturbed fresh (wet) meadow complex with some shrub-carr and scattered lowland hardwoods. Disturbances include water-level changes due to past draining efforts and filling
68	Silver Creek Marsh	NA-3	T11N, R19E Section 15 City of West Bend	Washington County and private	27	Good-quality deep and shallow marsh and sedge meadow
69	University Fen	NA-3 (RSH)	T11N, R19E Section 15 City of West Bend	City of West Bend	1	A small, moderate-quality calcareous fen and lowland hardwood forest recently disturbed by adjacent highway construction
70	CTH Z Upland Woods and Wetlands	NA-3 (RSH)	T11N, R19E Sections 16, 17, 20, and 21 Town of West Bend	Cedar Lake Conservation Foundation and other private	281	Mature mesic hardwood forest on rough interlobate moraine, dominated by sugar maple, red oak, beech, and basswood. The moderately rich herb layer includes several uncommon species. Threatened by ongoing logging operations. Adjacent large wetland complex of shrub-carr, sedge meadow shallow marsh, and tamarack relict is divided by CTH Z
71	Ziegler Woods	NA-3	T11N, R19E Section 28 Town of West Bend	Private	172	Large tract of southern mesic to dry-mesic hardwoods, dominated by sugar maple and red oak, on irregular glacial terrain. Past disturbance includes grazing and selective logging; more recently, wide horse and all-terrain-vehicle trails have degraded the site, allowing a number of exotic species to invade
72	Sandy Knoll Swamp	NA-3	T11N, R20E Sections 4 and 5 Town of Trenton T12N, R20E Section 33 Town of Farmington	Washington County and private	343	Large, patchy lowland hardwood forest with areas of tamarack. Some portions contain good-quality wet-mesic forest ground flora. Past disturbances include selective cutting and clear-cutting, and water-level changes due to ditching
73	Sandy Knoll Wetlands	NA-3	T11N, R20E Sections 5 and 6 Town of Trenton	Washington County and private	47	A small but good-quality wetland complex containing tamaracks, lowland hardwoods, shrub-carr, shallow marsh, and sedge fen associated with a spring-fed stream
74	Poplar Road Lacustrine Forest	NA-3	T11N, R20E Sections 9 and 10 Town of Trenton	Private	182	A disturbed lowland hardwoods stand dominated by ash, swamp white oak, and silver maple. Several ephemeral ponds occur on the site, and upland southern mesic forest dominated by basswood occur as islands
75	Fellenz Hardwood Swamp	NA-3	T11N, R20E Section 16 Town of Trenton	Ozaukee Washington Land Trust and private	58	A southern wet to wet-mesic hardwood forest, located within the Milwaukee River floodplain. Disturbances include selective cutting and excessive siltation
76	Paradise Drive Tamarack Swamp	NA-3 (RSH)	T11N, R20E Sections 26 and 35 Town of Trenton	Ozaukee Washington Land Trust and private	81	Northern wet-mesic forest, tamarack swamp, and shrub-carr of moderate quality
77	Camp Wowitan Wetlands	NA-3 (RSH)	T11N, R20E Sections 21, 22, 27, and 28 Town of Trenton	YMCA and other private	109	Relatively undeveloped lake and wetland complex with a well-developed esker. A good-quality calcareous fen, tamarack swamp, and mesic forest occur on the site
78	Schalla Tamarack Swamp	NA-3	T11N, R20E Section 33 Town of Trenton	Private	17	A tamarack swamp
79	Theresa Swamp	NA-3	T12N, R18E Sections 17, 18, 19, 20, 29, and 30 Town of Wayne	Department of Natural Resources and private	952	Lowland hardwood forest bordering the Rock River, composed of large silver maple, plus black ash, green ash, American elm, and swamp white oak. Canopy has been opened by Dutch elm disease
80	Wayne Creek Swamp	NA-3	T12N, R18E Sections 21, 22, 27, and 28 Town of Wayne	Private	181	Disturbed lowland hardwood forest along Wayne Creek. Openings in canopy from Dutch elm disease
81	Stockcar Swamp	NA-3 (RSH)	T12N, R18E Sections 23, 24, 25, and 26 Town of Wayne	Private	245	Forested wetland of northern lowland hardwoods, tamarack-fen, shrub-carr, and alder thicket, of moderately good quality. A number of uncommon species are present
82	Rock River Marsh	NA-3	T12N, R18E Sections 30, 31, and 32 Town of Wayne	Department of Natural Resources and private	339	Shallow marsh within the Rock River floodplain, dominated by cattails. Bisected by railway right-of-way

**Table 43 (continued)**

Number on Map 25	Area Name	Classification Code <sup>a</sup>	Location	Ownership	Size (acres)	Description and Comments
83	Kettle Moraine Drive Woods	NA-3 (RSH)	T12N, R19E Sections 2, 11, and 12 Town of Kewaskum T13N, R19E Section 35 Town of Auburn	Department of Natural Resources and private	290 (plus 30 in Fond du Lac County)	Long, north-south-trending, irregularly shaped southern mesic and dry-mesic forest that is recovering from past grazing and selective cutting. Located on steep-sided, gravelly ridges of the interlobate kettle moraine. Forest is mostly second-growth. Important as linkage between other large forest blocks to the north and south
84	STH 28 Woods	NA-3	T12N, R19E Sections 12 and 13 Town of Kewaskum	Private	148	Good-quality southern mesic hardwoods, dominated by sugar maple, ironwood, and basswood, located on kettle moraine topography. Recent cutting, roads, trails, and new homesite construction are threatening the integrity of the woods
85	Smith Lake Swamp	NA-3	T12N, R19E Section 35 Town of Barton	Private	38	Mixed lowland hardwood and conifer swamp bordering Smith Lake
86	Lange Hardwoods	NA-3	T12N, R19E Section 28 Town of Barton	Private	53	Good-quality southern mesic hardwood forest on steep kettle moraine topography
87	Wildwood Hardwood Swamp	NA-3	T12N, R19E Sections 33 and 34 Town of Barton	Private	98	A lowland hardwood forest area
88	Milwaukee River Swamp	NA-3	T12N, R20E Sections 1, 2, 11, and 12 Town of Farmington	Private <sup>d</sup>	546	A large but disturbed wetland complex of lowland hardwoods, northern wet-mesic forest, shrub-carr, and sedge meadow bordering the Milwaukee River
89	Lizard Mound Woods	NA-3	T12N, R20E Sections 31 and 32 Town of Farmington	Washington County and private	29	Mature dry-mesic hardwoods dominated by sugar maple, red oak, basswood, white ash, beech, and white oak. Contains Indian effigy mounds of statewide significance
90	Green Lake Bog	NA-3	T12N, R20E Section 34 Town of Farmington	Private	19	Small but good-quality undeveloped bog lake bordered by sphagnum mat, conifer swamp, and mesic hardwoods
91	Cedar-Sauk Low Woods	NA-3	T11N, R20E Section 36 Town of Trenton T10N, R21E Sections 5 and 6 Town of Cedarburg T11N, R21E Sections 31 and 32 Town of Saukville	Private	14 (plus 204 in Ozaukee County)	Lowland hardwood forest of silver maple, green and black ash, and American elm, with evidence of abundant past disturbances, including grazing, powerline right-of-way, and two highways. Stream flows through area from Cedarburg Bog
--	Subtotal - 55 sites	NA-3	--	--	8,040	--
	Total - 91 sites	--	--	--	16,061	--

<sup>a</sup>Inventory conducted in 1994; ownership information updated in 2007.

<sup>b</sup>NA-1 identifies Natural Area sites of statewide or greater significance.

NA-2 identifies Natural Area sites of countywide or regional significance.

NA-3 identifies Natural Area sites of local significance.

SNA, or State Natural Area, identifies those sites officially designated as State Natural Areas by the State of Wisconsin Natural Areas Preservation Council.

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 (DNR).

<sup>c</sup>The Pike Lake Sedge Meadow natural area is located in the City of Hartford, but is owned by the Town of Hartford.

<sup>d</sup>The DNR has acquired a conservation easement over a portion of the Milwaukee River Swamp natural area. The entire natural area is located within the project boundary of the North Branch Milwaukee River Wildlife and Farming Heritage Area.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997.

### ***Critical Species Habitat and Aquatic Sites***

Critical species habitat sites consist of areas outside natural areas that 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. Thirteen sites supporting rare or threatened plant and animal species have been identified in Washington County. These sites encompass an area of 356 acres, or less than 1 percent of the County, and are shown on Map 26 and described in Table 44.

Table 44

CRITICAL SPECIES HABITAT SITES LOCATED OUTSIDE NATURAL AREAS IN WASHINGTON COUNTY: 2007<sup>a</sup>

Number on Map 26	Site Name and Classification Code <sup>b</sup>	Location	Site Area (acres)	Ownership	Species of Concern <sup>c</sup>
1	High School Woods (CSH-P)	T11N, R19E, Section 24; City of West Bend	9	West Bend School District	Ginseng ( <i>Panax quinquefolius</i> ) (R)
2	Jackson Woods (CSH-P)	T10N, R20E, Section 20; Village of Jackson	25	Village of Jackson and private	American gromwell ( <i>Lithospermum latifolium</i> ) (R)
3	Unnamed Wetland (CSH-B)	T10N, R18E, Section 13; Village of Slinger and Town of Hartford	46	Private	Black tern (R) (Colony)
4	St. Anthony Maple Woods (CSH-P)	T11N, R18E, Section 10; Town of Addison	98	Private <sup>d</sup>	American gromwell ( <i>Lithospermum latifolium</i> ) (R)
5	Doll Woods (CSH-P)	T11N, R18E, Section 16; Town of Addison	29	Town of Addison and private	American gromwell ( <i>Lithospermum latifolium</i> ) (R)
6	Riesch Woods (CSH-P)	T11N, R19E, Section 6; Town of Barton	36	Private	American gromwell ( <i>Lithospermum latifolium</i> ) (R)
7	Werner Pond <sup>e</sup> (CSH-B)	T10N, R18E, Section 25; Town of Hartford	17	Private	Black tern (R) (Colony)
8	Cameron Property (CSH-P)	T11N, R20E, Section 8; Town of Trenton	11	Private	Small yellow lady's slipper ( <i>Cypripedium parviflorum</i> ) (R)
9	Fechters Woods (CSH-P)	T11N, R20E, Section 36; Town of Trenton	6	Private	Golden seal ( <i>Hydrastis canadensis</i> ) (R)
10	Unnamed Wetland (CSH-B)	T12N, R18E, Section 7; Town of Wayne	48	Private	Great egret (T)
11	Gilbert Lake (CSH-B)	T11N, R19E, Sections 17 and 20; Town of West Bend	10 <sup>f</sup>	Private	Black Tern (R) (Colony)
12	Silver Lake (CSH-B)	T11N, R19E, Section 27; Town of West Bend	11	Private	Red-shouldered hawk (T)
13	Silver Lake Swamp (CSH-P)	T11N, R19E, Section 34; Town of West Bend	10	Private	Showy lady's slipper ( <i>Cypripedium reginae</i> ) (R)
Total – 13 Sites			--	356	--

<sup>a</sup>Inventory conducted in 1994; ownership information updated in 2007.

<sup>b</sup>CSH-P identifies a critical plant species habitat site; CSH-B identifies a critical bird species habitat site.

<sup>c</sup>"R" refers to species designated as rare or special concern; "T" refers to species designated as threatened.

<sup>d</sup>The Ozaukee Washington Land Trust has a conservation easement over nine acres of this site.

<sup>e</sup>Werner Pond is referred to as an "unnamed wetland" in the regional natural areas report.

<sup>f</sup>The site totals 43 acres. The remaining 33 acres are located within the Gilbert Lake Tamarack Swamp natural area.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997.



Critical species habitat sites consist of areas outside natural areas that are important for their ability to support rare, threatened, or endangered plant or animal species.

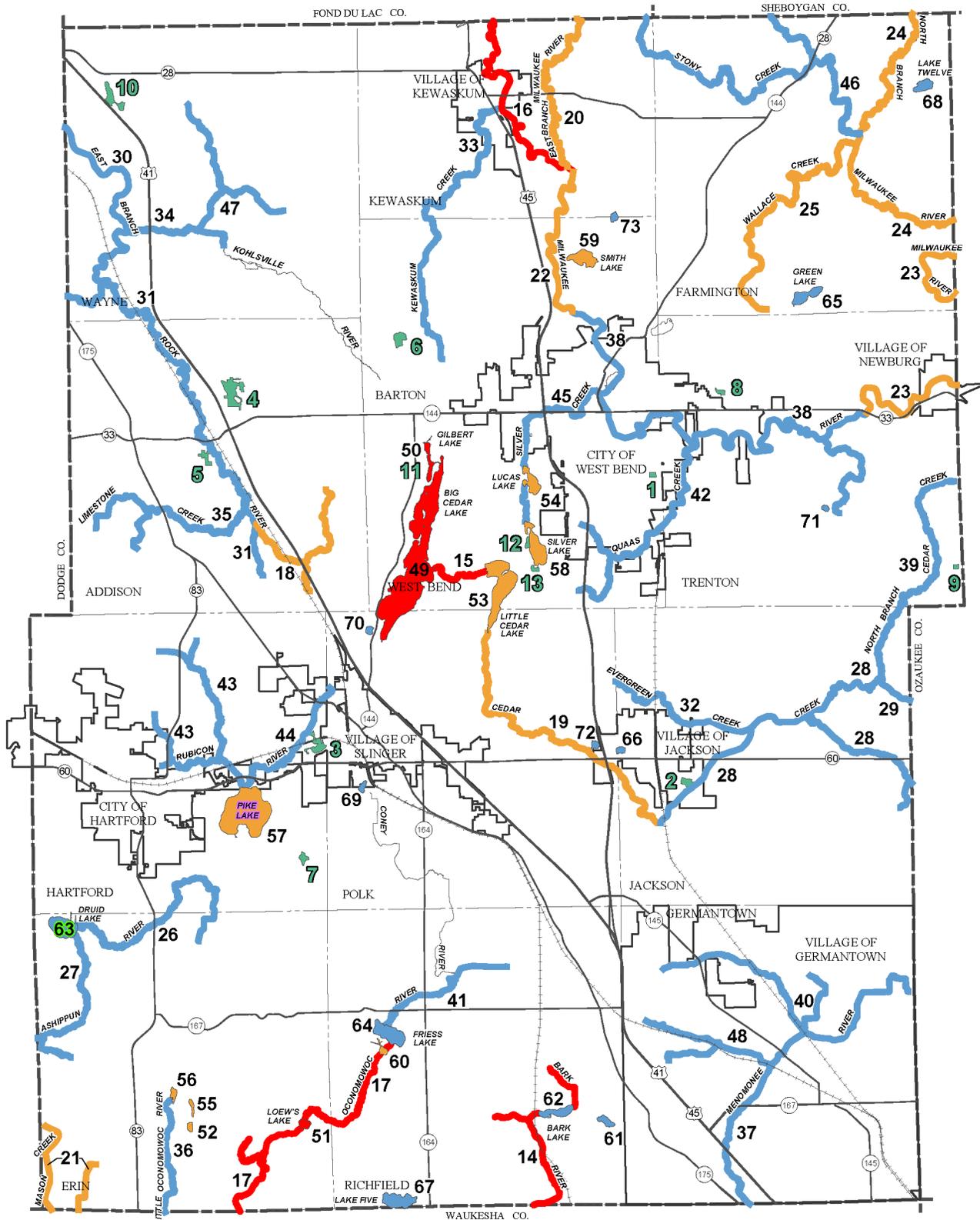
There are also 73 aquatic habitat sites supporting threatened or rare fish, herptile, or mussel species in the County, including 188 miles of rivers and streams and 2,749 acres of lake waters. Aquatic habitat sites are shown on Map 26 and described in Table 45.

**Reestablishment of Forest Interior**

In addition to setting forth recommendations for the protection of existing areas with important biological resources, the regional natural areas plan also recommends that efforts be made to reestablish relatively large tracts of grasslands and forest interiors in the Region. Reestablishment of such tracts would serve to provide additional habitat for bird populations, which have been adversely affected by loss of habitat due to development in the Region.

Map 26

CRITICAL SPECIES AND AQUATIC HABITAT SITES IN WASHINGTON COUNTY: 1994



- |  |   |           |   |
|--|---|-----------|---|
|  | CRITICAL SPECIES HABITAT SITES                                |           | AQUATIC RIVERS OR STREAMS OF STATEWIDE OR GREATER SIGNIFICANCE (AQ-1)   |
|  | CRITICAL SPECIES HABITAT SITE REFERENCE NUMBER (SEE TABLE 44) |           | AQUATIC RIVERS OR STREAMS OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (AQ-2) |
|  | AQUATIC AREAS OF STATEWIDE OR GREATER SIGNIFICANCE (AQ-1)     |           | AQUATIC RIVERS OR STREAMS OF LOCAL SIGNIFICANCE (AQ-3)                  |
|  | AQUATIC AREAS OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (AQ-2)   | <b>26</b> | AQUATIC HABITAT SITE REFERENCE NUMBER (SEE TABLE 45)                    |
|  | AQUATIC AREAS OF LOCAL SIGNIFICANCE (AQ-3)                    |           |   |

Source: Wisconsin Department of Natural Resources and SEWRPC.

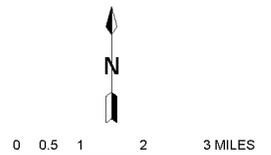


Table 45

AQUATIC HABITAT AREAS IN WASHINGTON COUNTY: 2005<sup>a</sup>

Number on Map 26	River, Stream, or Lake	Size <sup>b</sup>	Rank <sup>c</sup>	Description <sup>d</sup> and Comments
14	Bark River upstream from Nagawicka Lake	4.5 miles <sup>e</sup>	AQ-1 (RSH)	Good overall fish population and diversity; important reservoir for critical fish and herptile species
15	Cedar Creek upstream from Little Cedar Lake	1.4 acres	AQ-1 (RSH)	Good water quality; good fish population and diversity; critical fish and herptile species habitat
16	Milwaukee River downstream from Washington-Fond du Lac county line to CTH H	5.4 miles	AQ-1 (RSH)	Excellent Biotic Index Rating; <sup>f</sup> good water quality and fish population and diversity
17	Oconomowoc River downstream from Friess Lake to North Lake	7.8 miles <sup>e</sup>	AQ-1 (RSH)	Contains critical fish, herptile, and mussel species habitat; bisects high-quality Natural Areas
18	Allenton Creek	3.4 miles	AQ-2 (RSH)	Class I trout stream with good fish population and diversity
19	Cedar Creek downstream from Little Cedar Lake to Little Cedar Creek inflow	6.6 miles	AQ-2 (RSH)	Contains critical mussel and fish species habitat
20	East Branch, Milwaukee River downstream from Washington-Fond du Lac county line	5.0 miles	AQ-2 (RSH)	Low sedimentation and few modifications to channel; bisects the Milwaukee River Floodplain Forest State Natural Area
21	Mason Creek	2.7 miles <sup>e</sup>	AQ-2 (RSH)	Class I trout stream; Biotic Index Rating <sup>f</sup> of Good; critical fish species present
22	Milwaukee River downstream from CTH H to Woodford Drive	4.9 miles	AQ-2 (RSH)	Good water quality; critical fish species present
23	Milwaukee River downstream from STH 33 to main stem	5.6 miles <sup>e</sup>	AQ-2 (RSH)	Excellent Biotic Index Rating; <sup>g</sup> critical fish species present; good assemblage of mussel species
24	North Branch, Milwaukee River	7.7 miles <sup>e</sup>	AQ-2 (RSH)	Good overall fish population and diversity, including critical fish species; Biotic Index Rating; <sup>f</sup> of Good to Excellent
25	Wallace Creek	8.6 miles	AQ-2 (RSH)	Good overall fish population and diversity, including critical fish species
26	Ashippun River upstream from Druid Lake	4.3 miles	AQ-3 (RSH)	Critical fish species present
27	Ashippun River downstream from Druid Lake to Washington-Dodge county line	5.2 miles	AQ-3 (RSH)	Critical herptile species habitat
28	Cedar Creek downstream from Little Cedar Creek inflow to CTH M	9.3 miles <sup>e</sup>	AQ-3	Good fish population and diversity; bisects Jackson Swamp, an identified Natural Area
29	Cedar Creek downstream from CTH M to STH 60	0.7 mile <sup>e</sup>	AQ-3	Good fish population and diversity; good mussel species assemblage
30	East Branch Rock River downstream from CTH D	4.4 miles	AQ-3 (RSH)	Critical fish species present
31	East Branch Rock River upstream from CTH D	14.3 miles	AQ-3 (RSH)	Critical fish species present
32	Friedens Creek	3.2 miles	AQ-3 (RSH)	Biotic Index Rating <sup>g</sup> of Very Good
33	Kewaskum Creek	8.1 miles	AQ-3	Good fish population and diversity
34	Kohlsville River	1.9 miles	AQ-3	A cold-water stream
35	Limestone Creek	5.8 miles	AQ-3 (RSH)	Good fish population and diversity, including critical species records
36	Little Oconomowoc River	2.7 miles <sup>e</sup>	AQ-3 (RSH)	Biotic Index Rating <sup>f</sup> of Excellent; upper reaches bisect a high-quality Natural Area, Murphy Lake-McConville Lake Wetland Complex
37	Menomonee River downstream from STH 145 to CTH Q	3.8 miles	AQ-3	Bisects identified Natural Areas
38	Milwaukee River downstream from Woodford Drive to STH 33	13.6 miles	AQ-3 (RSH)	Critical fish species present
39	North Branch, Cedar Creek	7.3 miles	AQ-3 (RSH)	Critical fish species; bisects an identified Natural Area, Reinartz Cedar Swamp
40	North Branch, Menomonee River upstream from STH 145	9.2 miles <sup>e</sup>	AQ-3	Bisects identified Natural Areas
41	Oconomowoc River upstream from Friess Lake	2.8 miles	AQ-3 (RSH)	Critical herptile species habitat
42	Quaas Creek	4.9 miles	AQ-3 (RSH)	Good fish population and diversity
43	Rubicon River downstream from Pike Lake	6.7 miles	AQ-3 (RSH)	Critical fish species present
44	Rubicon River upstream from Pike Lake	2.8 miles	AQ-3 (RSH)	Critical herptile species habitat
45	Silver Creek	5.9 miles	AQ-3 (RSH)	Critical fish species present; Biotic Index Rating <sup>g</sup> of Good
46	Stony Creek	11.7 miles	AQ-3 (RSH)	Critical fish species present; Class II trout stream
47	Wayne Creek	3.5 miles	AQ-3	Good fish population and diversity

**Table 45 (continued)**

Number on Map 26	River, Stream, or Lake	Size <sup>b</sup>	Rank <sup>c</sup>	Description <sup>d</sup> and Comments
48	West Branch, Menomonee River	4.2 miles	AQ-3	Good fish population and diversity; good Biotic Index Rating <sup>g</sup>
--	Subtotal (35 river and stream reaches)	187.9 miles	--	--
49	Big Cedar Lake	957 acres	AQ-1 (RSH)	A deep spring-drainage lake at the headwaters of Cedar Creek; critical fish and herptile species present; good water quality
50	Gilbert Lake	45 acres	AQ-1 (RSH)	An undeveloped spring lake surrounded by tamarack swamp, bog, sedge meadow, and marsh at the headwaters of Cedar Creek; critical fish and herptile species present
51	Loew's Lake	26 acres	AQ-1 (RSH)	An undeveloped drainage lake located in the heart of the valuable upper Oconomowoc River environmental corridor
52	Beck Lake	12 acres	AQ-2 (RSH)	An undeveloped seepage lake encompassed by a high-quality Natural Area, Murphy Lake-McConville Lake Wetland Complex
53	Little Cedar Lake	266 acres	AQ-2 (RSH)	A drainage lake with adjacent wetlands which support good habitat for critical herptile species such as the bullfrog
54	Lucas Lake	69 acres	AQ-2 (RSH)	A largely undeveloped drainage lake with good water quality and critical fish species present
55	McConville Lake	12 acres	AQ-2 (RSH)	An undeveloped seepage lake encompasses by a high-quality Natural Area, Murphy Lake-McConville Lake Wetland Complex
56	Murphy Lake	18 acres	AQ-2 (RSH)	An undeveloped seepage lake encompassed by a high-quality Natural Area, Murphy Lake-McConville Lake Wetland Complex
57	Pike Lake	469 acres	AQ-2 (RSH)	A drainage lake with critical fish and herptile species present; important spawning area for game fish
58	Silver Lake	125 acres	AQ-2 (RSH)	A drainage lake with critical fish species present; wetland to west offers diversity of wildlife and plant communities
59	Smith Lake	86 acres	AQ-2 (RSH)	A shallow seepage lake with adjacent high-quality wetlands; an identified Natural Area
60	Unnamed Lake	18 acres	AQ-2 (RSH)	A drainage lake; a component of the Oconomowoc River corridor
61	Amy Bell Lake	29 acres	AQ-3 (RSH)	A seepage lake encompassed by a Natural Area, Amy Bell Lake and Lowlands
62	Bark Lake	65 acres	AQ-3 (RSH)	A spring-drainage lake located at the headwaters of the Bark River
63	Druid Lake	127 acres	AQ-3	A drainage lake within the Ashippun River watershed
64	Friess Lake	120 acres	AQ-3 (RSH)	A drainage lake in the Oconomowoc River corridor; important for waterfowl
65	Green Lake	71 acres	AQ-3 (RSH)	A seepage lake with critical fish species present; extensive wetlands adjacent to Lake
66	Hasmer Lake	15 acres	AQ-3 (RSH)	A drainage lake with critical fish species present
67	Lake Five	103 acres <sup>c</sup>	AQ-3	A seepage lake with good water quality; adjacent Natural Area, Lake Five Woods
68	Lake Twelve	46 acres	AQ-3	A spring lake with a mostly undisturbed shoreline; good wildlife habitat
69	Mud Lake	16 acres	AQ-3	An undeveloped seepage lake encompasses by a Natural Area, Mud Lake Meadow
70	Mueller Lake	14 acres	AQ-3 (RSH)	A spring lake with an adjacent Natural Area, Big Cedar Lake Bog; critical herptile habitat
71	Radtke Lake	10 acres	AQ-3	An undeveloped seepage lake within an identified Natural Area, Camp Wowitan Wetlands
72	Tilly Lake	14 acres	AQ-3 (RSH)	A spring lake with critical fish species present
73	Unnamed Lake	16 acres	AQ-3 (RSH)	Suitable habitat for Blanding's turtle, a threatened species
--	Subtotal (25 lakes)	2,749 acres	--	--

<sup>a</sup>Inventory conducted in 1994; ownership information updated in 2005.

<sup>b</sup>Size is listed as stream miles for rivers and streams and lake surface area (in acres) for lakes.

<sup>c</sup>AQ-1 identifies Aquatic Area sites of statewide or greater significance.

AQ-2 identifies Aquatic Area sites of countywide or regional significance.

AQ-3 identifies Aquatic Area sites of local significance.

RSH, or Rare Species Habitat, identifies those aquatic areas which support rare, endangered, threatened, or "special concern" species officially designated by the Wisconsin Department of Natural Resources.

<sup>d</sup>"Seepage lakes" are lakes which have no inlet or outlet and whose main source of water is direct precipitation and runoff supplemented by groundwater. "Spring lakes" are lakes which have no inlet but do have an outlet and whose main source of water is groundwater flowing directly into the basin and from the immediate drainage area. "Drainage lakes" are lakes that have both an inlet and an outlet and whose main water source is a river or stream.

<sup>e</sup>Lake or stream is located partially within Washington County. Number refers to stream miles or acreage located within the County.

<sup>f</sup>Based upon the Index of Biotic Integrity (IBI) discussed in U.S. Department of Agriculture, Forest Service, General Technical Report No. 149, Using the Index of Biotic Integrity (IBI) to Measure Environmental Quality in Warmwater Streams of Wisconsin, April 1992.

<sup>g</sup>Based upon the Hilsenhoff Biotic Index (HBI) discussed in Wisconsin Department of Natural Resources Technical Bulletin No. 132, Using a Biotic Index to Evaluate Water Quality in Streams, 1982.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC. Sites were identified as part of the regional natural areas plan, documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997.

Two sites in Washington County, shown in Map 14, were identified for reestablishment of forest interior. The first site is located in the Town of Addison and would use as its core the St. Anthony Maple Woods, recommended for acquisition by the DNR for preservation and protection as a critical species habitat site. The entire project is envisioned to cover approximately 160 acres after reforestation, of which about 94 acres, or 59 percent, would meet the definition of forest interior, that is, that portion of a forest lying at least 300 feet from the forest edge.

The second forest-interior reserve site lies in the Town of Trenton. This site would use as its core an existing wooded area near Shady Lane; it encompasses approximately 147 acres. After forest restoration, this area would include about 80 acres, or about 54 percent, of the site classified as forest interior. The site is located in a “focus area” identified by the Ozaukee Washington Land Trust (see Map 32).

### **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 which concentrations of the best remaining elements of the natural resource base occur. It has been recognized that preservation of these areas is essential to both 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.

Seven elements of the natural resource base are considered essential to the maintenance of the ecological balance and the overall quality of life in the Region, and served as the basis for identifying the environmental corridor network. These seven elements are: 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, are closely related to the natural resource base and were used to identify areas with recreational, aesthetic, ecological, and natural value. These features include existing park and open space sites, potential park and open space sites, historic sites, scenic areas and vistas, and natural areas.

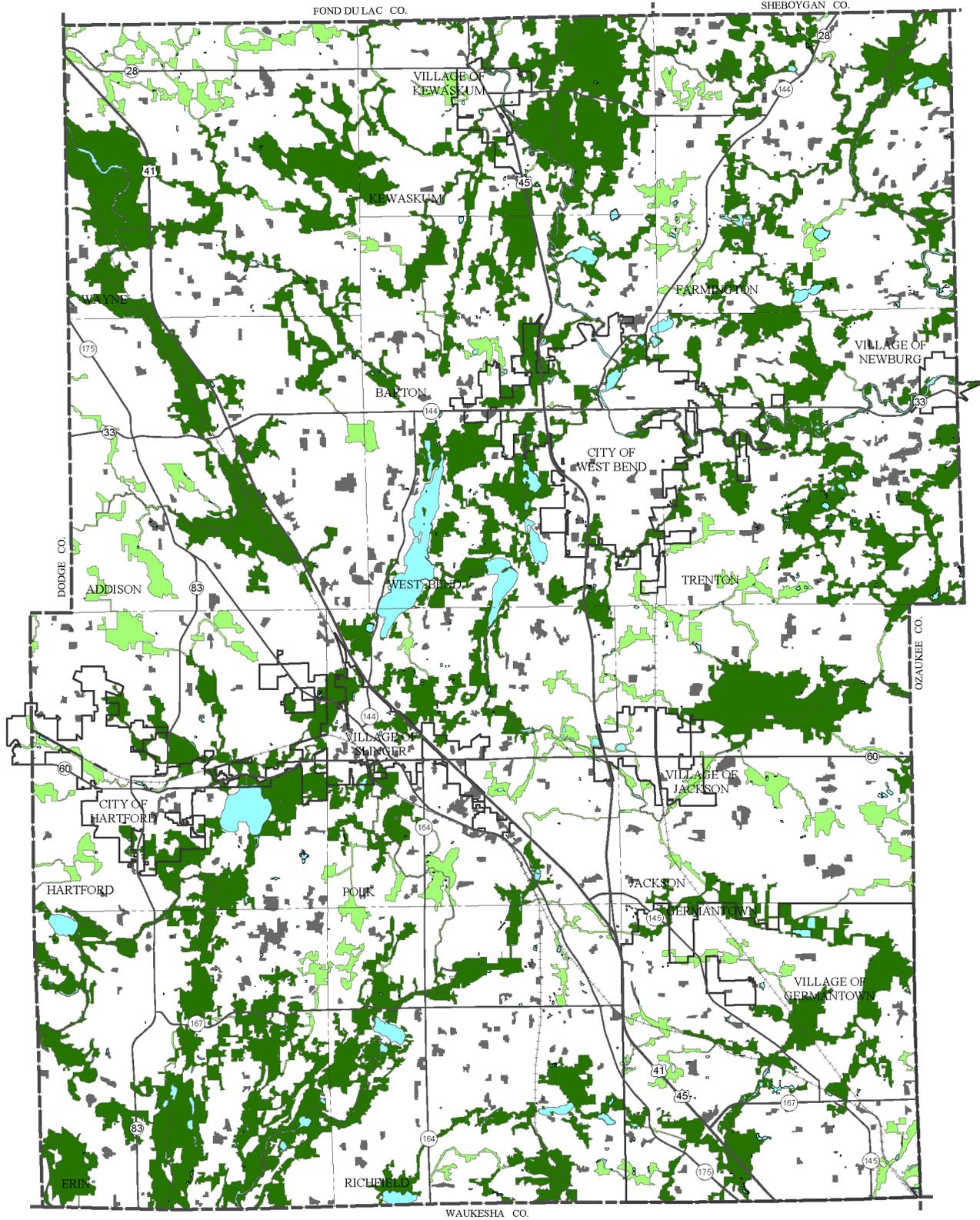
The mapping of these 12 natural resource and resource-related elements results in a concentration of such elements in an essentially linear pattern of relatively narrow, elongated areas that have been termed “environmental corridors” by SEWRPC. Primary environmental corridors include a wide variety of the most important natural resources and are 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 corridors, no minimum area or length criteria apply. Secondary environmental corridors that do not connect primary environmental corridors must be at least 100 acres in size and one mile long. An isolated concentration 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, is referred to as an isolated natural resource area. Environmental corridors and isolated natural resource areas in Washington County in 2000 are shown on Map 27.

The preservation of environmental corridors and isolated natural resource areas in essentially natural, open uses can help reduce flood flows, reduce noise pollution, and maintain air and water quality.<sup>15</sup> Corridor preservation is important to the movement of wildlife 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 be overwhelming, the combined effects will eventually create serious environmental and developmental problems.

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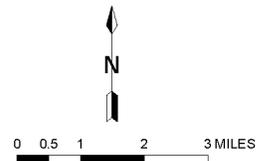
<sup>15</sup>*Guidelines for the preservation of environmental corridors from the regional land use plan are presented on Table 94 in Chapter VI.*

**Map 27**  
**ENVIRONMENTAL CORRIDORS AND**  
**ISOLATED NATURAL RESOURCE AREAS IN WASHINGTON COUNTY: 2000**



- PRIMARY ENVIRONMENTAL CORRIDORS
- SECONDARY ENVIRONMENTAL CORRIDORS
- ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER

Source: SEWRPC.



**Table 46**

**ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN WASHINGTON COUNTY COMMUNITIES: 2000**

Local Government	Primary Environmental Corridors (acres)	Secondary Environmental Corridors (acres)	Isolated Natural Resource Areas (acres)
<b>Partnering Governments</b>			
Town of Addison .....	3,348	946	513
Town of Barton.....	2,810	309	343
Town of Erin .....	8,173	191	543
Town of Farmington .....	4,689	869	597
Town of Germantown.....	174	37	16
Town of Hartford .....	3,163	924	415
Town of Kewaskum.....	5,664	227	103
Village of Kewaskum.....	176	40	5
Town of Polk .....	2,956	1,167	589
Town of Trenton.....	5,444	441	598
Town of Wayne .....	5,515	1,148	468
<b>Non-Partnering Governments</b>			
City of Hartford.....	816	166	80
City of West Bend .....	1,671	36	204
Village of Germantown.....	3,608	904	397
Village of Jackson .....	19	154	17
Village of Newburg .....	69	--	--
Village of Slinger .....	587	--	172
Town of Jackson .....	3,077	1,460	594
Town of Richfield.....	4,255	635	491
Town of West Bend.....	4,078	161	306
Washington County	60,293	9,825	6,451

Source: SEWRPC.



In 2000, about 60,300 acres, comprising about 22 percent of the County, were encompassed within primary environmental corridors. The preservation of environmental corridors helps reduce flood flows, reduce noise pollution, and maintain air and water quality.

sewer service areas are also protected under DNR policies that limit the extension of sewers to serve development proposed within primary environmental corridors. Environmental corridors and isolated natural resource areas that were protected in 2006 through public or nonprofit conservation organization ownership, conservancy zoning, or location within an adopted sewer service area are shown on Map 28.

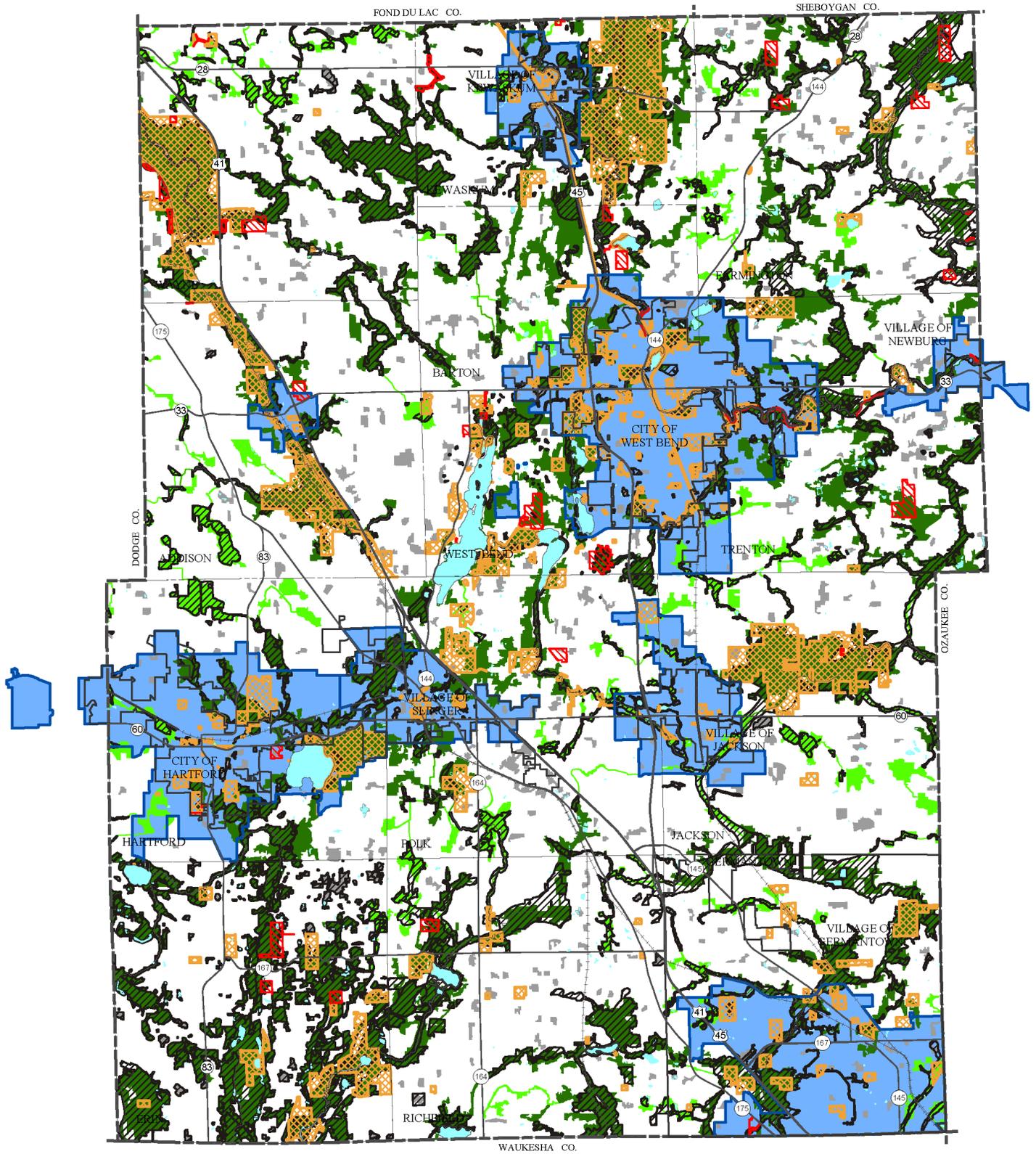
These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, reduction in groundwater recharge, as well as a decline in the scenic beauty of the County. The importance of maintaining the integrity of the remaining environmental corridors and isolated natural resource areas thus becomes apparent.

As shown on Map 27, the primary environmental corridors in Washington County are located along the Milwaukee River and other major streams, around the major lakes, in large wetland areas such as the Jackson and Theresa Marshes, and in the Kettle Moraine. In 2000, about 60,300 acres, comprising about 22 percent of the County, were encompassed within primary environmental corridors. Secondary environmental corridors are located chiefly along the smaller perennial streams and intermittent streams in the County. About 9,800 acres, comprising about 3 percent of the County, were encompassed within secondary environmental corridors in 2000. Isolated natural resource areas within the County include a geographically well-distributed variety of isolated wetlands, woodlands, and wildlife habitat. These areas encompassed about 6,450 acres, or about 2 percent of the County, in 2000.

Table 46 sets forth the amount of land encompassed by primary and secondary environmental corridors and isolated natural resource areas in each local government. In 2000, there were about 174 acres in the Town of Germantown within primary environmental corridors, or about 15 percent of the Town. Secondary environmental corridors encompassed about 37 acres, or about 3 percent of the Town, and isolated natural resource areas encompassed about 16 acres, or about 1 percent of the Town.

The regional land use plan recommends that primary environmental corridors be protected through acquisition by government agencies or nonprofit conservation organizations, or through conservancy zoning regulations. Acquisition may include fee-simple ownership or a conservation easement. Primary environmental corridors within

PROTECTED ENVIRONMENTAL CORRIDORS IN WASHINGTON COUNTY: 2006

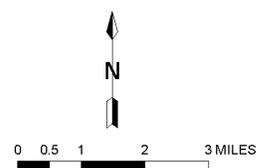


- PRIMARY ENVIRONMENTAL CORRIDOR: 2000
- SECONDARY ENVIRONMENTAL CORRIDOR: 2000
- ISOLATED NATURAL RESOURCE AREA: 2000
- CONSERVATION EASEMENTS: 2006

- PARK AND OPEN SPACE SITES: 2006
- COUNTY AND LOCAL CONSERVANCY ZONING DISTRICTS: 2000
- PLANNED SEWER SERVICE AREAS

NOTE: PRIMARY ENVIRONMENTAL CORRIDORS WITHIN SEWER SERVICE AREAS CAN ONLY BE DEVELOPED IN ACCORDANCE WITH THE GUIDELINES IN TABLE 101.

Source: Washington County and SEWRPC.



The regional plan recommends that county and local governments consider protecting secondary environmental corridors and isolated natural resource areas, in addition to primary environmental corridors. Wetland portions of environmental corridors and isolated natural resource areas are protected under DNR regulations. DNR regulations for the floodway portion of the floodplain also protect environmental corridors and isolated natural resource areas. Protection of environmental corridors and isolated natural resource areas outside wetlands and floodways, and protection of primary environmental corridors outside sewer service areas, relies on zoning regulations or protective ownership.

### **Park and Open Space Sites**

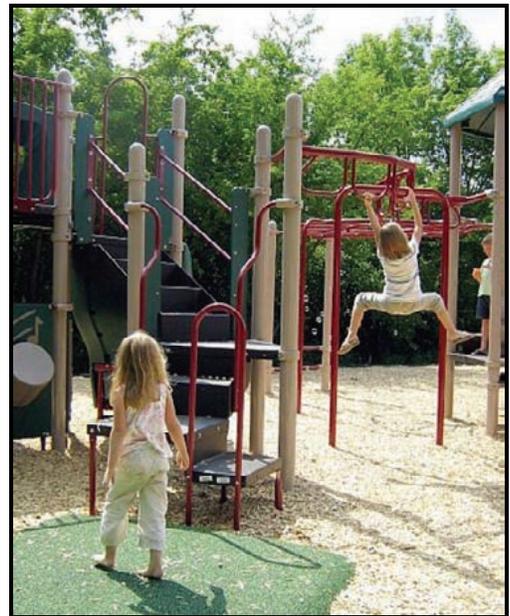
A comprehensive region wide inventory of park and open space sites was conducted in 1973 under the initial regional park and open space planning program conducted by SEWRPC. The inventory is updated periodically, and was updated in 2007 as part of this planning process for Washington County. The inventory identified all park and open space sites owned by a public agency, including Federal, State, County, and local units of government and school districts. The inventory also included privately owned outdoor recreation sites such as golf courses, campgrounds, boating access sites, hunting clubs, group camps, and special use outdoor recreation sites. Sites owned by nonprofit conservation organizations, such as the Ozaukee Washington Land Trust and the Cedar Lakes Conservation Foundation, were also identified. As of 2007, there were 26,329 acres of park and open space land encompassing about 9 percent of Washington County in fee simple ownership. An additional 1,674 acres were under conservation or other easements intended to protect the natural resources of a site.

#### ***Park and Open Space Sites Owned by Washington County***

Park and open space sites owned by Washington County in 2007 are shown on Map 29 and listed in Table 47. In 2007, Washington County owned 15 such sites, including seven major<sup>16</sup> parks encompassing 1,229 acres; six other park and outdoor recreation sites encompassing 134 acres; and two other special outdoor recreation sites, not considered part of the County park system, encompassing 141 acres. In all, these 15 sites encompass 1,504 acres, or less than 1 percent of the County.

The seven existing major parks are Ackerman's Grove County Park and Heritage Trails Park in the Town of Polk, Family Park/Washington County Golf Course in the Town of Hartford, Glacier Hills Park in the Town of Richfield, Homestead Hollow Park in the Village of Germantown, Ridge Run Park in the City and Town of West Bend, and Sandy Knoll Park in the Town of Trenton.

In addition to the existing major parks, the County also owns six other park and outdoor recreation sites. These sites include: Cedar Lake Wayside, Goeden Park, Henschke Hillside Lake (Silver Lake) Access, Joseph P. Marx Woods and Nature Preserve, Leonard J. Yahr Park, and Lizard Mound Park.



These children are enjoying the playground equipment and fishing opportunities in the Washington County Parks.

<sup>16</sup>Major parks are defined as large, publicly owned outdoor recreation sites containing significant natural resource amenities which provide opportunities for such resource-oriented activities as camping, golfing, picnicking, and swimming. Major parks include both Type I, or regional parks, which are those having an area of 250 acres or more, and Type II, or multi-community parks, which are those having an area of generally 100 to 250 acres.

Table 47

**PARK, OUTDOOR RECREATION, AND OPEN SPACE SITES OWNED BY WASHINGTON COUNTY: 2007**

Number on Map 29	Site Name	Location	Size (acres)
1	Hughes Burckhardt Field <sup>a</sup> .....	T11N, R19E, Section 13 – City of West Bend	12
2	Ridge Run Park.....	T11N, R19E, Section 15 – City of West Bend	150
3	Homestead Hollow Park.....	T9N, R20E, Section 20 – Village of Germantown	103
4	Leonard J. Yahr Park.....	T12N, R20E, Section 27 – Town of Farmington	49
5	Lizard Mound Park.....	T12N, R20E, Sections 31 and 32 – Town of Farmington	31
6	Family Park/Washington County Golf Course .....	T10N, R18E, Section 15 – Town of Hartford	277
7	Joseph P. Marx Woods and Nature Preserve .....	T10N, R18E, Section 16 – Town of Hartford	39
8	Washington County Fair Park .....	T10N, R19E, Section 1 – Town of Polk	129
9	Ackerman's Grove Park .....	T10N, R19E, Section 3 – Town of Polk and T11N, R19E, Section 33 – Town of West Bend	75
10	Heritage Trails Park .....	T10N, R19E, Section 29 – Town of Polk	233
11	Glacier Hills Park .....	T9N, R19E, Section 18 – Town of Richfield	135
12	Sandy Knoll Park .....	T11N, R20E, Section 5 – Town of Trenton	256
13	Goeden Park.....	T11N, R20E, Section 14 – Town of Trenton	4
14	Henschke Hillside Lake Access .....	T11N, R19E, Section 27 – Town of West Bend	9
15	Cedar Lake Wayside.....	T11N, R19E, Section 28 – Town of West Bend	2
--	Total –15 Sites	--	1,504

<sup>a</sup>Hughes Burckhardt Field is on County-owned land leased by the County to the West Bend Little League.

Source: SEWRPC Park and Open Space Site Inventory.

Special outdoor recreation sites owned by the County, but not part of the County park system, include the Washington County Fair Park in the Town of Polk; and the Hughes Burckhardt Field, which is located on the County administrative center grounds in the City of West Bend and leased to the West Bend Little League.

Although it is owned by the Wisconsin Department of Natural Resources, the County has developed and will maintain the Eisenbahn State Trail, which is described in the following section.

***Park and Open Space Sites Owned by the State of Wisconsin***

As indicated in Table 48 and shown on Map 29, in 2007 there were 27 State-owned park and open space sites in Washington County, encompassing 12,497 acres, or about 4 percent of the County. Of the 27 sites, 21 sites encompassing 12,162 acres were owned by the DNR; three sites, encompassing 272 acres were owned by the Wisconsin Department of Transportation; and three sites, encompassing 63 acres, were owned by the University of Wisconsin.

***Wisconsin Department of Natural Resources***

The DNR has acquired large areas of park and open space lands in Washington County for a variety of resource protection and recreational purposes. Sites acquired for natural resource preservation and limited recreational purposes include the Loew Lake and Northern Units of the Kettle Moraine State Forest, the North Branch Milwaukee River Wildlife and Farming Heritage Area, the Allenton, Jackson Marsh, and Theresa Marsh Wildlife Areas, scattered wetland sites, and lands accommodating portions of the Ice Age Trail.



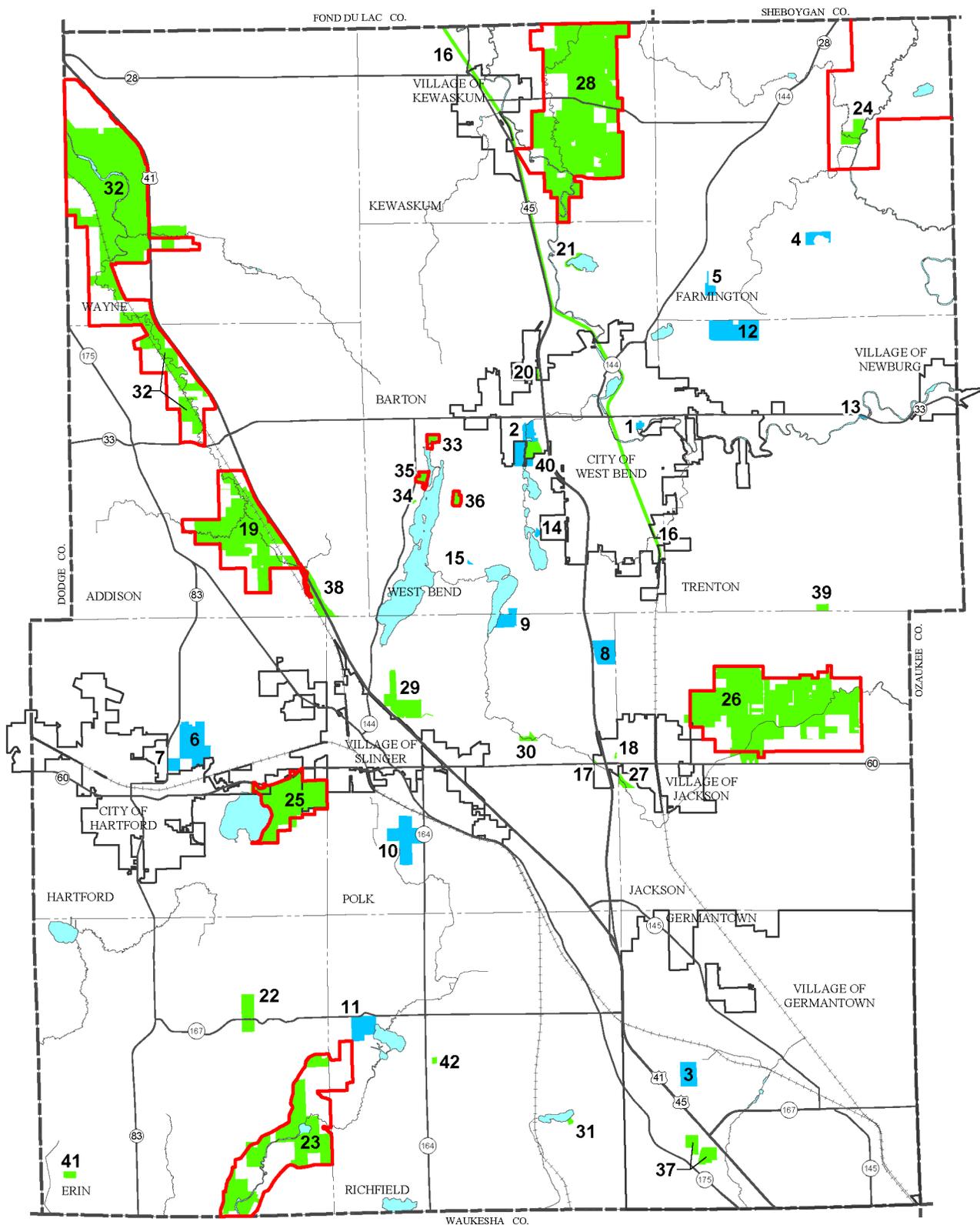
The Pike Lake Unit of the Kettle Moraine State Forest is a major park site owned by the Wisconsin Department of Natural Resources.

DNR-owned sites associated with more intensive recreational activities include parking for a boat access site on Big Cedar Lake<sup>17</sup>, a public access site on Bark Lake, and the Pike Lake Unit of the Kettle Moraine

<sup>17</sup>The boat access site and an adjacent parking area are owned by the Big Cedar Lake Protection and Rehabilitation District.

Map 29

COUNTY AND STATE-OWNED PARK AND OPEN SPACE SITES IN WASHINGTON COUNTY: 2007



- |   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #00aaff; border: 1px solid black; margin-right: 5px;"></span> COUNTY OWNED SITES | <span style="display: inline-block; width: 15px; border-bottom: 2px solid red; margin-right: 5px;"></span> WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARIES |
| <b>10</b> COUNTY OWNED SITE REFERENCE NUMBER (SEE TABLE 47)   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> SURFACE WATER            |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> STATE OWNED SITES  |   |
| <b>23</b> STATE OWNED SITE REFERENCE NUMBER (SEE TABLE 48)  |   |

Source: Wisconsin Department of Natural Resources, Washington County, and SEWRPC.

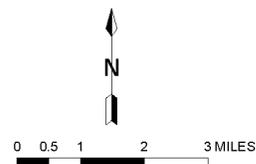


Table 48

**EXISTING STATE-OWNED PARK, OUTDOOR RECREATION,  
AND OPEN SPACE SITES IN WASHINGTON COUNTY: 2007**

Number on Map 29	Site Name	Location	Size (acres)
16	Wisconsin Department of Natural Resources Sites Eisenbahn State Trail <sup>a</sup> .....	T11N, R19E, Sections 1, 2, 11-14, 24, and 25 – City of West Bend; Section 2 – Town of Barton; and Section 25 – Town of West Bend; and T12N, R19E Sections 4 and 9 – Village of Kewaskum; Sections 27, 34, and 35 – Town of Barton; and Sections 4, 5, 9, 10, 15, and 22 – Town of Kewaskum	148
17	WDNR Site.....	T10N, R19E, Section 13 - Village of Jackson	2
18	WDNR Site.....	T10N, R19E, Section 13 – Village of Jackson	2
19	Allenton Wildlife Area.....	T11N, R18E, Sections 22, 26-28, and 34 – Town of Addison	1,132
20	WDNR-State Ice Age Trail Area <sup>b</sup> .....	T11N, R19E, Section 10 – Town of Barton	8
21	WDNR Site-Smith Lake.....	T12N, R19E, Section 26 – Town of Barton	15
22	WDNR-State Ice Age Trail Area <sup>b</sup> .....	T9N, R18E, Sections 11 and 14 – Town of Erin	120
23	Kettle Moraine State Forest-Loew Lake Unit.....	T9N, R18E, Sections 13, 24-27, and 34-36 – Town of Erin	1,062
24	WDNR- North Branch Milwaukee River Wildlife and Farming Heritage Area.....	T12N, R20E, Sections 14 and 15 – Town of Farmington	101
25	Kettle Moraine State Forest-Pike Lake Unit.....	T10N, R18E, Sections 23-26 – City and Town of Hartford	697
26	Jackson Marsh Wildlife Area.....	T10N, R20E, Sections 8-11 and 14-17 – Town of Jackson	2,369
27	WDNR Site.....	T10N, R20E, Section 19 – Town of Jackson	24
28	Kettle Moraine State Forest-Northern Unit.....	T12N, R19E, Sections 1, 2, 10-15, 22-24 – Town of Kewaskum	3,042 <sup>c</sup>
29	WDNR-Ice Age Trail Corridor/Polk Kames.....	T10N, R19E, Section 8 – Town of Polk	209
30	WDNR- Schweitzer Dam/Cedar Creek .....	T10N, R19E, Section 14 – Town of Polk	17
31	Public Access – Bark Lake.....	T9N, R19E, Section 26 – Town of Richfield	2
32	Theresa Marsh Wildlife Area.....	T12N, R18E, Sections 7, 17-20, and 28-32 - Town of Wayne; and T11N, R18E, Sections 4, 5, 9, and 16 – Town of Addison	3,125 <sup>c</sup>
33	WDNR Site.....	T11N, R19E, Section 17 – Town of West Bend	20
34	Parking Area – Big Cedar Lake.....	T11N, R19E, Section 19 – Town of West Bend	2
35	Gilbert Lake Open Space Site.....	T11N, R19E, Section 20 – Town of West Bend	36
36	Hacker Road Bog Natural Area.....	T11N, R19E, Section 20 – Town of West Bend	29
--	Subtotal – 21 Sites	--	12,162
	Wisconsin Department of Transportation Sites		
37	WisDOT Mitigation Site.....	T9N, R20E, Section 29 – Village of Germantown	117
38	WisDOT Mitigation Site.....	T11N, R18E, Section 35 – Town of Addison	136
39	WisDOT Mitigation Site.....	T11N, R20E, Section 34 – Town of Trenton	19
--	Subtotal - Three Sites	--	272
	University of Wisconsin Sites		
40	University of Wisconsin Center-Washington County.....	T11N, R19E, Section 15 – City of West Bend	36 <sup>d</sup>
41	University of Wisconsin-Milwaukee Land.....	T9N, R18E, Section 31 – Town of Erin	20
42	University of Wisconsin-Milwaukee Land.....	T9N, R19E, Section 16 – Town of Richfield	7
--	Subtotal - Three Sites	--	63
--	Total – 27 Sites	--	12,497

<sup>a</sup>WDNR has entered into an agreement with Washington County to develop and maintain that segment of the trail located in Washington County. The Washington County trail segment extends about 12 miles, from Rusco Road in the City of West Bend to the Washington-Fond du Lac County line. The trail extends another 12 miles to Eden in Fond du Lac County.

<sup>b</sup>Includes only those lands specifically acquired for trail purposes. The Ice Age Trail in Washington County also extends through the Loew Lake and Northern units of the Kettle Moraine State Forest, through County and local park lands, and on easements across privately-owned lands.

<sup>c</sup>Includes only those lands located in Washington County.

<sup>d</sup>The University of Wisconsin Center-Washington County is located on lands managed by the University but owned jointly by Washington County and the City of West Bend. The entire site encompasses 60 acres, of which 36 acres are in recreational or open space use.

Source: SEWRPC Park and Open Space Site Inventory and Wisconsin Department of Natural Resources.

State Forest. The Pike Lake Unit of the Kettle Moraine State Forest is classified as a major park site, and provides a swimming beach, picnicking facilities, family campsites, and hiking and cross-country ski trails.

Map 29 also reflects project boundaries approved by the Wisconsin Natural Resources Board for State forests, parks, and wildlife areas within the County. Lands within the approved project boundaries have been identified by the Board as appropriate additions to adjacent forests, natural areas, or wildlife areas and are intended to be acquired by the DNR, on a “willing seller-willing buyer” basis, for recreational or open space purposes as funding permits.

The DNR established the 19,487 acre North Branch Milwaukee River Wildlife and Farming Heritage Area in 2002. This site lies within the Milwaukee River Basin and is located in portions of northwestern Ozaukee County, northeastern Washington County, and southwestern Sheboygan County. The project site encompasses river and stream corridors, large wetland complexes, agricultural lands, and three minor lakes. Wetlands and agricultural lands comprise 16,549 acres of the heritage area and river corridors comprise an additional 2,938 acres. The DNR anticipates using a variety of real estate tools, including fee simple acquisition, easements, and purchase of development rights to protect natural features and agricultural lands with the project area. The North Branch Milwaukee River Wildlife and Farming Heritage Area project boundary is shown on Map 29. As of 2005, one site had been acquired by the DNR in fee-simple ownership and conservation easements had been acquired on two sites. The Ozaukee Washington Land Trust had also acquired one site in fee-simple ownership within the project boundary.

*Wisconsin Department of Transportation*

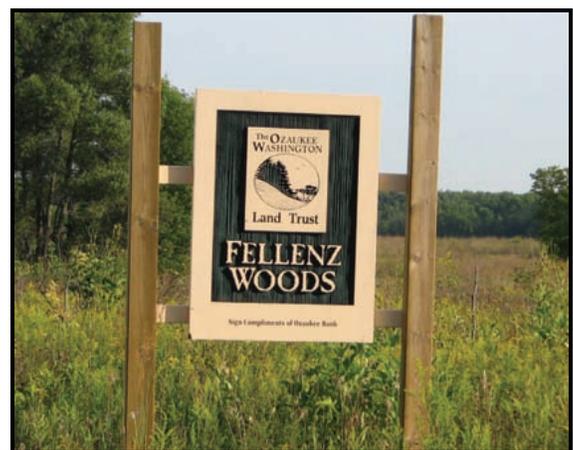
The Wisconsin Department of Transportation in 2007 owned three wetland mitigation sites within the County, which are being restored or enhanced as wetlands. They are located in the Towns of Addison and Trenton and the Village of Germantown.

*University of Wisconsin*

In 2007 there were three open space sites affiliated with the University of Wisconsin. The site of the University of Wisconsin Center-Washington County in West Bend encompasses about 75 acres, of which 36 acres are used for recreational or open space purposes. The site, although managed by the University, is owned jointly by Washington County and the City of West Bend. The University of Wisconsin-Milwaukee owns two open space sites in the County, a 20 acre site in the Town of Erin and a seven acre site in the Town of Richfield.

***Private and Public-Interest Resource  
Oriented Park and Open Space Sites***

There are a number of conservation organizations active in Washington County, including the Ozaukee Washington Land Trust, the Cedar Lakes Conservation Foundation, The Nature Conservancy, and other nonprofit conservation organizations. These organizations acquire lands for resource protection purposes. As shown on Map 30 and Table 49, such organizations owned 35 sites encompassing 2,349 acres in 2007. As shown on Table 49, a religious organization, the Carmelite Fathers, also own a 446-acre site (Holy Hill), and the Big Cedar Lake Protection and Rehabilitation District owns three sites encompassing 149 acres for resource protection purposes. There are also five sites encompassing 183 acres acquired as part of the Milwaukee Metropolitan Sewerage District (MMSD) Conservation Fund, primarily for stormwater management purposes. The sites are located in the Village of Germantown, a part of which is located in the area served by the MMSD. Ownership of the sites has been transferred to the Village of Germantown.



Fellenz Woods, located along the Milwaukee River in the Town of Trenton, is one of five resource protection sites in Washington County owned by the Ozaukee Washington Land Trust.

### ***Lands Under Protective Easements***

Several open space and environmentally sensitive sites in Washington County are protected under conservation easements. These easements are typically voluntary contracts between a private landowner and a land trust or government agency that limit, or in some cases prohibit, future development of the parcel. With the establishment of a conservation easement, the property owner sells or donates the development rights for the property to a land trust or government agency, but retains ownership. The owner is not prohibited from selling the property, but future owners must also abide by the terms of the conservation easement. The purchaser of the easement is responsible for monitoring and enforcing the easement agreement for the property. Conservation easements do not require public access to the property, although public access is generally required if Wisconsin stewardship funds or other DNR grant funds are used to acquire the property. Conservation easements located in the County are shown on Map 31 and listed in Table 50.

### ***DNR and Land Trust Focus Areas***

The Wisconsin Natural Resources Board has approved project boundaries for State forests and wildlife areas in the County, which include the Loew Lake, Northern, and Pike Lake Units of the Kettle Moraine State Forest; the Allenton Marsh, Jackson Marsh, and Theresa Marsh Wildlife Areas; and the North Branch Milwaukee River Wildlife and Farming Heritage Area. The project boundaries and land currently owned by the DNR are shown on Map 29. As noted in a previous section, lands within the approved project boundaries for the three units of the Kettle Moraine State Forest and the three wildlife areas are intended to be acquired by the DNR in fee-simple ownership on a “willing seller-willing buyer” basis. With respect to the North Branch Milwaukee River project area, the Department does not intend to rely as heavily on fee simple acquisition. Rather, the DNR anticipates implementing the long term plan of preserving both natural resource and agricultural lands within the project area through a combination of public ownership and conservation easements.

The DNR has identified other priority areas with important natural resources in addition to the areas described in the preceding paragraph. The Ozaukee Washington Land Trust has also identified priority, or focus, areas for its organization within the County. These focus areas are shown on Map 32 and described below:

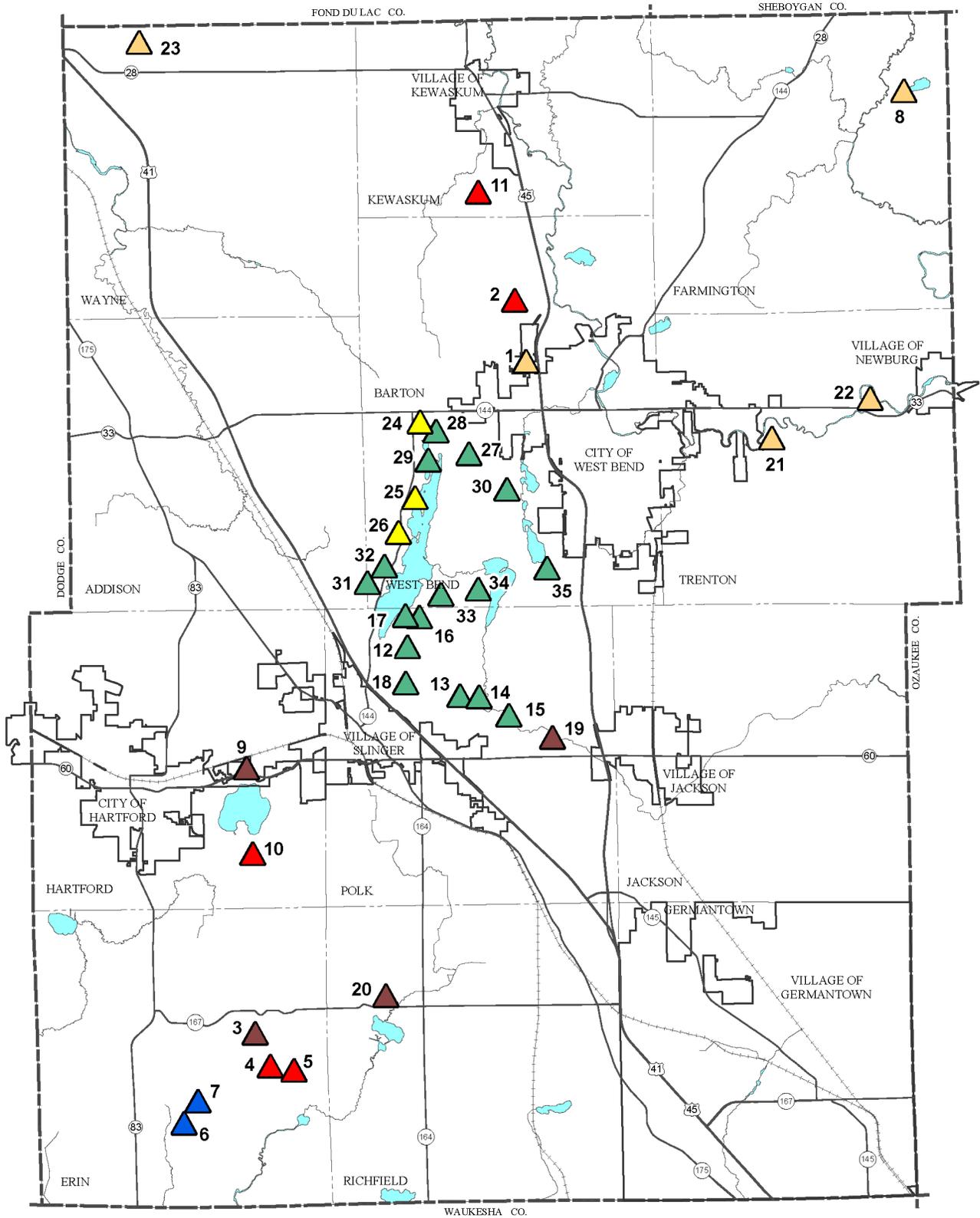
- A Mid Kettle Moraine study area has been identified by the Mid Kettle Moraine Partners Group, a coalition of public and private organizations and agencies, including the DNR. The goal of the Partners Group is to protect the best remaining natural and scenic areas of the Kettle Moraine in Washington and Waukesha Counties.
- The DNR has established two stream bank programs to protect the scenic, fishery, and water quality of waterways in Washington County, which are primarily funded through the State Stewardship Program. The two programs are the Cedar Creek Stream Bank Protection program, which allows the Department to acquire, by fee simple title or easement, lands along Cedar Creek and its major tributary from CTH M upstream to the outlet of Little Cedar Lake; and the Milwaukee River Watershed Stream Bank Easement program, which allows the Department to acquire, by easement only, lands along the main stem and major tributaries and along the upper reaches and smaller tributaries of the Milwaukee River. These acquisition efforts may or may not include public fishing access opportunities and are obtained only on a “willing seller-willing buyer” basis.
- Similar to the DNR project areas, the Ozaukee Washington Land Trust has identified several focus areas throughout the County in their ongoing efforts to protect and preserve important natural resource areas. The land trust focus areas include the Holy Hill Woods, the Milwaukee River, and the Shady Lane Woods areas.

### ***Park and Open Space Sites Owned by Local Governments and Public School Districts***

In addition to County and State-owned park and open space sites, there were 154 park and open space sites owned by local governments and public schools in Washington County in 2007. Those sites encompassed about 3,452 acres, or about 1 percent of the County. Local governments owned 119 of the park and open space sites and

Map 30

PRIVATELY-OWNED RESOURCE PROTECTION SITES IN WASHINGTON COUNTY: 2007



- |   |   |   |   |
|---|---|---|---|
|  | CEDAR LAKES CONSERVATION FOUNDATION SITES |  | BIG CEDAR LAKE PROTECTION AND REHABILITATION DISTRICT SITES |
|  | ICE AGE TRAIL FOUNDATION SITES            |  | OTHER OWNERSHIP SITES                                       |
|  | THE NATURE CONSERVANCY SITES              | <b>4</b>  | SITE REFERENCE NUMBER (SEE TABLE 49)                        |
|  | OZAUKEE WASHINGTON LAND TRUST SITES       |  | SURFACE WATER   |

SOURCE: SEWRPC.

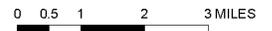
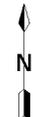


Table 49

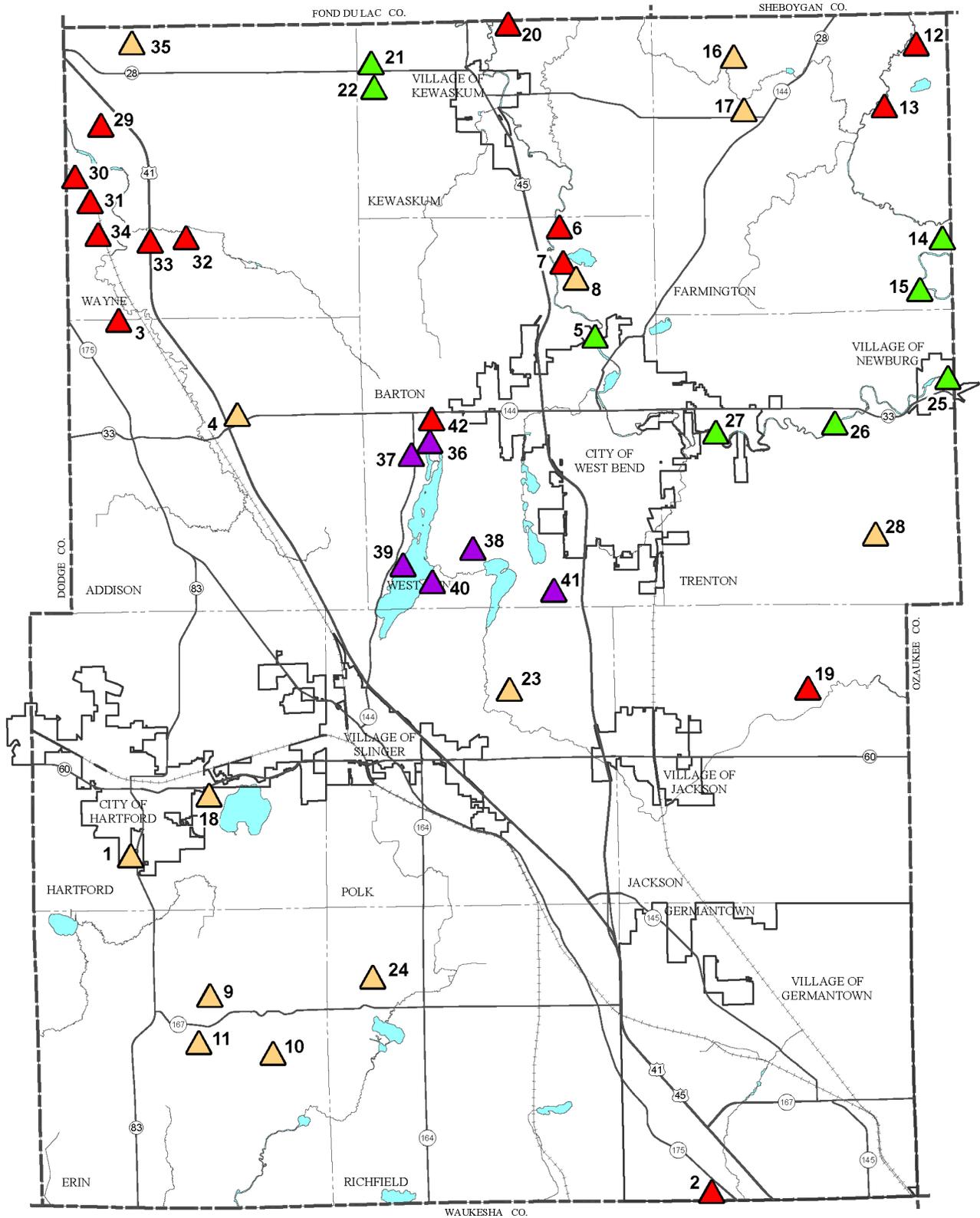
## PRIVATELY OWNED RESOURCE PROTECTION SITES IN WASHINGTON COUNTY: 2007

Number on Map 30	Site Name	Owner	Location	Size (acres)
1	Hepburn Woods .....	Ozaukee Washington Land Trust	T11N, R19E, Section 10 City of West Bend	19
2	Ice Age Park and Trail Foundation .....	Ice Age Park and Trail Foundation	T12N, R19E, Section 34 Town of Barton	6
3	Holy Hill .....	Carmelite Fathers	T9N, R18E, Section 14 Town of Erin	446
4	Ice Age Park and Trail Foundation .....	Ice Age Park and Trail Foundation	T9N, R18E, Section 23 Town of Erin	20
5	Ice Age Park and Trail Foundation .....	Ice Age Park and Trail Foundation	T9N, R18E, Section 24 Town of Erin	2
6	Murphy-McConville Lake Natural Area .....	The Nature Conservancy	T9, R18E, Section 27 Town of Erin	138
7	The Nature Conservancy Land .....	The Nature Conservancy	T9N, R18E, Section 22 Town of Erin	24
8	Lake Twelve .....	Ozaukee Washington Land Trust	T12N, R20E, Section 12 Town of Farmington	13
9	Hartford Community Conservation Club .....	Hartford Community Conservation Club	T10N, R18E, Section 23 Town of Hartford	31
10	Ice Age Park and Trail Foundation .....	Ice Age Park and Trail Foundation	T10N, R18E, Section 26 Town of Hartford	3
11	Ice Age Park and Trail Foundation .....	Ice Age Park and Trail Foundation	T12N, R19E, Section 21 Town of Kewaskum	126
12	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T10N, R19E, Section 5 Town of Polk	109
13	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T10N, R19E, Section 9 Town of Polk	23
14	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T10N, R19E, Section 10 Town of Polk	86
15	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T10N, R19E, Section 15 Town of Polk	10
16	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T10N, R19E, Section 4 Town of Polk	11
17	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T10N, R19E, Section 5 Town of Polk	6
18	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T10N, R19E, Section 8 Town of Polk	107
19	Friends of Nature Association .....	Friends of Nature Association	T10N R19E, Section 14 Town of Polk	14
20	Daniel Boone Conservation League .....	Daniel Boone Conservation League	T9N, R19E, Section 8 Town of Richfield	147
21	Fellenz Woods .....	Ozaukee Washington Land Trust	T11N, R20E, Section 16 Town of Trenton	151
22	Riverbend Conservancy .....	Ozaukee Washington Land Trust	T11N, R20E, Section 11 Town of Trenton	81
23	Wendt Farm .....	Ozaukee Washington Land Trust	T12N, R18E, Section 5 Town of Wayne	44
24	Fritsche Nature Preserve .....	Big Cedar Lake Protection and Rehabilitation District	T11N, R19E, Section 17 Town of West Bend	41
25	Big Cedar Lake Protection Rehabilitation District ...	Big Cedar Lake Protection and Rehabilitation District	T11N, R19E, Section 20 Town of West Bend	2
26	Water Spirit Preserve .....	Big Cedar Lake Protection and Rehabilitation District	T11N, R19E, Section 30 Town of West Bend	106
27	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T11N, R19E, Section 16 Town of West Bend	39
28	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T11N, R19E, Section 17 Town of West Bend	5
29	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T11N, R19E, Section 17 Town of West Bend	41
30	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T11N, R19E, Section 21 Town of West Bend	41
31	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T11N, R19E, Section 31 Town of West Bend	3
32	Rudorf Farm .....	Cedar Lakes Conservation Foundation	T11N, R19E, Section 31 Town of West Bend	93
33	Fox Hill Nature Conservancy .....	Cedar Lakes Conservation Foundation	T11N, R19E, Section 32 Town of West Bend	348
34	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T11N, R19E, Section 33 Town of West Bend	11
35	Cedar Lakes Conservation Foundation .....	Cedar Lakes Conservation Foundation	T11N, R19E, Section 34 Town of West Bend	2
--	Total - 35 Sites	--	--	2,349

Source: SEWRPC Park and Open Space Site Inventory.

Map 31

LANDS UNDER PROTECTIVE EASEMENTS IN WASHINGTON COUNTY: 2007



- ▲ WISCONSIN DEPARTMENT OF NATURAL RESOURCES EASEMENT SITES
- ▲ WISCONSIN DEPARTMENT OF NATURAL RESOURCES STREAMBANK EASEMENT SITES
- ▲ OZAUKEE WASHINGTON LAND TRUST EASEMENT SITES
- ▲ CEDAR LAKES CONSERVATION FOUNDATION EASEMENT SITES
- 4** SITE REFERENCE NUMBER (SEE TABLE 50)
- SURFACE WATER

Source: SEWRPC.

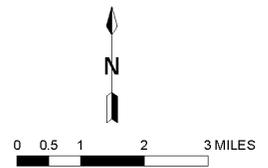


Table 50

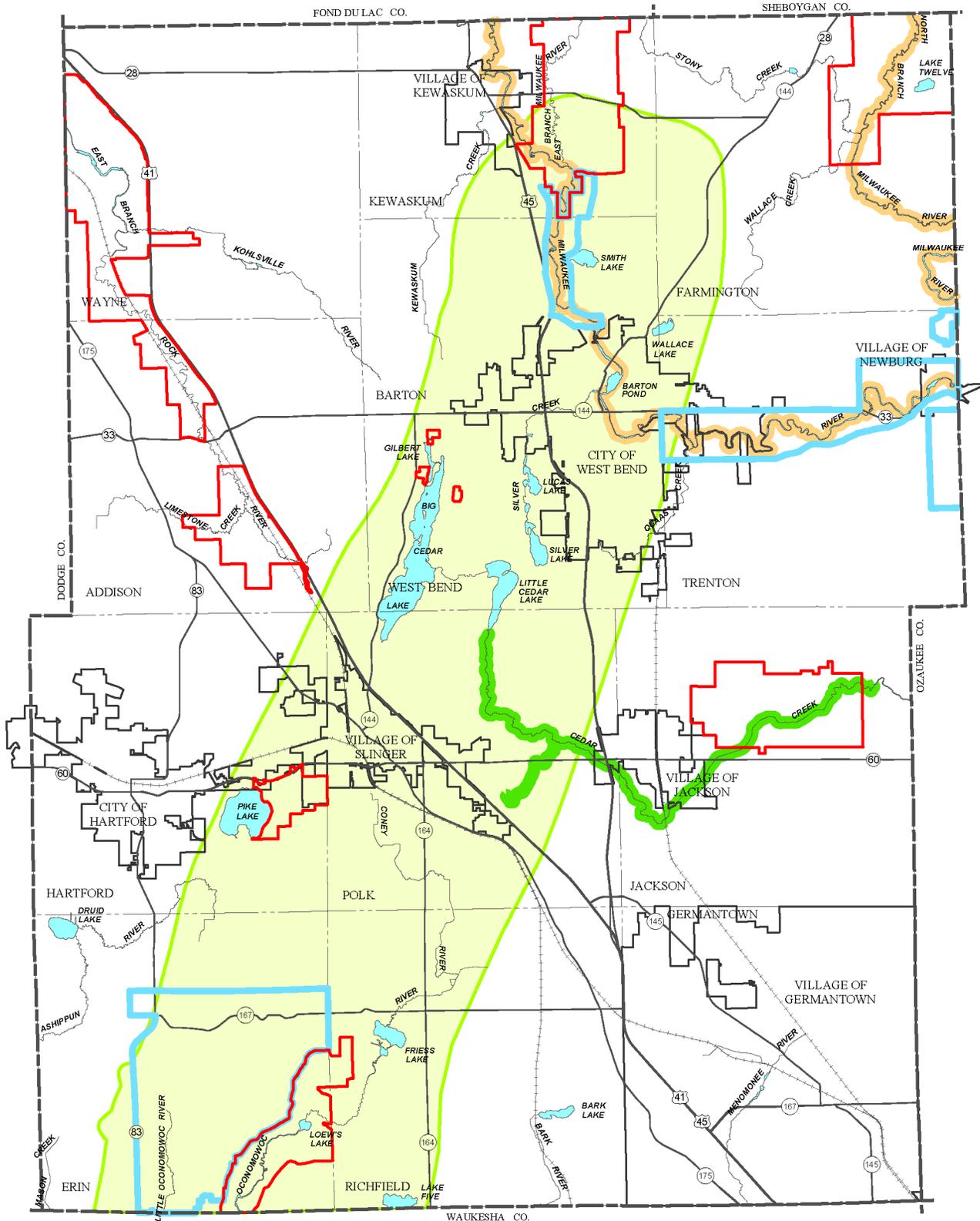
LANDS UNDER PROTECTIVE EASEMENTS IN WASHINGTON COUNTY: 2007

Number on Map 31	Holder of Easement	Location	Size (acres)
1	Ozaukee Washington Land Trust Easement.....	T10N, R18E, Sections 28 and 29 – City of Hartford	14
2	WDNR Easement .....	T9N, R20E, Section 32 – Village of Germantown	9
3	WDNR Easement .....	T11N, R18E, Section 5 – Town of Addison	2
4	Ozaukee Washington Land Trust Easement.....	T11N, R18E, Section 10 – Town of Addison	69
5	WDNR Streambank Easement.....	T11N, R19E, Section 2 – Town of Barton	5
6	WDNR Easement .....	T12N, R19E, Section 26 – Town of Barton	29
7	WDNR Easement .....	T12N, R19E, Section 26 – Town of Barton	2
8	Ozaukee Washington Land Trust Easement.....	T12N, R19E, Section 35 – Town of Barton	58
9	Ozaukee Washington Land Trust Easement.....	T9N, R18E, Section 10 – Town of Erin	132
10	Ozaukee Washington Land Trust Easement.....	T9N, R18E, Section 14 – Town of Erin	39
11	Ozaukee Washington Land Trust Easement.....	T9N, R18E, Section 15 – Town of Erin	40
12	WDNR Easement .....	T12N, R20E, Section 1 – Town of Farmington	110
13	WDNR Easement .....	T12N, R20E, Section 11 – Town of Farmington	56
14	WDNR Streambank Easement.....	T12N, R20E, Section 25 – Town of Farmington	6
15	WDNR Streambank Easement.....	T12N, R20E, Section 36 – Town of Farmington	29
16	Ozaukee Washington Land Trust Easement.....	T12N, R20E, Section 5 – Town of Farmington	81
17	Ozaukee Washington Land Trust Easement.....	T12N, R20E, Section 8 – Town of Farmington	55
18	Ozaukee Washington Land Trust Easement.....	T10N, R18E, Section 22 – Town of Hartford	37
19	WDNR Easement .....	T10N, R20E, Section 10 – Town of Jackson	3
20	WDNR Easement .....	T12N, R19E, Section 3 – Town of Kewaskum	10
21	WDNR Streambank Easement.....	T12N, R19E, Section 6 – Town of Kewaskum	10
22	WDNR Streambank Easement.....	T12N, R19E, Section 7 – Town of Kewaskum	44
23	Ozaukee Washington Land Trust Easement.....	T10N, R19E, Section 10 – Town of Polk	49
24	Ozaukee Washington Land Trust Easement.....	T9N, R19E, Section 7 – Town of Richfield	60
25	WDNR Streambank Easement.....	T11N, R20E, Section 12 – Village of Newburg	7
26	WDNR Streambank Easement.....	T11N, R20E, Section 15 – Town of Trenton	4
27	WDNR Streambank Easement.....	T11N, R20E, Sections 16, 17, and 18 – Town of Trenton and City of West Bend	21
28	Ozaukee Washington Land Trust Easement.....	T11N, R20E, Section 26 – Town of Trenton	170
29	WDNR Easement .....	T12N, R18E, Section 18 – Town of Wayne	10
30	WDNR Easement .....	T12N, R18E, Section 19 – Town of Wayne	11
31	WDNR Easement .....	T12N, R18E, Section 19 – Town of Wayne	40
32	WDNR Easement .....	T12N, R18E, Section 28 – Town of Wayne	94
33	WDNR Easement .....	T12N, R18E, Section 29 – Town of Wayne	18
34	WDNR Easement .....	T12N, R18E, Section 30 – Town of Wayne	24
35	Ozaukee Washington Land Trust Easement.....	T12N, R18E, Section 5 – Town of Wayne	4
36	Cedar Lakes Conservation Foundation Easement.....	T11N, R19E, Section 17 – Town of West Bend	10
37	Cedar Lakes Conservation Foundation Easement.....	T11N, R19E, Section 18 – Town of West Bend	17
38	Cedar Lakes Conservation Foundation Easement.....	T11N, R19E, Section 28 – Town of West Bend	154
39	Cedar Lakes Conservation Foundation Easement.....	T11N, R19E, Section 31 – Town of West Bend	1
40	Cedar Lakes Conservation Foundation Easement.....	T11N, R19E, Section 32 – Town of West Bend	8
41	Cedar Lakes Conservation Foundation Easement (Wild Wings)	T11N, R19E, Section 34 – Town of West Bend	126
42	WDNR Easement .....	T11N, R19E, Section 17 – Town of West Bend	6
--	Total- 42 Sites	--	1,674

Source: SEWRPC Park and Open Space Site Inventory.

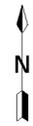
Map 32

WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARIES AND OTHER FOCUS AREAS IN WASHINGTON COUNTY: 2008



- WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) PROJECT BOUNDARIES
- MID KETTLE MORAINES STUDY AREA (DNR)
- CEDAR CREEK STREAM BANK PROTECTION PROGRAM CORRIDOR (DNR)
- MILWAUKEE RIVER WATERSHED STREAM BANK EASEMENT PROGRAM CORRIDOR (DNR)
- OZAUKEE WASHINGTON LAND TRUST FOCUS AREA BOUNDARIES
- SURFACE WATER

Source: Wisconsin Department of Natural Resources, Ozaukee Washington Land Trust, and SEWRPC.



**Table 51**

**PUBLIC PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF ADDISON: 2007<sup>a</sup>**

Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
	Town of Addison Sites	
1	Allenton Park and Town Hall	11
2	Riveredge Park	1
3	Town-owned Land North	10
4	Town-owned Land South	16
--	Subtotal – Four Sites	38
	School District Site	
5	Addison Elementary School	35
6	Allenton Elementary School	11
--	Subtotal – Two Sites	46
--	Total – Six Sites	84

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC Park and Open Space Site Inventory.

**Table 52**

**PUBLIC AND PRIVATE PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF BARTON: 2007<sup>a</sup>**

Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
	Town of Barton Site	
7	Smith Lake Boat Access	1
	Private Sites	
8	Faith Haven	59
9	Union Rod and Gun Club	80
10	West Bend-Barton Sportsmen's Club	92
11	Highway 45 Golf	14
12	Lake Lenwood Beach and Campground	57
13	Timber Trail Campground	77
14	Jansen Family Park	48
--	Subtotal – Seven Sites	427
--	Total – Eight Sites	428

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC Park and Open Space Site Inventory.

public schools owned 35 of the sites. Appendix D sets forth park and open space sites owned by local governments and public school districts in the County. The acreage attributed to school district sites includes only those portions of the site used for recreational purposes or in open space.

**Commercial and Organizational Park and Open Space Sites**

Appendix D also includes park and open space sites owned by organizations and/or owned for commercial purposes. In 2007 there were 108 of these sites encompassing about 6,534 acres, or about 2 percent of the County. These sites include privately-owned golf courses, schools, subdivision parks, hunting clubs, campgrounds, boat access sites, horse stables, and soccer parks.

**Park and Open Space Sites in Participating Local Governments**

Park and open space sites in each of the participating local governments are set forth in Tables 51 through 61, and are shown on Map 33. The sites listed on the Tables include all sites owned by the participating local governments, which include 26 sites encompassing 311 acres; sites owned by public school districts, which include eight sites encompassing 140 acres; and 42 private sites encompassing 3,769 acres owned by organizations and/or owned for commercial purposes. Park and open space sites owned by Washington County, the State of Wisconsin, and nonprofit conservation organizations or lake districts within the local governments are listed in Tables 47, 48, and 49, respectively.

As shown on Table 51, the Town of Addison owns four sites encompassing 38 acres. There are also two public elementary schools in the Town, for a total of six sites providing 84 acres within park and open space sites.

As shown on Table 52, the Town of Barton owns a boat access site along Smith Lake encompassing about one acre. There are also seven private sites located in the Town encompassing 427 acres, for a total of 428 acres within park and open space sites.



There were 154 park and open space sites owned by local governments and public schools in Washington County in 2007.



Slinger Super Speedway is a commercial-recreational site located in the Village of Slinger.

**Table 53**

**PUBLIC AND PRIVATE PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF ERIN: 2007<sup>a</sup>**

Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
	Town of Erin Sites	
15	Druid Lake Access	1
16	Erin Town Hall and Park	69
17	Tower Park	41
--	Subtotal – Three Sites	111
	School District Site	
18	Erin Elementary School	15
	Private Sites	
19	Monches Fish and Game Club	161
20	Camp Quad	333
21	Erin Meadows Subdivision Park	3
22	Heileger-Huegel Ski Club	80
23	Lake Erin Estates Subdivision Park	55
24	Sconfinato Park	21
25	Spring Ridge Park	5
26	Erin Hills Golf Course	628
--	Subtotal – Eight Sites	1,286
--	Total – 12 Sites	1,412

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC Park and Open Space Site Inventory.

**Table 54**

**PUBLIC AND PRIVATE PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF FARMINGTON: 2007<sup>a</sup>**

Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
	Town of Farmington Sites	
27	Fireman's Park	3
28	Green Lake Boat Access	1
29	Town-Owned Land	4
--	Subtotal – Three Sites	8
	School District Site	
30	Farmington Elementary School	17
	Private Sites	
31	Boltonville Sportsmen's Club	14
32	Camp Awana	251
33	Fillmore Sportsmen's Club	89
34	Wildlife, Inc.	70
35	Lazy Days Campground	178
36	Stoneridge Golf Course	167
37	Turner Park	16
38	Star Valley Subdivision Park	23
39	Lakehaven Subdivision Beach and Park	66
40	Pheasant Ridge Subdivision Park	14
41	Shalom Wildlife Sanctuary	96
--	Subtotal – 11 Sites	984
--	Total – 15 Sites	1,009

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC Park and Open Space Site Inventory.

**Table 55**

**PUBLIC PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF GERMANTOWN: 2007<sup>a</sup>**

Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
	School District Site	
42	Rockfield Elementary School	13
--	Total – One Site	13

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC Park and Open Space Site Inventory.

**Table 56**

**PUBLIC AND PRIVATE PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF HARTFORD: 2007<sup>a</sup>**

Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
	Town of Hartford Sites	
43	2 <sup>nd</sup> Street Boat Access	1
44	Town of Hartford Park	12
45	Town of Hartford Wetland Mitigation Site	26
--	Subtotal – Three Sites	39
	City of Hartford Site	
46	Maple Park	2
	Private Sites	
47	Hartford Country Club	225
48	John Daehn Boat Launch	1
49	Park View Heights Subdivision Park	5
50	Reef Point Resort	2
--	Subtotal – Four Sites	233
--	Total – Eight Sites	274

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC Park and Open Space Site Inventory.

**Table 57**

**PRIVATE PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF KEWASKUM: 2007<sup>a</sup>**

Number on Map 33	Private Sites	Size <sup>b</sup> (acres)
51	West Bar Sporting Club	78
52	Hon-E-Kor Golf Course	234 <sup>c</sup>
53	Sunburst Ski Area	46
--	Total – Three Sites	358

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

<sup>c</sup>An additional 18 acres of the golf course are located in the Village of Kewaskum (252 acres total).

Source: SEWRPC Park and Open Space Site Inventory.

**Table 58****PUBLIC AND PRIVATE PARK, RECREATION, AND OPEN SPACE SITES IN THE VILLAGE OF KEWASKUM: 2007<sup>a</sup>**

Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
	Village of Kewaskum Sites	
54	Kettle Kountry Estates Neighborhood Park	3
55	Kewaskum Creek Park	6
56	Kewaskum Kiwanis Community Park	35
57	Knights Avenue Neighborhood Park	1
58	River Hill Park	13
59	Wildlife Drive Neighborhood Park	10
--	Subtotal – Six Sites	68
	School District Sites	
60	Kewaskum Elementary School	4
61	Kewaskum Middle and High Schools	38
--	Subtotal – Two Sites	42
	Private Sites	
62	Holy Trinity Elementary School	7
63	St. Lucas Elementary School	2
52	Hon-E-Kor Golf Course	18 <sup>c</sup>
64	Rustic Timbers Apartments Playground	1
--	Subtotal – Four Sites	28
--	Total – 12 Sites	138

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

<sup>c</sup>An additional 234 acres of the golf course are located in the Town of Kewaskum (252 acres total).

Source: SEWRPC Park and Open Space Site Inventory.

**Table 59****PUBLIC AND PRIVATE PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF POLK: 2007<sup>a</sup>**

Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
	Town of Polk Site	
65	Town Hall Park	21
	Private Sites	
66	Cedar Lake Hills Subdivision Park	4
67	Country Sport	23
68	Scenic View Country Club	182
--	Subtotal – Three Sites	209
--	Total – Four Sites	230

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC Park and Open Space Site Inventory.

As shown on Table 53, the Town of Erin owns three sites encompassing 111 acres. The Erin Elementary School is also located in the Town and provides 15 acres of recreational land. There are also eight private sites located in the Town encompassing 1,286 acres, for a total of 1,412 acres within park and open space sites. Much of the private recreational land within the Town is within the Erin Hills Golf Course; Camp Quad, owned by Quadgraphics for use by its employees; and the Monches Fish and Game Club.

As shown on Table 54, the Town of Farmington owns three sites encompassing about eight acres. The Farmington Elementary School is also located in the Town and provides 17 acres of recreational land. There are also 11 private sites located in the Town encompassing 984 acres, for a total of 1,009 acres within park and open space sites.

There is one local park and open space site in the Town of Germantown, the Rockfield Elementary School, which provides about 13 acres of recreational land (see Table 55).

As shown on Table 56 and Map 33, the Town of Hartford owns a small boat access site on the west side of Pike Lake, a 26 acre wetland mitigation site on the north side of the Lake, and a 12 acre Town Park next to the Hartford Town Hall. Maple Park, owned by the City of Hartford, is also located in the Town and encompasses two acres. There are also four private sites located in the Town, which together encompass 233 acres.

As shown on Table 57, there are three private park and open space sites in the Town of Kewaskum. The largest site was the Hon-E-Kor Golf Course. The Sunburst Ski Area, one of two public downhill ski areas in the County, is also located in the Town.

As shown on Table 58, the Village of Kewaskum owns six sites encompassing 68 acres, including the Kewaskum Kiwanis Community Park, which encompasses 35 acres. The Kewaskum Junior and Senior High School and the Kewaskum Elementary School are also located in the Village and provide 38 acres and four acres of recreational land, respectively. There are also three private sites located in the Village encompassing 10 acres and 18 acres of the Hon-E-Kor Golf Course for a total of 138 acres within park and open space sites.

As shown on Table 59, there is one local public park and open space site in the Town of Polk, the Polk Town Hall Park, which covers 21 acres. There are three private sites in the Town, which encompass 209 acres, for a total of 230 acres within park and open space sites. The Scenic View Country Club is the largest of the private sites.

The Town of Trenton owns three park and open space sites, encompassing about 21 acres, including a Town Park next to the Trenton Town Hall. There are also two private sites located in the Town encompassing 244 acres, for a total of 265 acres, as shown on Table 60.

There is one local public park, Kohlsville Town Park, owned by the Town of Wayne. The park encompasses two acres along the Kohlsville Mill Pond and stream. The Wayne Elementary School is also located in the Town and provides seven acres of recreational land. Park sites in the Town are listed on Table 61.

### PART 3: CULTURAL RESOURCES

The term cultural resource encompasses historic buildings, structures and sites; archaeological sites; and museums. Cultural resources in Washington County have important recreational and educational value. Cultural resources help to provide the County and each of its distinct communities with a sense of heritage, identity, and civic pride. Resources such as historical and archaeological sites and historic districts can also provide economic opportunities through tourism.

#### Historic Resources

In 2007 there were 24 historic places and districts in the County listed on the National Register of Historic Places and the State Register of Historical Places, as shown on Map 34 and shown on Table 62. In most cases, historic places or districts listed on the National Register are also listed on the State Register. Since the State Register was created in 1991, all properties nominated for the National Register must first go through the State Register review process. Upon approval by the State review board, a site is listed on the State Register of Historic Places and recommended to the National Park Service for review and listing on the National Register of Historic Places. The only exceptions to this process are federally-owned properties, which may be nominated for the National Register directly by the National Park Service. Of the 24 historic places and districts listed on the National and State Registers, 18 are historic buildings or structures, five are historic districts, and one is a historic site. Sites and districts listed on the National and State Registers of Historic Places have an increased measure of protection against degradation and destruction. Listing on the National or State Register requires government agencies to consider the impact of their activities, such as the construction or reconstruction of a highway, or a permit which they issue, on the designated property. If the property would be adversely affected, the agency must work with the State Historic Preservation Officer to attempt to avoid or reduce adverse effects.

The County is also home to four Wisconsin State Historical Markers through a program administered by the Wisconsin Historical Society's Division of Historic Preservation. These historical markers are intended to

**Table 60**

**PUBLIC AND PRIVATE PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF TRENTON: 2007<sup>a</sup>**

Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
69	Town of Trenton Sites	
70	Lawrence Stockhausen Park	7
71	Public Access to Wallace Lake	1
	Trenton Town Park	13
--	Subtotal – Three Sites	21
Private Sites		
72	YMCA Triangle Y Ranch	158
73	West Bend Lakes Golf and Recreation	86
--	Subtotal – Two Sites	244
--	Total – Five Sites	265

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

Source: SEWRPC Park and Open Space Site Inventory.

**Table 61**

**PUBLIC PARK, RECREATION, AND OPEN SPACE SITES IN THE TOWN OF WAYNE: 2007<sup>a</sup>**

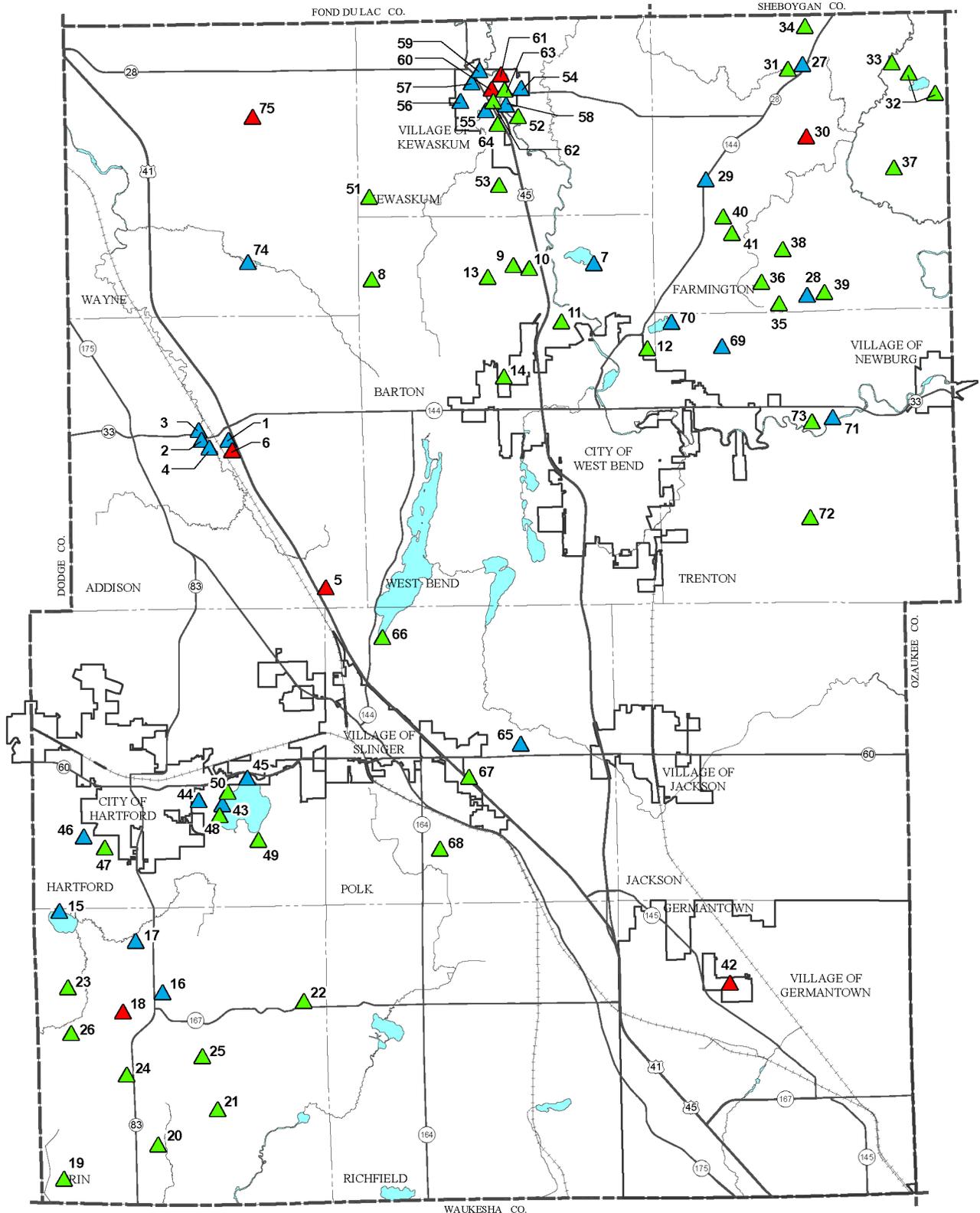
Number on Map 33	Public Sites	Size <sup>b</sup> (acres)
74	Town of Wayne Site	
	Kohlsville Town Park	2
	School District Site	
75	Wayne Elementary School	7
--	Total –Two Sites	9

<sup>a</sup>See Tables 47, 48, and 49 for park and open space sites owned by the County, State, or private resource preservation organizations.

<sup>b</sup>Site area is rounded to the nearest whole number. Sites less than one acre are rounded up to one acre.

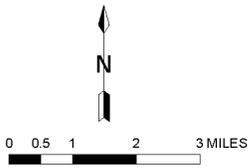
Source: SEWRPC Park and Open Space Site Inventory.

**Map 33  
LOCAL PUBLIC AND PRIVATELY-OWNED PARK AND OPEN SPACE  
SITES IN PARTNERING LOCAL GOVERNMENTS: 2007**



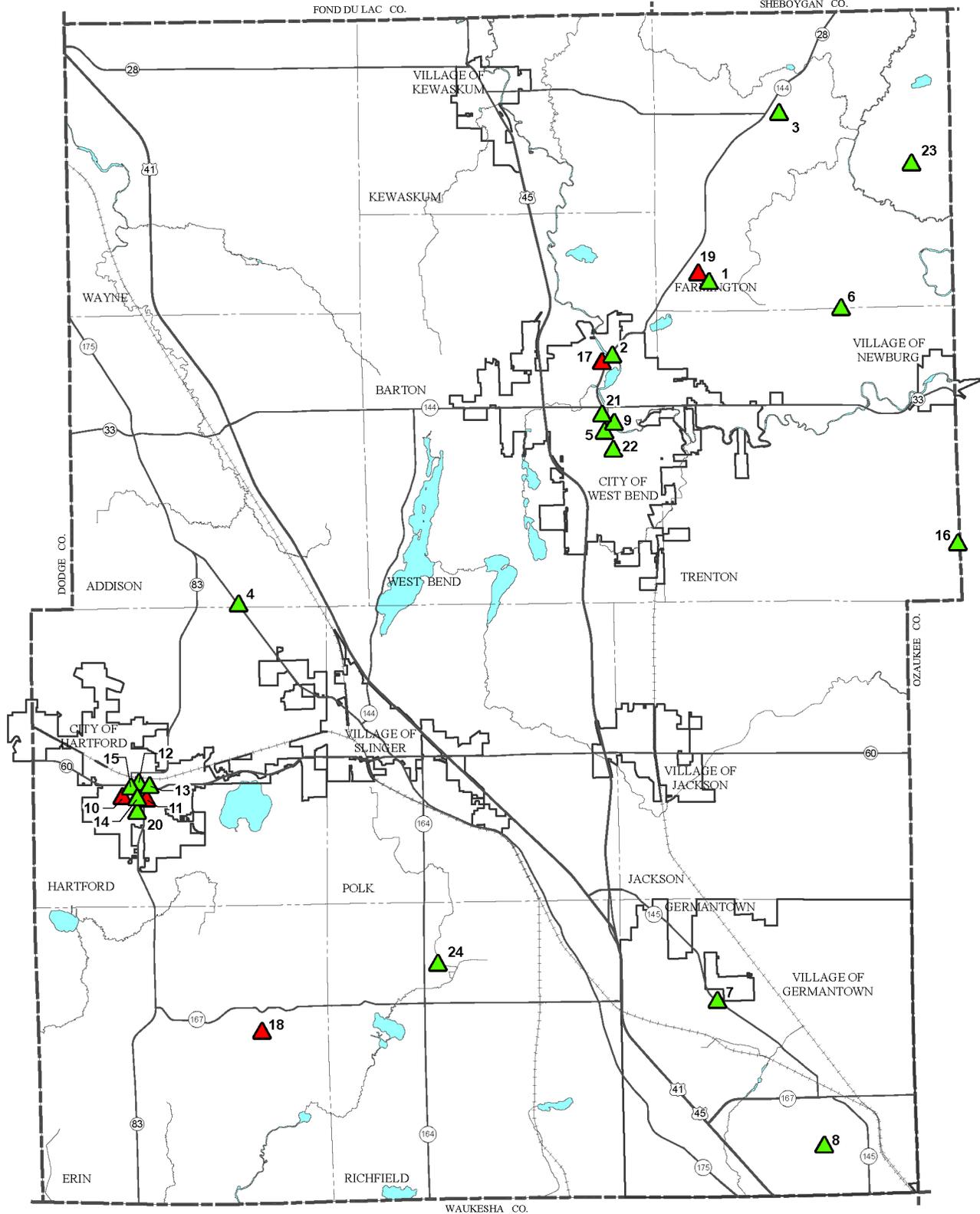
- ▲ LOCAL GOVERNMENT SITE
- ▲ PUBLIC SCHOOL SITE
- ▲ PRIVATELY-OWNED SITE
- 30 SITE REFERENCE NUMBER  
(SEE TABLES 51 THROUGH 61)
- SURFACE WATER

Source: SEWRPC.



Map 34

HISTORIC SITES AND DISTRICTS IN WASHINGTON COUNTY LISTED ON THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES: 2007



-  HISTORIC DISTRICTS
-  HISTORIC SITES
- 16** SITE REFERENCE NUMBER (SEE TABLE 62)
-  SURFACE WATER

Source: Washington County and SEWRPC.

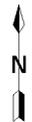


Table 62

**HISTORIC SITES AND DISTRICTS IN WASHINGTON COUNTY LISTED  
ON THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES: 2007**

Number on Map 34	Site Name	Location	Year Listed
1	Lizard Mound Park .....	T12N, R20E, Section 32 - Town of Farmington	1970
2	Gadow's Mill .....	1784 Barton Avenue, City of West Bend	1974
3	St. John of God Roman Catholic Church, Convent, and School .....	1488 Highland Drive, Town of Farmington	1979
4	Ritger Wagonmaking and Blacksmith Shop .....	4928 STH 175, Town of Addison	1982
5	Washington County Courthouse and Jail .....	320 S. 5 <sup>th</sup> Avenue, City of West Bend	1982
6	St. Peter's Church .....	1010 Newark Drive, Town of Farmington	1983
7	Christ Evangelical Church .....	W188 N12808 Fond du Lac Avenue, Village of Germantown	1983
8	Jacob Schunk Farmhouse .....	Donges Bay Road, Village of Germantown	1983
9	Leander F. Frisby House .....	304 S. Main Street, City of West Bend	1985
10	Kissel's Addition Historic District .....	T10N, R18E, Section 20 - City of Hartford	1988
11	Kissel's Wheelock Addition Historic District .....	T10N, R18E, Section 21 - City of Hartford	1988
12	George A. Kissel House .....	215 E. Sumner Street, City of Hartford	1988
13	Louis Kissel House .....	407 E. Sumner Street, City of Hartford	1988
14	Otto P. Kissel House .....	124 South Street, City of Hartford	1988
15	William L. Kissel House .....	67 South Street, City of Hartford	1988
16	St. Augustine Catholic Church and Cemetery .....	CTH Y, Town of Trenton	1990
17	Barton Historic District .....	T11N, R19E, Section 11 - City of West Bend	1992
18	Holy Hill .....	1525 Carmel Road, Town of Erin	1992
19	Washington County "Island" Effigy Mound District .....	T12N, R20E, Sections 29, 32, 33 – Town of Farmington	1996
20	Schwartz Ballroom .....	150 Jefferson Avenue, City of Hartford	1998
21	West Bend Post Office .....	607 Elm Street, City of West Bend	2000
22	Amity Leather Products Company Factory .....	723-735 S. Main Street, City of West Bend	2002
23	Saxonia House .....	421 CTH H, Town of Farmington	2006
24	Messer-Mayer Mill .....	4399 Pleasant Hill Road, Town of Richfield	2007

Source: *The State Historical Society of Wisconsin, Washington County, and SEWRPC.*



The Dheinsville Settlement in the Village of Germantown has a State Historical Marker. Historical markers identify, commemorate, and honor the people and places that have contributed to the State's rich heritage.

identify, commemorate, and honor the important people, places, and events that have contributed to the State's rich heritage. The program serves as a vital educational tool, informing people about the most significant aspects of Wisconsin's past. State Historical Markers in the County are as follows: Lizard Mound County Park, in the Town of Farmington; the former community of Kissel, now in the City of Hartford; the Great (watershed) Divide, in the Town of West Bend; and the Dheinsville Settlement, in the Village of Germantown. These markers are identified on Map 34 and in Table 62. The Lizard Mound State Park and Kissel markers are associated with sites listed on the National and State Registers referenced above.

The 24 historic places and districts listed on the National and State registers of historic places are only a small fraction of the buildings, structures, and districts listed in the Wisconsin Architecture and History Inventory. The Wisconsin Architecture and History Inventory is a database administered by the State Historical Society of Wisconsin that contains historical and architectural information on approximately 120,000 properties statewide. The listed sites have architectural or historical characteristics that may make them eligible for listing on the National and State registers of historic places. In 2005, there were 2,902 properties in Washington County included in the Wisconsin Architecture and History Inventory. The inventory can be accessed through the State of Wisconsin Historical Society website at [www.wisconsinhistory.org/ahi](http://www.wisconsinhistory.org/ahi).



The Allenton Iron Bridge is a historical structure registered as a Washington County landmark.

In addition to historic sites and districts listed on the National and State Registers of Historic Places, five sites have been designated as Wisconsin Historical Markers, including three sites identified as a Washington County Landmark, two sites have been designated as a Wisconsin Heritage and Tourism Marker, including one site also identified as a Wisconsin Historical Marker and a Washington County Landmark, two sites have been designated as local landmarks by the Village of Germantown Historic Preservation Commission, including one site identified as a Washington County Landmark, and a total of 31 sites have been designated as County landmarks by the Washington County Landmarks Commission. Local and County landmarks are shown on Map 35 and listed on Table 63 (note that some of the landmarks are also on the National or State Register of Historic Places). County and local governments may designate landmarks once a landmarks commission or historic preservation commission has been established by ordinance and certified by the State Historical Society. Landmark commissions and historic preservation commissions are typically seven to nine member boards that review applications for local landmark status and may also review proposed alterations to historic properties or properties located in historic districts. Landmark and historic preservation commissions may also designate local historic districts; however, designation of districts typically requires approval from the local governing body. Properties identified as local landmarks must be protected in accordance with the requirements of the historic preservation ordinance. Generally, such ordinances require review by the local landmarks or historic preservation commission before a historic property can be altered or demolished. In addition to the Washington County Landmarks Commission, the Village of Germantown has established a historic preservation commission, which recently identified and designated its first historic property. The City of Hartford established a historic preservation committee in 1981, but it has since been dissolved. During its span of existence, the committee did not officially designate any local landmarks, although the committee did establish a series of walking tours to highlight the community's historical character.

Procedures for designating local landmarks can and do vary depending on the local government. The Washington County Landmarks Commission has developed a simple, yet effective set of landmark designation procedures. First, an application is filed with the County Clerk by the owner of the proposed landmark. The County

Landmarks Commission – composed of nine individuals appointed by the County Board Chairperson – then votes on whether to approve or deny the application based on a set of criteria established by the Commission. These criteria aim to protect, enhance, and perpetuate archaeological sites, geological formations, and structures of special historical value or interest. The Landmarks Commission in Washington County is given full authority by the County Board to designate and remove landmarks.

### Archaeological Resources

Preservation of archaeological resources is also important in preserving the cultural heritage of Washington County. Like historical sites and districts, significant prehistoric and historic archaeological sites provide the County and each of its communities with a sense of heritage and identity, which can provide for economic opportunities through tourism if properly identified and preserved. Archaeological sites found in Washington County fall under two categories: prehistoric sites and historic sites. Prehistoric sites are defined as those sites which date from before written history. Historic sites are sites established after history began to be recorded in written form (the State Historical Society of Wisconsin defines this date as A.D. 1650).

As of 2005, there were 425 known prehistoric and historic archaeological sites in Washington County listed in the State Historical Society’s Archaeological Sites Inventory, including prehistoric and historic camp sites, villages, and farmsteads; marked and unmarked burial sites; and Native American mounds. There are three mound groups in the Town of Farmington listed on the National Register of Historic Places: the Lizard Mound group, located in and adjacent to Lizard Mound County Park, the Glass mound group, and the Susen-Backhaus mound group. These three mound groups together are classified as the “Island” Effigy mound district listed on the National Register.



The Lizard Mound group is one of three mound groups located in the Town of Farmington listed on the National Register of Historic Places.

An additional mound group in the County was recently acquired by the City of West Bend and incorporated into Quaas Creek Park. This group, known as the Joedike Mound group, is located near the confluence of Quaas Creek and the Milwaukee River on the east side of the City of West Bend.

### Local Historical Societies and Museums

There are several local historical societies affiliated with the State Historical Society of Wisconsin in the County. These include the Washington County Historical Society, Erin Historical Society, Farmington Historical Society, Germantown Historical Society, Jackson Historical Society, Kewaskum Historical Society, and Richfield Historical Society.

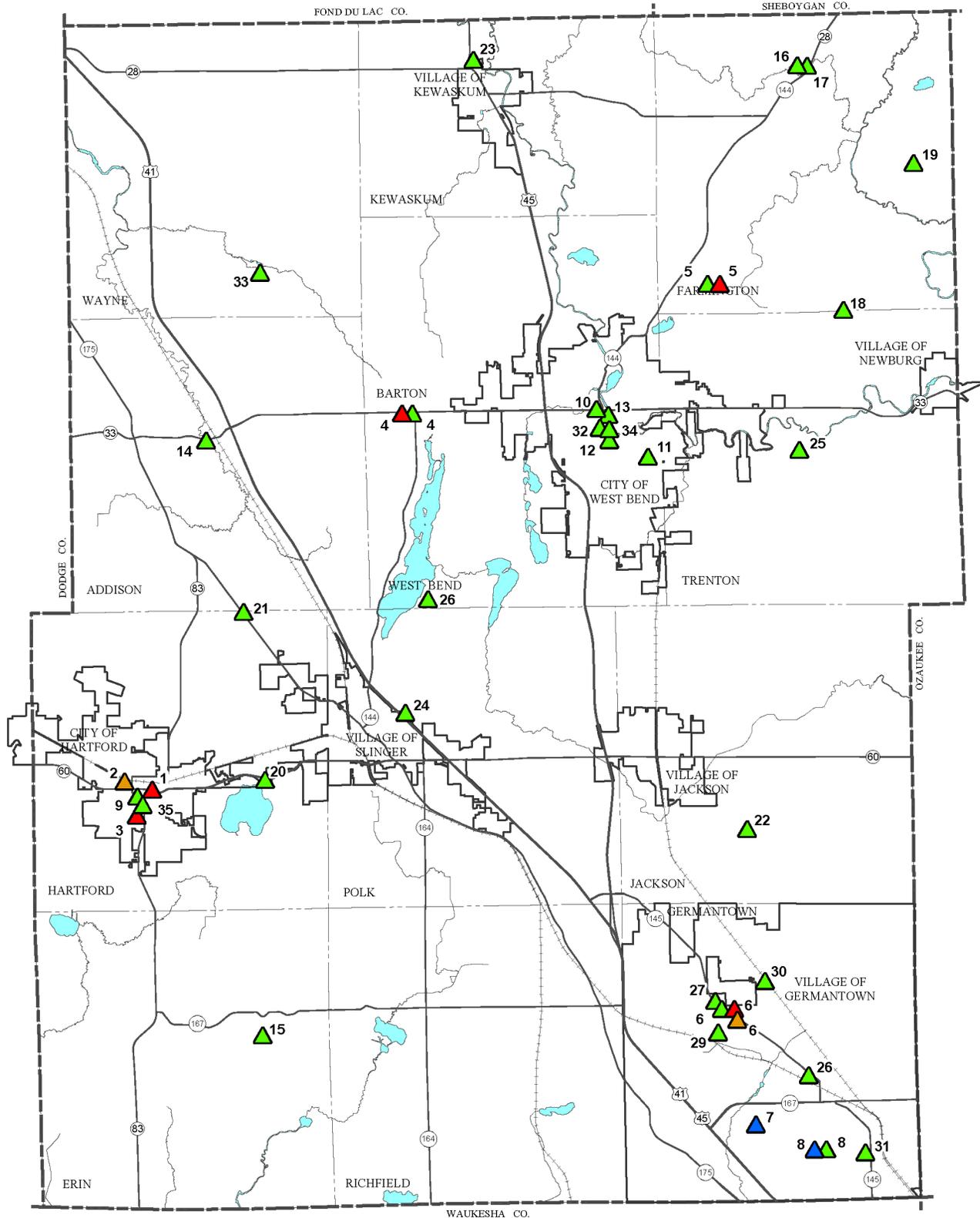
As shown in Table 64, many of the historical societies in Washington County maintain historic sites or facilities that contain items of historical or archaeological significance as well as historical records. The Germantown Historical Society maintains a pair of museums and a research library, all within the confines of the historic Dheinsville Settlement, providing great insight into the early pioneer lifestyle. The Jackson Historical Society operates a museum with artifacts dating back to the community’s earliest days, along with local family histories, census records, photos, and genealogical material. Additionally, the site is home to a 19<sup>th</sup> century styled, one-room schoolhouse, which is also a Washington County Landmark. The Kewaskum Historical Society maintains a museum as well, along with a log cabin dwelling reflective of the late 19<sup>th</sup> century. Finally, the Washington County Historical Society operates several historic sites within the County, including the Old Courthouse and Old Jailhouse Museums in the City of West Bend. The museums include interactive and interpretive galleries and a research center. The Washington County Historical Society is also working to convert the St. Agnes Convent in the Town



The Old Jailhouse Museum, located in the City of West Bend, is operated by the Washington County Historical Society.

Map 35

WISCONSIN HISTORICAL MARKERS AND LOCAL AND COUNTY LANDMARKS IN WASHINGTON COUNTY: 2007



-  WISCONSIN HERITAGE TOURISM AND MARKER
-  WISCONSIN HISTORICAL MARKER
-  COUNTY LANDMARK
-  LOCAL LANDMARK
- 16** SITE REFERENCE NUMBER (SEE TABLE 63)

Source: Wisconsin Historical Society, Washington County, and SEWRPC.

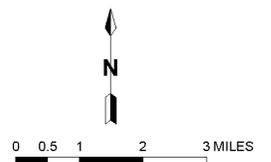


Table 63

**WISCONSIN HISTORICAL MARKERS, HERITAGE TOURISM AND MARKER SITES,  
AND LOCAL AND COUNTY LANDMARKS IN WASHINGTON COUNTY: 2007**

Number on Map 35	Designation	Site Address/ Historic Name
1	Wisconsin Historical Marker – City of Hartford	608 E. Sumner Street, City of Hartford / “Kissel”
2	Wisconsin Heritage Tourism and Marker – City of Hartford	147 North Rural Street, City of Hartford / Wisconsin Automotive Museum
3	Wisconsin Historical Marker - City of Hartford	150 Jefferson Avenue, City of Hartford / The Schwartz Ballroom – Chandelier Ballroom
4	Wisconsin Historical Marker and Washington County Landmark	State Highway 33 and State Highway 144, Town of West Bend / Great Divide
5	Wisconsin Historical Marker and Washington County Landmark	T12N, R20E, Section 32, Town of Farmington / Lizard Mound County Park
6	Wisconsin Historical Marker, Heritage Tourism and Marker, and Washington County Landmark	N188 W12806 Fond du Lac Avenue, Village of Germantown / Dheinsville Settlement
7	Village of Germantown Landmark	N108 W17760 Lilac Lane / Residence
8	Village of Germantown Landmark and Washington County Landmark	N104 W15446 Donges Bay Road / Jacob Schunk Farmhouse
9	Washington County Landmark	134 South Street, City of Hartford / Willard R. Amidon Home
10	Washington County Landmark	724 Beech Street, City of West Bend / Stephan F. Mayer Home
11	Washington County Landmark	906 East Decorah Road, City of West Bend / Verbeck Residence
12	Washington County Landmark	320 S. 5 <sup>th</sup> Avenue, City of West Bend / Washington County Courthouse Square
13	Washington County Landmark	228 N. Main Street, City of West Bend / Washington House
14	Washington County Landmark	500 Main Street, Town of Addison / Allenton Iron Bridge
15	Washington County Landmark	1525 Carmel Road, Town of Erin / Holy Hill
16	Washington County Landmark	1332 Scenic Drive, Town of Farmington / Boltonville Church
17	Washington County Landmark	9298 Boltonville Road, Town of Farmington / Boltonville Mill
18	Washington County Landmark	1010 Newark Drive, Town of Farmington / St. Peter’s Church
19	Washington County Landmark	421 CTH H, Town of Farmington / Saxonia House
20	Washington County Landmark	5862 Franklin Drive, Town of Hartford / Gertsch Log Home on Pike Lake
21	Washington County Landmark	4886 State Highway 175, Town of Hartford / St. Lawrence Catholic Church
22	Washington County Landmark	1860 W. Mill Road, Town of Jackson / Emmanuel Church
23	Washington County Landmark	9376 Old Fond du Lac Road, Town of Kewaskum / Backhaus Estate
24	Washington County Landmark	4631 Cedar Creek Road, Town of Polk / Winter Farm
25	Washington County Landmark	Evergreen Drive and Decorah Road, Town of Trenton / Esker
26	Washington County Landmark	5151 Timmer Bay Road, Town of West Bend / Timmer’s Resort
27	Washington County Landmark	N188 W12806 Fond du Lac Avenue, Village of Germantown / Christ Church
28	Washington County Landmark	N116 W15970 Main Street, Village of Germantown / Gehl’s Guernsey Farms
29	Washington County Landmark	N188 W12369 Maple Road, Village of Germantown / Knetzger Log House
30	Washington County Landmark	N132 W17303 Rockfield Road, Village of Germantown / The Livery
31	Washington County Landmark	N104 W14181 Donges Bay Road, Village of Germantown / St. Johns United Church of Christ
32	Washington County Landmark	218 S. 7 <sup>th</sup> Avenue, City of West Bend / Tuchscherer Residence
33	Washington County Landmark	7616 CTH WW, Town of Wayne / Moritz Farmhouse
34	Washington County Landmark	518 Poplar Street, City of West Bend/ James Kneeland House
35	Washington County Landmark	158 Branch Street, City of Hartford/ Lohr’s Gas Station

Source: Wisconsin Historical Society, Washington County, and SEWRPC.

of Barton to a museum in the next few years. This site consists of three buildings constructed in the mid-19<sup>th</sup> century. Other museums in Washington County include the Wisconsin Automotive Museum in the City of Hartford and the Museum of Wisconsin Art in the City of West Bend.

## SUMMARY

This chapter provides inventory information on existing agricultural, natural, and cultural resources in Washington County and each local government partner. Information regarding soil types, existing farmland, farming operations, topography and geology, water resources, forest resources, natural areas and critical species habitat sites, environmental corridors, park and open space sites, historical resources, archaeological resources, and nonmetallic mining resources is included in this chapter. The planning recommendations set forth in the Agricultural, Natural, and Cultural Resources Element chapter are directly related to the inventory information presented in this chapter. Inventory findings include:

- There are seven soil associations in Washington County: the Brookston-Pella-Lamartine association, Casco-Fox-Rodman association, Casco-Hochheim-Sisson association, Calwood-Boyer-Sisson association, Hochheim-Theresa association, Houghton-Palms-Adrian association, and Ozaukee-Martinton-Saylesville association.
- The USDA Natural Resources Conservation Service (NRCS) has created a land evaluation and site analysis (LESA) system to help identify areas to be preserved for farmland. LESA is a numeric system for rating potential farmland preservation areas by evaluating soil quality (LE or land evaluation) and geographic variables (SA or site assessment). To develop the LE rating the NRCS rated each soil type in Washington County and placed the soil ratings into groups ranging from the best to the worst suited for cropland. The land evaluation component considers slope, the agricultural capability class of the soil, and soil productivity for corn and soybeans.
- Lands used for agriculture were identified in the SEWRPC 2000 land use inventory and include all croplands, pasture lands, orchards, nurseries, and non-residential farm buildings. In 2000, agricultural lands occupied 141,755 acres, or about 222 square miles, representing almost 51 percent of the County.
- Washington County farms produce a varied array of agricultural products including many varieties of crops and livestock. Dairy was the predominant source of agricultural revenue in the County in 2002, accounting for 45 percent of the agricultural revenue.
- There were 844 farms in Washington County in 2002. The average farm size in the County was 154 acres in 2002, while the median farm size was 86 acres. This compares to 204 acres and 140 acres, respectively, for farms in the State.
- In 2005, 106 landowners with about 13,588 acres of farmland participated in the Wisconsin Farmland Preservation Program. The State of Wisconsin has certified the exclusive agricultural zoning ordinances adopted by five towns and the Village of Germantown, which makes landowners in those local

**Table 64**

### LOCAL HISTORICAL SOCIETIES IN WASHINGTON COUNTY: 2006

Historical Society	Historic Site/Museum
Erin Historical Society	--
Farmington Historical Society	--
Germantown Historical Society	
Germantown Historical Museum / Dheinsville Settlement	Six-way Crossroads – Holy Hill Road, Village of Germantown
Research Library / Wolf Haus	Six-way Crossroads – Holy Hill Road, Village of Germantown
Sila Lydia Bast Bell Museum	Six-way Crossroads – Holy Hill Road, Village of Germantown
Jackson Historical Society	
Mill Road Church Museum	1860 Mill Road, Town of Jackson
Kewaskum Historical Society	
Kewaskum Historical Society Museum and Log Cabin	1202 Parkview Drive, Town of Kewaskum
Richfield Historical Society	
Richfield Historical Park	Pleasant Hill Road and STH 164, along the Coney River, Town of Richfield
Washington County Historical Society	
Old Jailhouse	320 South Fifth Avenue, City of West Bend
Old Courthouse Square Museum	320 South Fifth Avenue, City of West Bend
St. Agnes Convent	Town of Barton

Source: State Historical Society of Wisconsin and SEWRPC.

governments eligible to participate in the program. Farmland owners in six other towns participate in the program through direct contracts with the Department of Agriculture, Trade, and Consumer Protection (DATCP). Although no new contracts can be entered into by landowners in local governments without a certified ordinance, agreements existing prior to 1981 may be renewed.

- Surface elevations in the County range from a low of 755 feet above sea level in the Village of Germantown in the southeastern corner of the County to a high of 1,332 feet at Holy Hill in the Town of Erin.
- A total of 11 sites of geological importance, including seven glacial feature and four bedrock geology sites, were identified in the County in 1994 as part of the regional natural areas study. Together, these sites encompass about 40,000 acres in Washington County. The Kettle Moraine encompasses about 39,500 acres and the remaining 10 sites encompass about 360 acres.
- In 2007, there were 20 operational or planned nonmetallic mining sites in the County, encompassing almost 1,781 acres. No sites in Washington County have been registered as sites having marketable nonmetallic mineral deposits.
- About 59 percent of the County is located east of the subcontinental divide and drains to the Great Lakes-St. Lawrence River. The remaining 41 percent of the County is west of the divide and drains to the Mississippi River. The subcontinental divide not only exerts a major physical influence on the overall drainage pattern of the County, but also carries with it legal constraints that, in effect, prohibit the diversion of any substantial quantities of Lake Michigan water across the divide.
- There are 13 major inland lakes located in the County. The total surface area of major lakes is 2,563 acres, or slightly less than 1 percent of the County. There are approximately 220 miles of perennial streams, approximately 43,800 acres of floodplains, and approximately 42,770 acres of wetlands in the County.
- The Managed Forest Law (MFL) is an incentive program intended to encourage sustainable forestry on private woodlands in Wisconsin with a primary focus on timber production. In 2005, there were 219 MFL agreements encompassing about 5,969 acres of forestlands enrolled in the program.
- 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. Ninety-one natural areas have been identified in Washington County. These sites encompass 16,061 acres, or about 6 percent of the County.
- Critical species habitat sites consist of areas outside natural areas which are important for their ability to support rare, threatened, or endangered plant or animal species. Thirteen sites supporting rare or threatened plant and animal species have been identified in Washington County. These sites encompass an area of 356 acres, which is less than 1 percent of the County. There are also 73 aquatic sites supporting threatened or rare fish, herptile, or mussel species in the County, including 188 stream miles and 2,749 lake acres.
- Environmental corridors and isolated natural resource areas include the best remaining woodlands, wetlands, plant and wildlife habitat areas, and other natural resources and have truly immeasurable environmental and recreational value. Environmental corridors and isolated natural resource areas are identified by SEWRPC and classified depending on their size. Primary environmental corridors are at least 400 acres in area, two miles in length, and 200 feet in width. Secondary environmental corridors are between 100 and 400 acres in size and at least one mile in length except where secondary corridors serve to link primary environmental corridors, in which case no minimum area or length criteria apply. Isolated natural resource areas are between five and 100 acres in size and at least 200 feet in width.
- Primary environmental corridors in Washington County are located along the Milwaukee River and other major streams, around major lakes, and in large wetland areas. In 2000, about 60,300 acres, comprising about 22 percent of the County, were encompassed within primary environmental corridors. Secondary

environmental corridors are located chiefly along the smaller perennial streams and intermittent streams. About 9,800 acres, comprising about 3 percent of the County, were within secondary environmental corridors in 2000. Isolated natural resource areas include a geographically well-distributed variety of isolated wetlands, woodlands, and wildlife habitat. These areas encompassed about 6,450 acres, or about 2 percent of the County, in 2000.

- In 2007, Washington County owned 15 park and open space sites, including seven major parks encompassing 1,229 acres; six other park and outdoor recreation sites encompassing 134 acres; and two special outdoor recreation sites, not considered part of the County park system, encompassing 141 acres. In all, these 15 sites encompass 1,504 acres, or less than 1 percent of the County.
- In 2007, there were 27 State owned park and open space sites encompassing 12,497 acres, or about 4 percent of the County. Of these 27 sites, 21 sites, encompassing 12,162 acres, were owned by the Wisconsin Department of Natural Resources (DNR). The Wisconsin Department of Transportation and the University of Wisconsin each owned three park and open space sites.
- In addition to County and State owned park and open space sites, there were 154 park and open space sites owned by local governments and public schools in Washington County in 2007. Those sites encompassed about 3,452 acres, or about 1 percent of the County. Local governments owned 119 of the park and open space sites and public schools owned 35 of the sites.
- In 2007, there were 108 privately owned park and open space sites encompassing about 6,534 acres, or about 2 percent of the County. These sites include privately-owned golf courses, schools, subdivision parks, hunting clubs, campgrounds, boat access sites, horse stables, and soccer parks. This total does not include sites owned by private organizations for resource-protection purposes, which are described in the following paragraph.
- There are a number of conservation organizations active in Washington County, including the Ozaukee Washington Land Trust, the Cedar Lakes Conservation Foundation, The Nature Conservancy, and other nonprofit conservation organizations. These organizations acquire lands for resource protection purposes. Such organizations owned 35 sites encompassing 2,349 acres in 2007.
- There were 24 historic places and districts in the planning area listed on the National Register of Historic Places and the State Register of Historical Places in 2007. Of the 24 historic places and districts listed on the National and State Registers, 18 are historic buildings or structures, five are historic districts, and one is an archaeological site. In addition to those historic structures, sites, and districts nominated to the National and State Registers of Historic Places, five sites have been designated as a Wisconsin Historical Marker, two sites have been designated as a Wisconsin Heritage Tourism and Marker site, two sites have been designated as local landmarks by the Village of Germantown and 31 sites have been designated as landmarks by Washington County.
- As of 2005, there were 425 known prehistoric and historic archaeological sites in Washington County listed in the State Historical Society's Archaeological Sites Inventory, including prehistoric and historic camp sites, villages, and farmsteads; marked and unmarked burial sites; and Native American mounds. One archaeological site, consisting of three mound groups, is listed on the National Register of Historic Places.
- There are seven local historical societies in Washington County affiliated with the State Historical Society of Wisconsin. These include the Washington County Historical Society, Erin Historical Society, Farmington Historical Society, Germantown Historical Society, Jackson Historical Society, Kewaskum Historical Society, and the Richfield Historical Society.

## Chapter IV

# INVENTORY OF EXISTING LAND USES AND TRANSPORTATION FACILITIES AND SERVICES

### INTRODUCTION

This chapter presents an inventory of the built environment and is divided into two parts: an inventory of historical and existing land uses and an inventory of existing transportation facilities and services. Inventories have been conducted for Washington County and each local government participating in the multi-jurisdictional plan. The planning recommendations set forth in the land use and transportation elements in Chapters IX and XI, respectively, are directly related to the inventory information presented in this chapter.

### PART 1: LAND USE

The Commission utilizes an urban growth ring analysis and a land use inventory to inventory and monitor urban growth and development in the Region. The urban growth ring analysis delineates the outer limits of concentrations of urban development and depicts the urbanization of the Region over the past 150 years. The Commission land use inventory is a more detailed inventory that places all land and water areas in the Region into one of 66 land use categories, providing a basis for analyzing specific urban and nonurban land uses. Both the urban growth ring analysis and the land use inventory for the Region have been updated to the year 2000 under the continuing regional planning program. Changes in land use between 2000 and 2006 were identified and mapped as part of this comprehensive planning process.

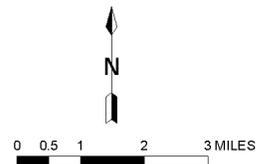
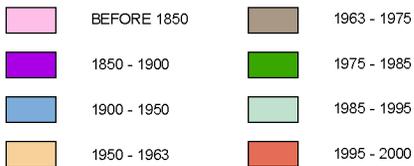
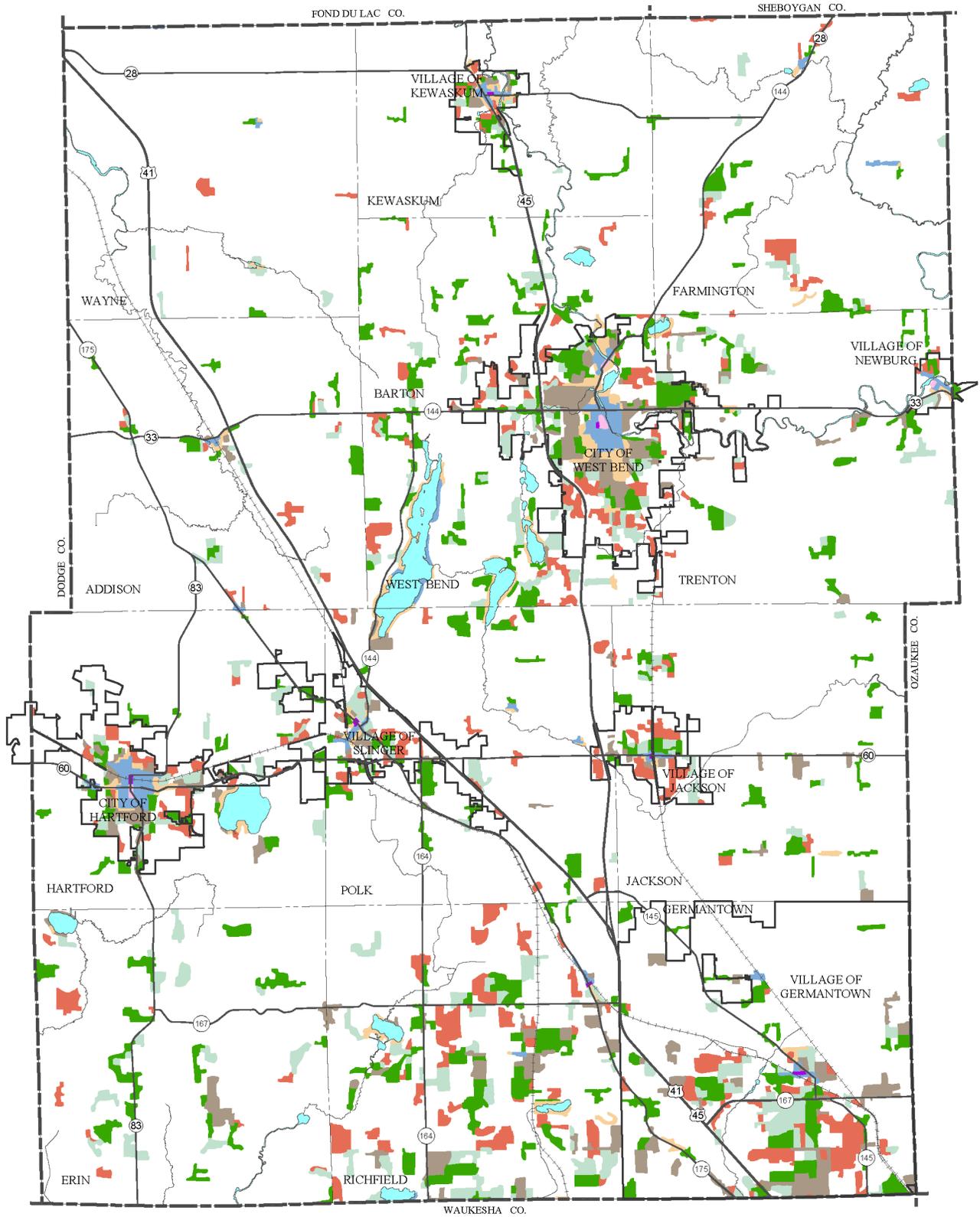
#### **Urban Growth Ring Analysis and Historical Urban Growth**

The urban growth ring analysis shows the historical pattern of urban settlement, growth, and development of the County since 1850 for selected points in time. Areas identified as urban under this time series analysis include portions of the County where residential structures or other buildings were constructed in relatively compact areas, thereby indicating a concentration of residential, commercial, industrial, governmental, institutional, or other urban uses. These areas must be at least five acres in size. In the case of residential uses, such areas must include at least 10 homes over a maximum distance of one-half mile along a linear feature such as a street or lakeshore, or at least 10 homes located in a relatively compact group within a residential subdivision. Uses such as cemeteries, airports, public parks, and golf courses do not meet the criteria for urban land uses because they lack the required concentration of buildings or structures. However, these land uses are identified as urban uses if they are surrounded on at least three sides by urban land uses that do meet the above criteria.

Historical urban growth in the County between 1850 and 2000 is shown on Map 36. Urban growth for the years prior to 1940 was identified using a variety of sources, including the records of local historical societies,

Map 36

HISTORICAL URBAN GROWTH IN WASHINGTON COUNTY: 1850 - 2000



subdivision plat records, farm plat maps, U.S. Geological Survey maps, and Wisconsin Geological and Natural History Survey records. Urban growth for the years 1950, 1963, 1975, 1985, 1995, and 2000 was identified using aerial photographs.

Small portions of the Cities of West Bend and Hartford, and the Villages of Slinger and Newburg were developed prior to 1850. In 1900, urban development was still largely confined to the Cities of Hartford and West Bend and Villages of Newburg and Slinger with additional development in the Villages of Germantown, Jackson, and Kewaskum. The period from 1900 to 1950 saw expansion of mainly the Cities of Hartford and West Bend. The period between 1950 and 1985 saw significant growth outward from existing urban areas and the development of lakeshores around Big Cedar Lake, Little Cedar Lake, and Pike Lake. The period from 1963 to 2000 saw significant urban growth in scattered locations throughout the County, particularly in the southern portion of the County in the Village of Germantown, and the Towns of Erin and Richfield. Moderate development in and around the City of West Bend and the other established urban centers in the northern portion of the County also occurred during this period.

### **Land Use Trends**

The number of acres in various land use categories in Washington County for selected years from 1975 to 2000 is shown on Table 65. Table 65 also includes the acreage and percentage changes in each land use category between 1975 and 2000, and for intervening time periods.

Between 1975 and 2000, the amount of land used for urban uses, including residential, commercial, industrial, and transportation uses, increased by about 21,000 acres, from about 28,000 acres to about 49,000 acres, or about 75 percent. The amount of land used for residential, commercial, and industrial purposes more than doubled during this time period.

The percentage of land classified as “nonurban” decreased by about 8 percent between 1975 and 2000. Much of the land developed for urban uses between 1975 and 2000 was converted from agricultural to urban use. The amount of land used for agriculture decreased by about 33,000 acres, or by about 19 percent. The number of acres in the “open lands” category, that is, lands that are vacant and apparently unused, increased by about 9,200 acres during the 1975 to 2000 period. Much of the increase in the “open lands” category is likely due to land being taken out of agriculture. The acreage of woodlands, wetlands, surface waters, and extractive sites increased slightly between 1975 and 2000.



Between 1975 and 2000, the amount of land used for agriculture in Washington County decreased by about 33,000 acres, or by about 19 percent.

### **Urban Service Areas**

Urban service areas are identified in the regional land use plan based on the sanitary sewer service areas delineated in the regional water quality management plan. Urban services areas are currently served, or have the capacity and are eventually planned to be served, by a public sanitary sewer system and public sewage treatment plant. These services allow for relatively dense residential, commercial, and industrial uses, which characterize urban areas. Urban service areas are also typically served by public parks, local schools, and shopping areas. All urban service areas have portions of their areas that do not provide sewer and water services; however, sewer services are planned to be provided to all areas within a sewer service area within a maximum 20-year period. Sewer service areas in Washington County include the Cities of Hartford and West Bend; the Villages of Germantown, Jackson, Kewaskum, Newburg, and Slinger; and the unincorporated hamlet of Allenton in the Town of Addison. Sewer service areas in the County are shown on Map 49 in Chapter V. Portions of all sewer service areas in Washington County, except the Village of Newburg, are served by public water supply systems. Newburg residents and businesses rely on private wells as their water source.

Table 65

## LAND USE TRENDS IN WASHINGTON COUNTY: 1975 - 2000

Land Use Category	Area (Acres)				Change in Area							
	1975	1985	1995	2000 <sup>a</sup>	1975-1985		1985-1995		1995-2000		1975-2000	
					Acres	Percent Change	Acres	Percent Change	Acres	Percent Change	Acres	Percent Change
Urban												
Residential												
Single-Family .....	12,277	15,481	21,153	24,510	3,204	26.1	5,672	36.6	3,357	15.9	12,233	99.6
Two-Family .....	169	248	432	533	79	46.7	184	74.2	101	23.4	364	215.4
Multi-Family .....	230	338	667	760	108	47.0	329	97.3	93	13.9	530	230.4
Mobile Homes .....	66	73	110	114	7	10.6	37	50.7	4	3.6	48	72.7
Subtotal	12,742	16,140	22,362	25,916	3,398	26.7	6,222	38.5	3,554	15.9	13,174	103.4
Commercial .....	608	830	1,125	1,311	222	36.5	295	35.5	186	16.5	703	115.6
Industrial .....	674	891	1,340	1,549	217	32.2	449	50.4	209	15.6	875	129.8
Transportation, Communications, and Utilities												
Arterial Street Rights-of- Way .....	3,440	3,785	4,452	5,823	345	10.0	667	17.6	1,371	30.8	2,383	69.3
Nonarterial Street Rights-of-Way .....	6,210	6,446	7,088	8,339	236	3.8	642	10.0	1,251	17.6	2,129	34.3
Railroad Rights-of-Way .....	952	952	952	878	--	--	--	--	-74	-7.8	-74	-7.8
Communications and Utilities and Other Transportation .....	461	545	570	575	84	18.2	25	4.6	5	0.9	114	24.7
Subtotal	11,063	11,728	13,062	15,042	665	6.0	1,334	11.4	1,980	15.2	3,979	36.0
Governmental and Institutional .....	1,108	1,242	1,375	1,477	134	12.1	133	10.7	102	7.4	369	33.3
Recreational .....	1,741	1,941	2,627	3,067	200	11.5	686	35.3	440	16.7	1,326	76.2
Urban Subtotal	27,936	32,772	41,891	48,936	4,836	17.3	9,119	27.8	7,045	16.8	21,000	75.2
Nonurban												
Natural Resource Areas												
Woodlands .....	21,806	21,755	22,417	23,057	-51	-0.2	662	3.0	640	2.8	1,251	5.7
Wetlands .....	42,062	41,313	42,304	42,771	-749	-1.8	991	2.4	467	1.1	709	1.7
Surface Water .....	4,286	4,345	4,410	4,507	59	1.4	65	1.5	97	2.2	221	5.2
Subtotal	68,154	67,413	69,131	70,335	-741	-1.1	1,718	2.5	1,204	1.7	2,181	3.2
Agricultural .....	174,560	168,133	152,735	141,755	-6,427	-3.7	-15,398	-9.2	-10,980	-7.2	-32,805	-18.8
Extractive .....	953	1,002	1,123	1,266	49	5.1	121	12.1	143	12.7	313	32.8
Open Lands .....	7,230	9,513	13,953	16,464	2,283	31.6	4,440	46.7	2,511	18.0	9,234	127.7
Nonurban Subtotal	250,897	246,061	236,942	229,820	-4,836	-1.9	-9,119	-3.7	-7,122	-3.0	-21,077 <sup>b</sup>	-8.4
Total	278,833	278,833	278,833	278,756 <sup>b</sup>	--	--	--	--	--	--	--	--

<sup>a</sup>As part of the regional land use inventory for the year 2000, the delineation of existing land use was referenced to real property boundary information not available for prior inventories. This change increases the precision of the land use inventory and makes it more usable to public agencies and private interests throughout the Region. As a result of the change, however, year 2000 land use inventory data are not strictly comparable with data from the prior inventories. At the county level, the most significant effect of the change is to increase the transportation, communication, and utilities category due to the use of actual street and highway rights-of-way as part of the 2000 land use inventory, as opposed to the use of narrower estimated rights-of-way in prior inventories. This treatment of streets and highways generally diminishes the area of adjacent land uses traversed by those streets and highways in the 2000 land use inventory relative to prior inventories.

<sup>b</sup>The reported size of the County decreased by 77 acres between 1995 and 2000 due to the use of more precise cadastral maps.

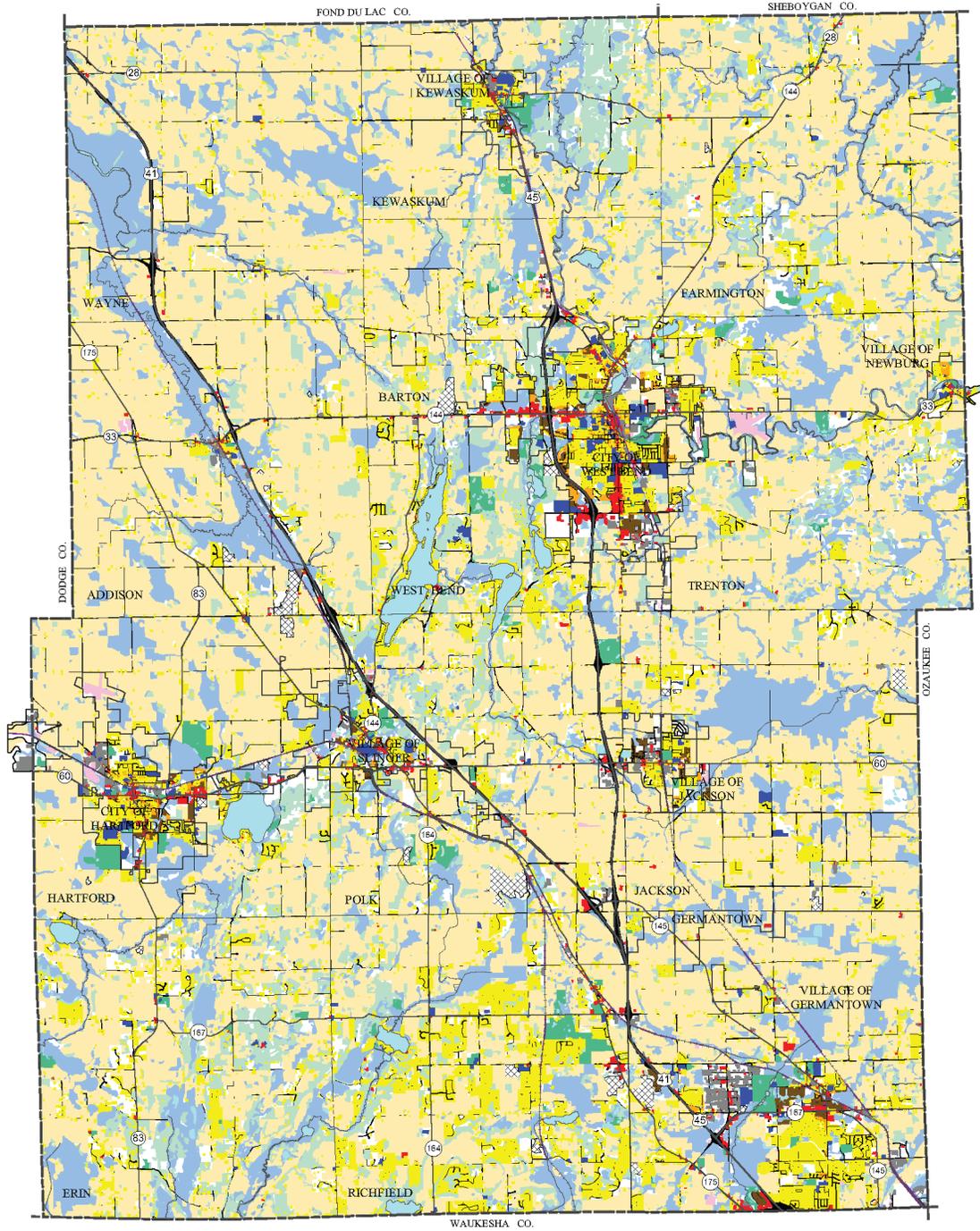
Source: SEWRPC.

### Existing Land Uses –Washington County

Land uses in the County in 2000 are shown on Map 37 and quantitatively summarized in Table 66. Figure 8 illustrates a comparison of the percentage of land uses in each category. Map 37 reflects the actual use of land in 2000, rather than zoning or future planned land use. Planned land uses are shown in Chapter IX (Land Use Element).

The existing land use map is based on the SEWRPC land use inventory conducted in 2000. The land use inventory is intended to serve as a relatively precise record of land use for the entire Region. The land use classification system used in the inventory consists of 66 categories and is detailed enough to provide a basis for developing future land use plans. Appendix E identifies each land use category, and indicates how the various

EXISTING LAND USE IN WASHINGTON COUNTY: 2000



GENERALIZED LAND USE

- |   |  |
|---|--|
|  SINGLE - FAMILY RESIDENTIAL                         |  GOVERNMENTAL AND INSTITUTIONAL |
|  TWO - FAMILY RESIDENTIAL                            |  RECREATIONAL                   |
|  MULTI - FAMILY RESIDENTIAL AND MOBILE HOMES         |  WOODLANDS                      |
|  COMMERCIAL  |  WETLANDS                       |
|  INDUSTRIAL  |  SURFACE WATER                  |
|  STREETS AND HIGHWAYS                                |  AGRICULTURAL                   |
|  RAILWAY   |  QUARRY                         |
|  COMMUNICATIONS, UTILITIES, AND OTHER TRANSPORTATION |  OPEN LANDS                     |

Source: SEWRPC.

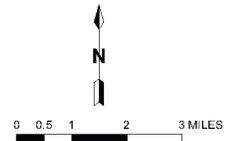


Table 66

## EXISTING LAND USES IN WASHINGTON COUNTY: 2000

Land Use Category <sup>a</sup>	Acres	Percent of Subtotal (Urban or Nonurban)	Percent of Total
Urban			
Residential			
Single-Family .....	24,510	50.0	8.8
Two-Family .....	533	1.1	0.2
Multi-Family.....	760	1.6	0.3
Mobile Homes.....	114	-- <sup>b</sup>	-- <sup>b</sup>
Subtotal	25,916	53.0	9.3
Commercial.....	1,311	2.7	0.5
Industrial.....	1,549	3.2	0.6
Transportation, Communications, and Utilities			
Arterial Street Rights-of-Way .....	5,825	11.9	2.1
Nonarterial Street Rights-of-Way.....	8,339	17.0	3.0
Railroad Rights-of-Way.....	878	1.8	0.3
Communications, Utilities, and Other Transportation <sup>c</sup> .....	575	1.2	0.2
Subtotal	15,616	31.9	5.6
Governmental and Institutional <sup>d</sup> .....	1,477	3.0	0.5
Recreational <sup>e</sup> .....	3,067	6.3	1.1
Urban Subtotal	48,936	100.0	17.6
Nonurban			
Natural Resource Areas			
Woodlands .....	23,057	10.0	8.3
Wetlands .....	42,771	18.6	15.3
Surface Water .....	4,507	2.0	1.6
Subtotal	70,335	30.6	25.2
Agricultural .....	141,755	61.7	50.9
Extractive .....	1,266	0.6	0.5
Open Lands <sup>f</sup> .....	16,464	7.2	5.9
Nonurban Subtotal	229,820	100.0	82.4
Total	278,756	--	100.0

<sup>a</sup>Parking included in associated use.

<sup>b</sup>Less than 0.05 percent.

<sup>c</sup>"Other Transportation" includes bus depots, airports, truck terminals, and transportation facilities not classified as street or railroad rights-of-way.

<sup>d</sup>Includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities.

<sup>e</sup>Includes only that land which is intensively used for recreational purposes.

<sup>f</sup>Open lands includes lands in rural areas that are not being farmed, and other lands that have not been developed including residual lands or outlots attendant to existing urban development that are not expected to be developed.

Source: SEWRPC 2000 land use inventory.

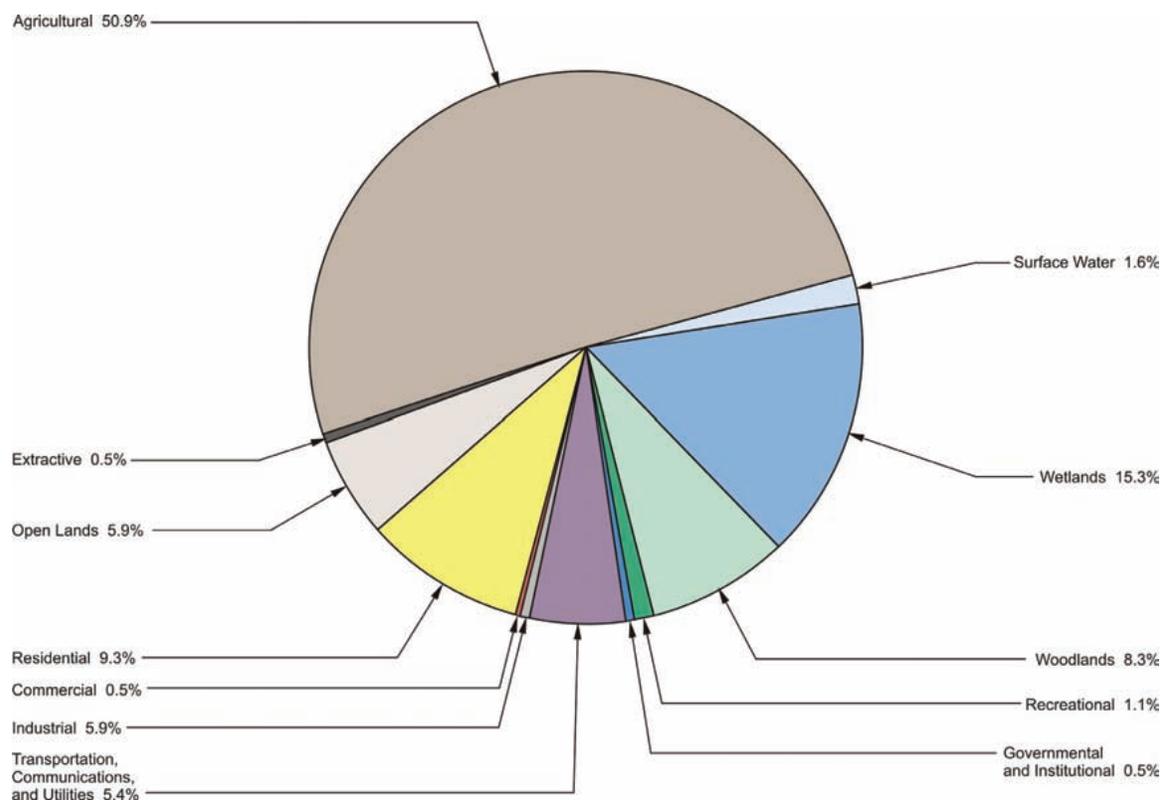
categories were grouped to produce Map 37 and Table 66. Aerial photographs serve as the primary basis for identifying existing land uses, augmented by field surveys as appropriate. The most recent land use inventory was based on aerial photography taken in the spring of 2000. A later section of this chapter identifies major development projects that occurred between 2000 and 2006, in an effort to obtain the most current information available prior to beginning work on the land use element of this plan.

### Urban Land Uses

Urban land uses consist of residential; commercial; governmental and institutional; and transportation, communication, and utility uses. As indicated in Table 66 and on Map 37, urban land uses encompassed about 48,936 acres, or about 18 percent of the County, in 2000.

Figure 8

EXISTING LAND USES IN WASHINGTON COUNTY: 2000



Source: SEWRPC 2000 land use inventory.



Residential land comprised the largest land use category in the County, encompassing 25,916 acres, or about 9 percent of the total County in 2000.

*Residential*

Residential land comprised the largest urban land use category in the County, encompassing 25,916 acres, or about 53 percent of all urban land and about 9 percent of the total County in 2000. The land use inventory identifies single-family, two-family, and multi-family structures and mobile homes. Single-family homes occupied 24,510 acres or about 9 percent of the County in 2000. Of the land developed for residential uses, about 95 percent consisted of single-family homes, about 2 percent consisted of two-family dwellings, and about 3 percent consisted of multi-family dwellings (three or more dwellings in a building). Mobile homes occupied about 114 acres, or less than one-half of 1 percent of the County.



Commercial land encompassed about 1,311 acres or less than 1 percent of the County in 2000.



Much of the industrial land in the County is concentrated in business and industrial parks in cities and villages and on the west side of Allenton.



Land used for transportation, utilities, and communication comprised the second largest urban land use category in 2000, encompassing about 6 percent of the County.

### *Commercial*

Commercial land encompassed about 1,311 acres, or about 3 percent of all urban land and less than 1 percent of the total County in 2000. Commercial development is concentrated in the urban service areas. The Cities of Hartford and West Bend, the Villages of Germantown, Jackson, Kewaskum, Newburg, and Slinger, and the hamlet of Allenton in the Town of Addison each have central business districts that have concentrations of commercial development ranging from retail and service establishments to offices. Commercial development including retail and service establishments and offices are also concentrated along highways and arterial streets on the fringes of the above communities and in the Towns of Richfield<sup>1</sup> and West Bend. There is limited commercial development outside the established urban service areas with a few exceptions, such as the business district in the Town of Richfield.

### *Industrial*

Industrial land encompassed about 1,549 acres, or about 3 percent of all urban land and less than 1 percent of the total County in 2000. Much of the industrial land in the County is concentrated in business and industrial parks in cities and villages, and on the west side of Allenton. Industrial sites are located outside urban service areas on a limited basis. Business and industrial parks and other areas with concentrations of industrial land are located adjacent to arterial streets and highways to allow for good trucking and freight access. Table 67 and Map 38 depict business and industrial parks in the County in 2006.

### *Transportation, Communication, and Utilities*

Land used for transportation, utilities, and communications facilities comprised the second largest urban land use category in 2000. These uses encompassed about 15,616 acres, or about 32 percent of all urban land and about 6 percent of the total County. Streets and highways encompassed about 14,164 acres, or about 5 percent of the County, and railroad right-of-ways encompassed about 878 acres, or less than 1 percent of the County. A description of highway and street classification and rail service in the County is provided in Part 2 of this chapter.

<sup>1</sup>The Town of Richfield incorporated as a Village in February 2008.



There is one power plant in the County, located in the Village of Germantown.



Land used for government and institutional uses encompassed about 1,477 acres, or less than 1 percent of the County area in 2000.



Intensively used recreational land encompassed about 3,067 acres, or about 1 percent of the total County in 2000.

land uses encompassed about 229,820 acres or about 82 percent of the County in 2000. Figure 8 illustrates a comparison of these uses.

### *Agricultural Lands*

Agriculture was the predominant land use in the County in 2000. Agricultural lands encompassed 141,755 acres, or about 62 percent of nonurban land uses and 51 percent of the total County. Much of the existing agricultural land is outside of the urban service areas in the County, with the Towns of Addison, Farmington, Jackson,



Agriculture was the predominant land use in the County in 2000. Agricultural lands encompassed 141,755 acres, or 51 percent of the total County.

In 2000, land used for communication facilities and utilities encompassed about 575 acres, or less than 1 percent of the total County. There is one power plant in the County, located in the Village of Germantown. The power plant is owned by We Energies and encompassed 75 acres in 2000. The plant used natural gas as its source of fuel as of 2005.

### *Governmental and Institutional*

Land used for government and institutional uses encompassed about 1,477 acres, or about 3 percent of all urban land and less than 1 percent of the County area in 2000. Governmental and institutional lands in the County generally accommodate the County Courthouse, Public Agency Center, and the Corrections Building in the City of West Bend and the Highway Department garages in the City of West Bend and Village of Slinger; municipal halls and other municipal facilities; post offices; public and private schools; libraries; colleges; hospitals and other special medical centers; and cemeteries. Information about these community facilities is presented in Chapter V of this comprehensive plan.

### *Recreational*

Intensively used recreational land encompassed about 3,067 acres, or about 6 percent of all urban land and about 1 percent of the total County in 2000. Intensive recreational land only includes parks or portions of parks that have been developed with facilities such as playgrounds, major trails, tennis courts, baseball diamonds, soccer fields, and other playfields. A complete inventory of park and open space sites in the County is included in Chapter III.

### *Nonurban Land Uses*

Nonurban land uses consist of agricultural lands; natural resource areas, including surface waters, wetlands, and woodlands; extractive sites and landfills; and unused land. As indicated in Table 66 and on Map 37, nonurban

Table 67

BUSINESS/INDUSTRIAL PARKS IN WASHINGTON COUNTY: 2006<sup>a</sup>

Park Name	Location <sup>b</sup>	Total Site Area (Acres)	Area Developed/ Committed for Business/Industrial Uses (Acres)	Remaining Available Developable Area (Acres)
City of Hartford				
Dodge Industrial Park.....	T10N, R17E Section 12-4 and Section 13-1 and 4; T10N, R18E Section 7-3 and Section 18-2 and 3	540.0	507.0	33.0
Hartford Industrial Park .....	T10N, R18E Section 17-2 and 3 and Section 20-1 and 2	106.0	106.0	--
Western Industrial Park .....	T10N, R18E Section 17-3 and Section 18-1 and 4	66.0	66.0	--
City of West Bend				
River Road Industrial Park .....	T11N, R19E Section 36-4	57.0	35.5	21.5
West Bend Corporate Center .....	T11N, R19E Section 26-2 and 3	234.0	113.0	121.0
West Bend Industrial Park – East.....	T11N, R20E Section 7-3	67.0	67.0	--
West Bend Industrial Park – South.....	T11N, R19E Section 25-1, 2, 3, and 4	204.0	195.5	8.5
Wingate Creek Business Center .....	T11N, R20E Section 27-3 and 4	70.0	36.0	34.0
Village of Germantown				
Germantown Business Park (Donges Bay Industrial Park) .....	T9N, R20E Section 32-3	350.0	233.0	117.0
Germantown Industrial Park (Maple Road Industrial Park) .....	T9N, R20E Section 20-1 and 4 and Section 21-2 and 3	474.0	474.0	--
Stonewood Business Park .....	T9N, R20E Section 28-1	18.0	18.0	--
Village of Jackson				
Cedar Creek Business Park.....	T10N, R19E Section 13-4 and Section 14-1	110.0	110.0	--
Jackson Northwest Business Park .....	T10N, R20E Section 18-1, 2, 3, and 4	290.0	210.0	80.0
Village of Kewaskum				
Trading Post Center Business Park.....	T12N, R19E Section 15-3	57.0	17.0	40.0
Village of Slinger				
Industrial Site #1 .....	T10N, R19E Section 16-3	23.0	--	23.0
Industrial Site #2 .....	T10N, R19E Section 16-4	49.0	--	49.0
Industrial Site #3 .....	T10N, R19E Section 6-3	13.0	--	13.0
Industrial Sites #4 and #7 .....	T10N, R19E Section 17-4 and Section 20-1	100.0	97.5	2.5
Industrial Sites #5 and #10 .....	T10N, R19E Section 7-4 and Section 8-3	19.0	--	19.0
Industrial Site #6 .....	T10N, R19E Section 21-1	27.0	--	27.0
Industrial Site #8 .....	T10N, R19E Section 18-2	16.0	--	16.0
Industrial Site #9 .....	T10N, R19E Section 7-3 and Section 18-2	34.0	34.0	--
Town of Addison				
St. Lawrence Industrial Park.....	T11N, R18E Section 34-4	230.0	110.0 <sup>c</sup>	120.0
Town of Polk				
Helsan Business Park .....	T10N, R19E Section 36-4	39.0	36.5	2.5
Town of Richfield				
Beechwood Industrial Park.....	T9N, R19E Section 24-1	44.0	44.0	--
Endeavor Industrial Park .....	T9N, R19E Section 1-2	133.0	20.0	113.0
Strohwig Industrial Park .....	T9N, R19E Section 12-2 and 3	150.0	100.0	50.0
Total – 27 Sites	--	3,520.0	2,630.0	890.0

<sup>a</sup>Business/Industrial Parks in Washington County were identified based on the following characteristics: the presence of a planned publicly-owned internal street system, single ownership at the time the park was created, having buildable sites, and created by plat or by certified survey map.

<sup>b</sup>The location represents the U.S. Public Land Survey Township, Range, and Section in which the site is located. The last number indicates the quarter section location. A "1" indicates the northeast quarter, a "2" indicates the northwest quarter, a "3" indicates the southwest quarter, and a "4" indicates the southeast quarter.

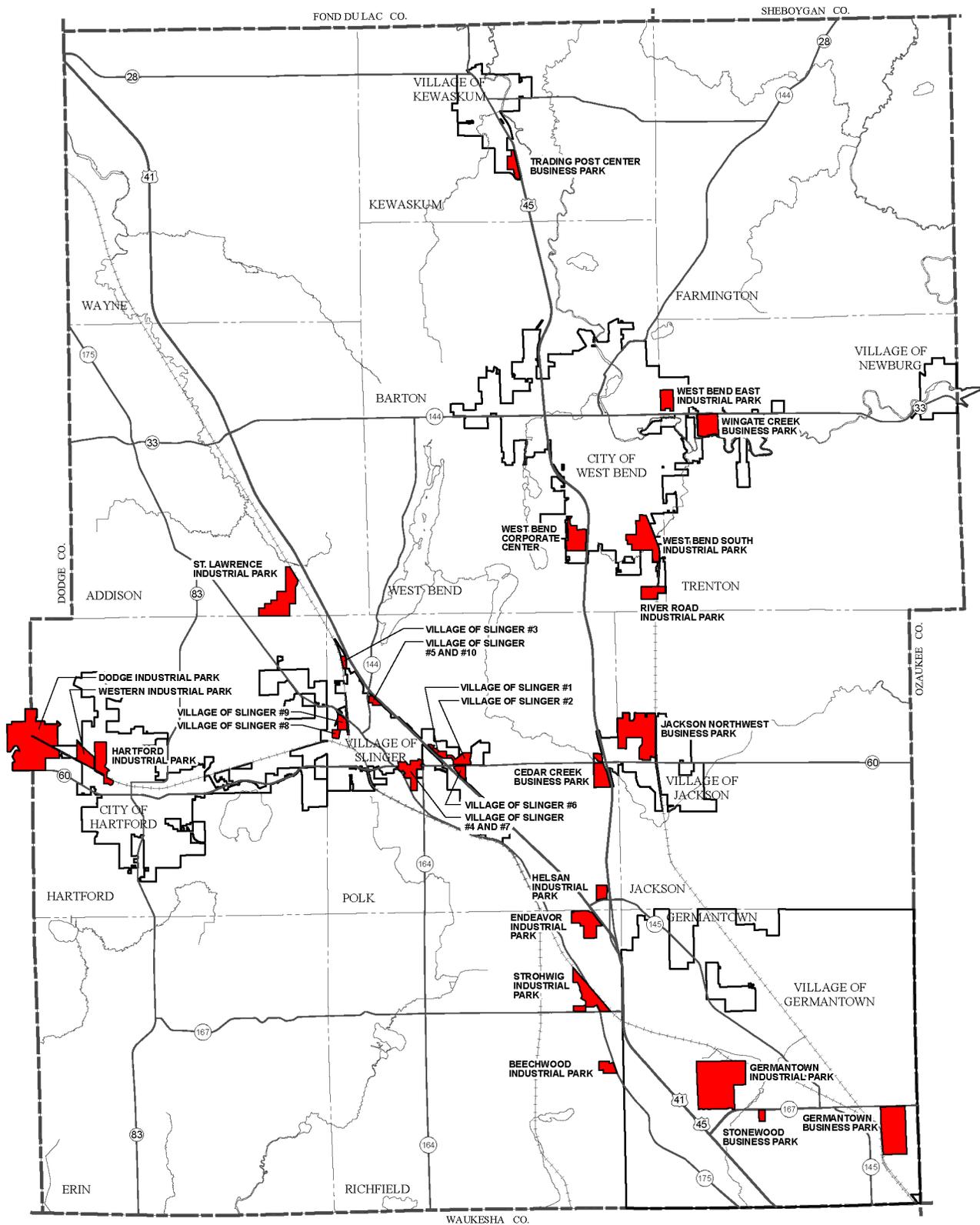
<sup>c</sup>Includes an existing quarry.

Source: Washington County, Local Governments, and SEWRPC.

Trenton, and Wayne having the most land in agricultural use. Agricultural lands include all croplands, pasture lands, orchards, nurseries, and nonresidential farm buildings. A more detailed inventory of agricultural land in the County is included in Chapter III.

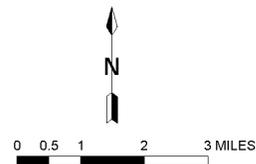
Map 38

BUSINESS AND INDUSTRIAL PARKS IN WASHINGTON COUNTY: 2006



 BUSINESS / INDUSTRIAL PARK  
(SEE TABLE 67 FOR ADDITIONAL INFORMATION)

Source: Washington County, Local Governments, and SEWRPC.



### *Natural Resource Areas*

Natural resource areas consisting of surface water, wetlands, and woodlands combined to encompass 70,335 acres, or about 31 percent of nonurban land uses and about 25 percent of the total County in 2000. Natural resource areas are located throughout the County, in both rural areas and within established urban service areas. A complete inventory of natural resource areas is included in Chapter III.

### *Extractive Sites and Landfills*

Extractive sites<sup>2</sup> encompassed about 1,266 acres, or less than 1 percent of nonurban land uses and less than 1 percent of the total County in 2000. There were 20 nonmetallic mining sites in the County in 2000, which have been inventoried and mapped in Chapter III. There are no active landfills in the County.

### *Open Lands*

Open lands encompassed about 16,464 acres, or about 7 percent of nonurban land and about 6 percent of the total County, in 2000. Open lands include lands in rural areas that are not being farmed, and other lands that have not been developed. Examples of lands in the latter category include undeveloped portions of park sites, excess transportation rights-of-way, lots that have been platted but not yet developed, subdivision outlots, and undeveloped portions of commercial and industrial lots.

## **Existing Land Uses –Town of Germantown**

### ***Urban Land Uses***

Urban land uses consist of residential; commercial; industrial; governmental and institutional; and transportation, communication, and utility uses. As indicated in Table 68 and on Map 39, urban land uses encompassed about 207 acres or about 18 percent of the Town of Germantown in 2000. Figure 9 illustrates a comparison of these uses.

### *Residential*

Residential land comprised the largest urban land use category in the Town of Germantown, encompassing 112 acres, or about 54 percent of all urban land and about 10 percent of the total Town in 2000. All residential uses in the Town were single-family homes.

### *Commercial*

Commercial land encompassed about 12 acres, or 6 percent of all urban land and 1 percent of the total Town of Germantown in 2000.



Natural resource areas combined to encompass 70,335 acres, or about 25 percent of the total County in 2000.



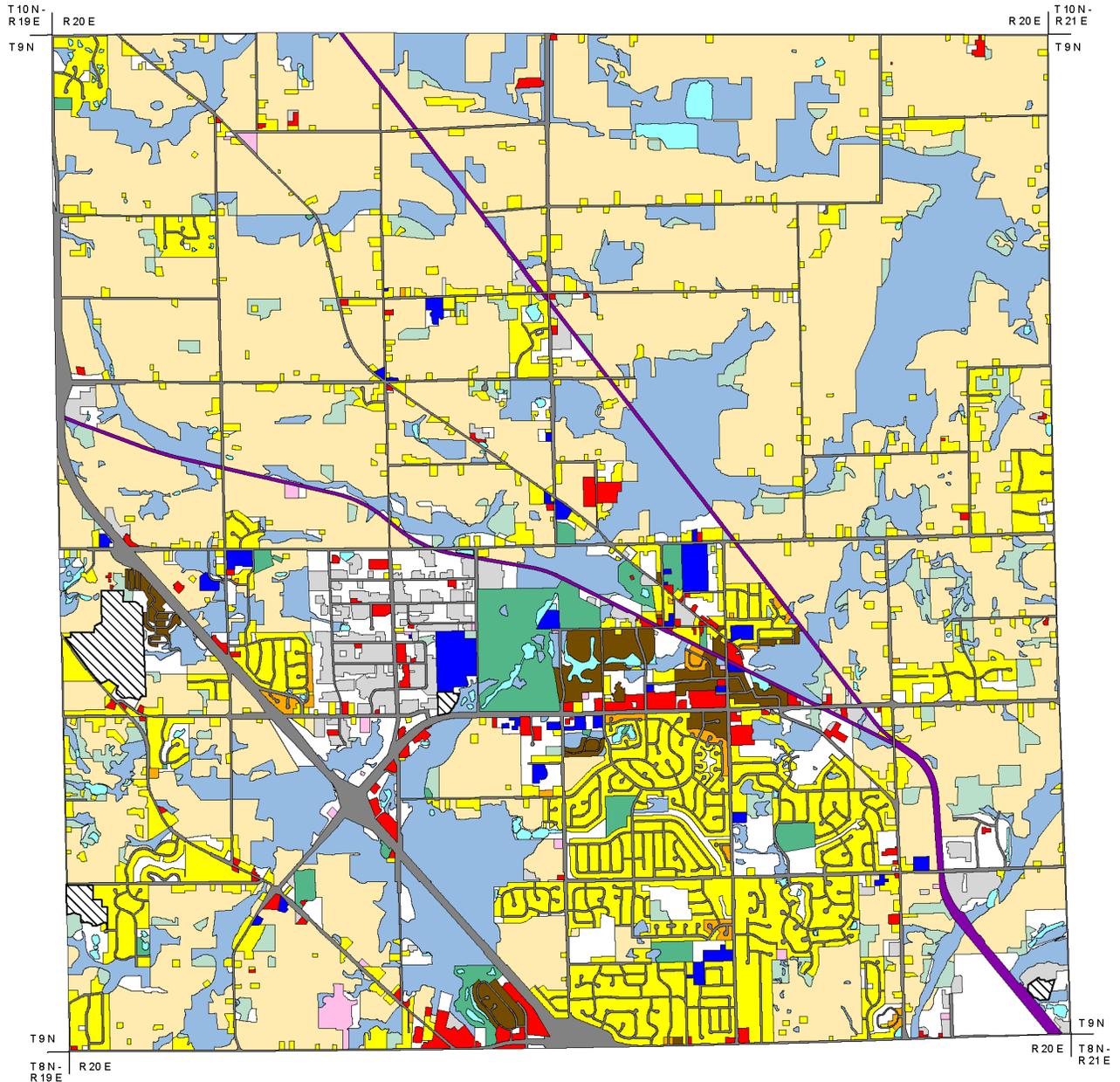
There were 20 nonmetallic mining sites in the County in 2000.

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<sup>2</sup>For purposes of the regional land use inventory, an extractive site is defined as an open pit from which stone, sand, gravel, or fill is extracted.

# Map 39

## EXISTING LAND USES IN THE TOWN OF GERMANTOWN AND ENVIRONS: 2000



- |   |   |   |                                |
|---|---|---|--------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL                         |  | GOVERNMENTAL AND INSTITUTIONAL |
|  | TWO - FAMILY RESIDENTIAL                            |  | RECREATIONAL                   |
|  | MULTI - FAMILY RESIDENTIAL AND MOBILE HOMES         |  | WOODLANDS                      |
|  | COMMERCIAL  |  | WETLANDS                       |
|  | INDUSTRIAL  |  | SURFACE WATER (OPEN WATER)     |
|  | STREETS AND HIGHWAYS                                |  | AGRICULTURAL                   |
|  | RAILWAY   |  | QUARRY                         |
|  | COMMUNICATIONS, UTILITIES, AND OTHER TRANSPORTATION |  | OPEN LANDS                     |
|  | TOWN / VILLAGE BOUNDARY                             |   |                                |

Source: SEWRPC.

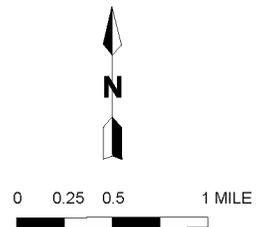


Table 68

## EXISTING LAND USES IN THE TOWN OF GERMANTOWN: 2000

Land Use Category <sup>a</sup>	Acres	Percent of Subtotal (Urban or Nonurban)	Percent of Total
Urban			
Residential			
Single-Family .....	111	53.8	9.6
Commercial .....	12	5.6	1.0
Industrial .....	2	0.8	0.1
Transportation, Communications, and Utilities			
Arterial Street Rights-of-Way .....	20	9.7	1.7
Nonarterial Street Rights-of-Way .....	44	21.0	3.7
Communications, Utilities, and Other Transportation <sup>b</sup> .....	5	2.7	0.5
Subtotal	69	33.4	5.9
Governmental and Institutional <sup>c</sup> .....	8	4.0	0.7
Recreational <sup>d</sup> .....	5	2.3	0.4
Urban Subtotal	207	100.0	17.8
Nonurban			
Natural Resource Areas			
Woodlands .....	18	1.9	1.6
Wetlands .....	192	20.0	16.5
Surface Water .....	6	0.6	0.5
Subtotal	216	22.5	18.5
Agricultural .....	713	74.5	61.2
Open Lands <sup>e</sup> .....	29	3.0	2.5
Nonurban Subtotal	958	100.0	82.2
Total	1,165	--	100.0

<sup>a</sup>Parking included in associated use.

<sup>b</sup>"Other Transportation" includes bus depots, truck terminals, and transportation facilities not classified as street or railroad rights-of-way.

<sup>c</sup>Includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities.

<sup>d</sup>Includes only that land which is intensively used for recreational purposes.

<sup>e</sup>Open lands includes lands in rural areas that are not being farmed, and other lands that have not been developed including residual lands or outlots attendant to existing urban development that are not expected to be developed.

Source: SEWRPC 2000 land use inventory.

### *Industrial*

Industrial land encompassed about 2 acres, or less than 1 percent of all urban land and less than 1 percent of the total Town of Germantown in 2000.

### *Transportation, Communication, and Utilities*

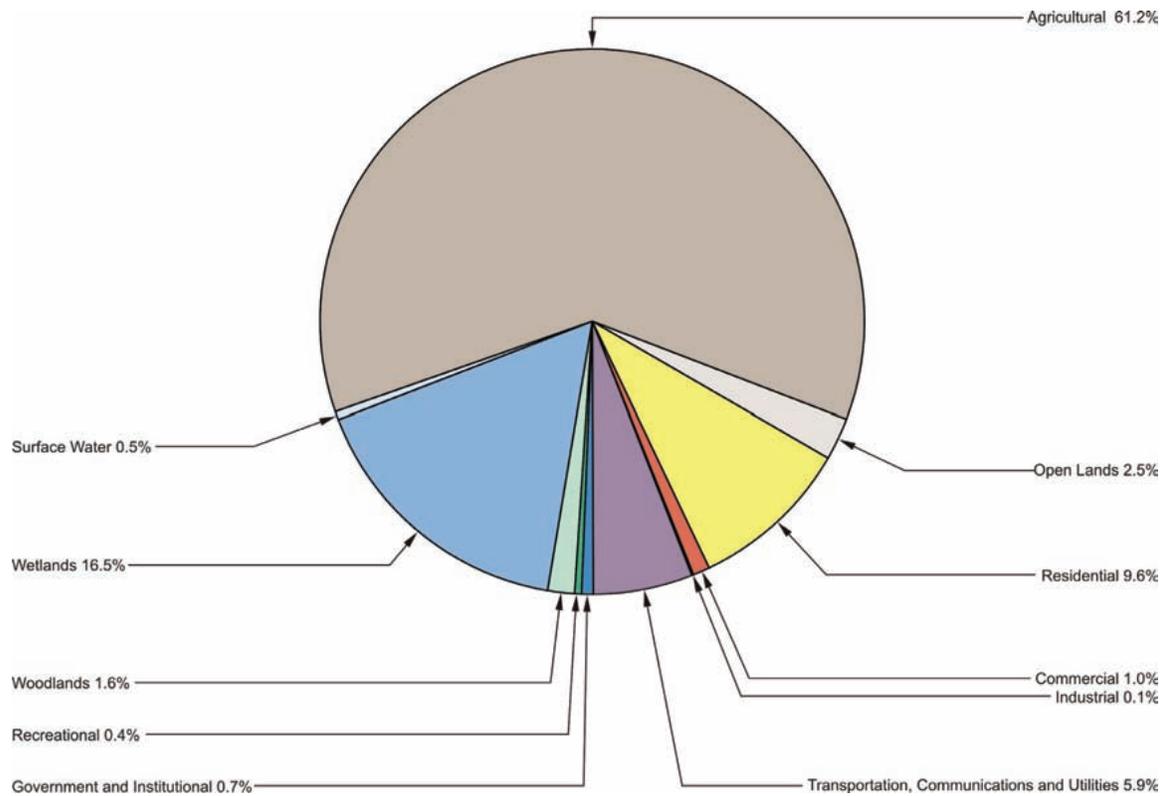
Land used for transportation, utilities, and communications facilities comprised the second largest urban land use category in the Town in 2000. These uses encompassed about 69 acres, or about 33 percent of all urban land and about 6 percent of the total Town of Germantown. Most of the land in this category (64 of 69 acres), were located in street rights-of-ways. A description of street classifications is provided in Part 2 of this chapter. The other five acres in this category were devoted to communication facilities and utilities.

### *Governmental and Institutional*

Land used for government and institutional uses encompassed about eight acres, or about 1 percent of all urban land and less than 1 percent of the Town of Germantown in 2000.

Figure 9

EXISTING LAND USES IN THE TOWN OF GERMANTOWN: 2000



Source: SEWRPC 2000 land use inventory.

*Recreational*

Intensively used recreational land encompassed about five acres, or about 2 percent of all urban land and less than 1 percent of the total Town of Germantown in 2000. Intensive recreational land only includes parks or portions of parks that have been developed with facilities such as playgrounds, major trails, tennis courts, baseball diamonds, soccer fields, and other playfields. There is one local park site in the Town of Germantown, which is associated with Rockfield Elementary School.

*Nonurban Land Uses*

Nonurban land uses consist of agricultural lands; natural resource areas, including surface waters, wetlands, and woodlands; extractive sites; and unused land. As indicated in Table 68 and on Map 39, nonurban land uses encompassed about 958 acres, or about 82 percent of the Town of Germantown in 2000. Figure 9 illustrates a comparison of these uses.

*Agricultural Lands*

Agriculture was the predominate land use in the Town of Germantown in 2000. Agricultural lands encompassed 713 acres, or about 75 percent of nonurban land uses and 61 percent of the total Town. Agricultural lands include all croplands, pasture lands, and nonresidential farm buildings. A more detailed inventory of agricultural land in the Town is included in Chapter III.

### *Natural Resource Areas*

Natural resource areas consisting of surface water, wetlands, and woodlands combined to encompass 216 acres, or about 23 percent of nonurban land uses and about 19 percent of the total Town of Germantown in 2000. A complete inventory of natural resource areas is included in Chapter III.

### *Extractive Sites and Landfills*

There are no extractive sites or landfills in the Town.

### *Open Lands*

Open lands encompassed about 29 acres, or about 3 percent of nonurban land and about 3 percent of the total Town of Germantown, in 2000. Open lands include lands in rural areas that are not being farmed, and vacant lands, such as subdivision outlots that have not been developed.

### **Recent Development (2000 to 2006)**

The Washington County comprehensive plan and comprehensive plans for each participating local government must look ahead at least 20 years to ensure adequate supplies of land for urban and nonurban land uses. To ensure that future planning reflects land use development that has occurred to date, the 2000 land use inventory was supplemented by identifying major development projects that occurred between 2000 and 2006, based on the 2005 aerial photographs produced by SEWRPC, field checks, and consultation with local and county officials and staff.

### ***Recent Residential Development***

Map 40 shows the locations of residential development activity in the County between 2000 and 2006. The map shows areas that have been developed or subdivided for residential development, including subdivision plats that were recorded with the Washington County Register of Deeds from 2000 through 2006. The location of recent multi-family developments and development of three or more lots created by certified survey map are also shown. Table 69 lists residential subdivisions recorded from 2000 through 2006.

### ***Other Recent Development***

Between 2000 and 2006 there were several major non-residential development projects that occurred within Washington County, including the following projects:

- Village of Germantown
  - Friedenfeld Community Park, located north of STH 167 on Country Aire Drive
  - The addition of 55 mobile homes at the Brookside Meadows mobile home park
  - A new industrial park located near STH 167 and Country Aire Drive
  - A new commercial development east of STH 145 on Donges Bay Road
- Village of Jackson
  - The Living Word Lutheran High School, located on Living Word Lane north of STH 60
- Village of Slinger
  - New manufacturing and industrial developments at the intersection of STH 60 and USH 41
- Town of Addison
  - The Addison Elementary School, located in the southeast portion of the Town
- Town of Erin
  - The Erin Hills Golf Course, located in the western portion of the Town



St. Joseph's Hospital is located in the Town of Polk.

- Town of Polk
  - St. Joseph's Hospital, located just west of USH 45 on Pleasant Valley Road
- Town of Richfield
  - Cabela's retail store, located south of STH 145 between USH 41 and USH 45
  - The Endeavor Industrial Park, located in the northeast corner of the Town
  - St. Gabriel's Church, located on STH 164
- Town of Trenton
  - A new industrial storage facility, located in the southwest corner of the Town
- City of West Bend
  - Several new retail businesses along Paradise Drive east of USH 45
  - New industrial park near the West Bend airport
  - New County Highway Department building

## **Former Landfills and Contaminated Sites**

### ***Former Landfills***

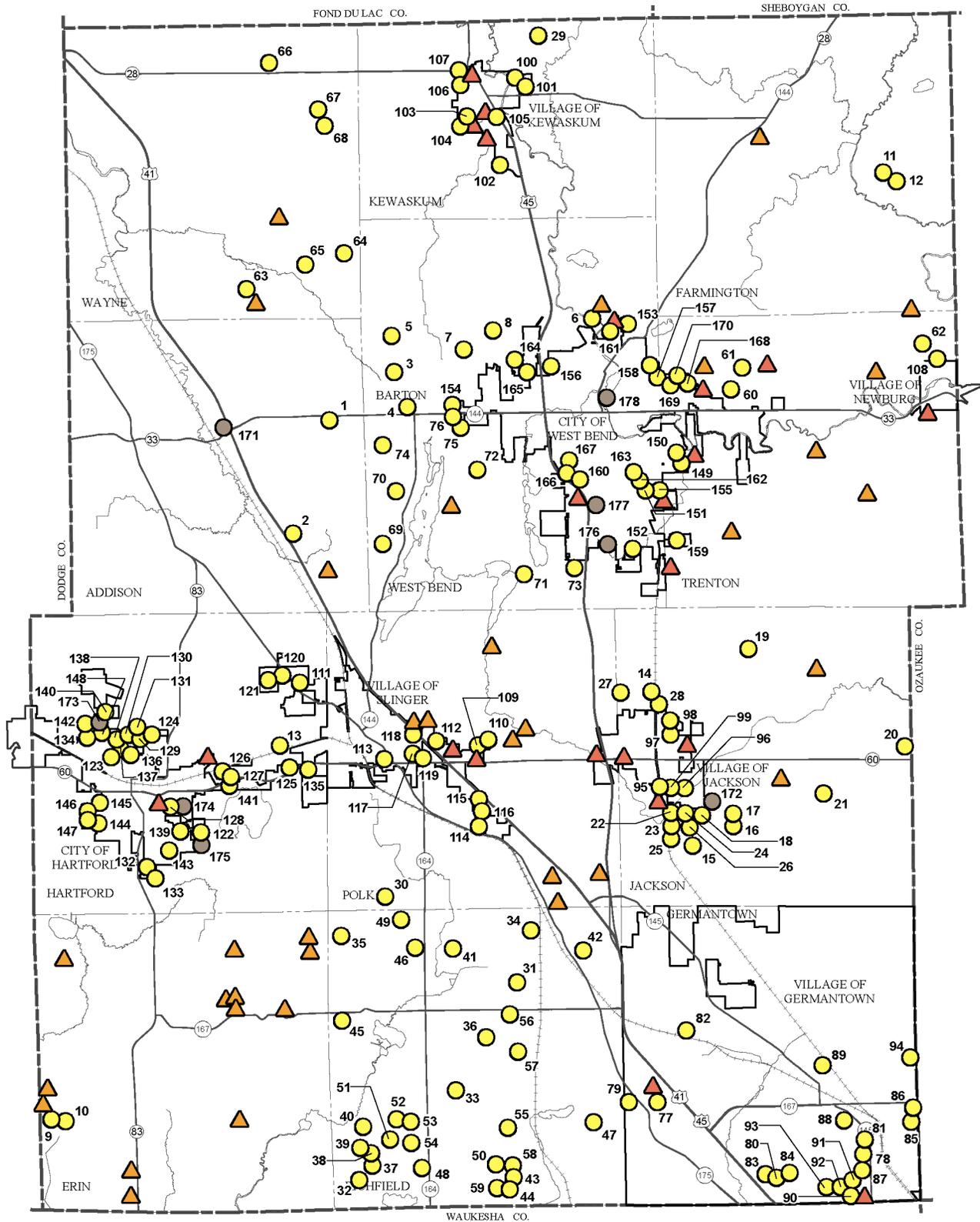
There are no active landfills in Washington County. As of 2006, the Wisconsin Department of Natural Resources (DNR) had identified 75 former landfills in Washington County in the State registry of waste disposal sites. Former landfill sites are shown on Table 70 and Map 41, and encompassed about 464 acres. The DNR uses a number of sources to identify former landfills, including State databases of registered landfills and demolition disposal permits. The DNR registry of waste disposal sites includes active, inactive, and abandoned sites where solid or hazardous wastes were known or likely to have been disposed. The inclusion of a site does not mean that environmental contamination has occurred, is occurring, or will occur in the future, but is intended to serve as a general informational source for the public and County and local officials regarding the location of waste disposal sites. The following paragraph provides information about sites that have been identified as contaminated sites by the DNR.

### ***Contaminated Sites***

The DNR Bureau for Remediation and Redevelopment identifies and monitors contaminated sites. Contaminated sites include leaking underground storage tank (LUST) sites and environmental repair (ERP) sites. A LUST site has soil and/or groundwater contaminated with petroleum, which includes toxic and cancer causing substances.

Map 40

RESIDENTIAL DEVELOPMENT IN WASHINGTON COUNTY: 2000 - 2006



- SINGLE - FAMILY RESIDENTIAL SUBDIVISION CREATED BY PLAT
- ▲ SINGLE - FAMILY RESIDENTIAL DEVELOPMENT ON THREE OR MORE LOTS OUTSIDE OF PLATS
- MULTI - FAMILY RESIDENTIAL DEVELOPMENT CREATED BY PLAT
- ▲ OTHER MULTI - FAMILY AND MOBILE HOME PARK DEVELOPMENT
- 25 RESIDENTIAL DEVELOPMENT BY RECORDED PLAT — REFERENCE NUMBER ON TABLE 69

Source: SEWRPC.

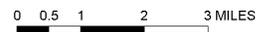
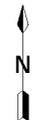


Table 69

## RESIDENTIAL SUBDIVISIONS IN WASHINGTON COUNTY: 2000-2006

Number on Map 40	Name of Subdivision	Location (Local Government)	Number of Lots	Size (Gross Acres)	Density <sup>a</sup>
1	Single-Family Residential Hillside Estates	Town of Addison	11	19.7	0.56
2	Woodview Estates Phase II <sup>b</sup>	Town of Addison	26	65.7	0.46
3	Evergreen Canyon	Town of Barton	25	161.2	0.16
4	Glacier Estates	Town of Barton	12	31.2	0.38
5	Mount Pleasant Heights	Town of Barton	7	29.0	0.24
6	Newark Shore Estates	Town of Barton	6	21.8	0.28
7	Replat of Outlot 1 of Kettle Moraine Country Homes	Town of Barton	1	4.1	0.24
8	The Ridge	Town of Barton	11	45.8	0.24
9	Emerald Hills Estates	Town of Erin	28	198.8	0.14
10	Erin Green <sup>b,c</sup>	Town of Erin	18	113.8	0.16
11	Krystal Heights	Town of Farmington	24	48.5	0.49
12	Overlook Estates	Town of Farmington	17	21.0	0.81
13	Reigle View Estates	Town of Hartford	16	10.0	1.60
14	Appellation Ridge	Town of Jackson	64	79.0	0.81
15	Crosswind Farms	Town of Jackson	26	54.2	0.48
16	Prairie Meadow Estates	Town of Jackson	12	79.8	0.15
17	Prairie Meadow Estates II	Town of Jackson	3	8.0	0.38
18	Sherman Park	Town of Jackson	59	59.5	0.99
19	Stoney Creek	Town of Jackson	28	140.0	0.20
20	Strawberry Glen	Town of Jackson	45	76.1	0.59
21	Tessla Run	Town of Jackson	10	14.0	0.71
22	Twin Creeks	Town of Jackson	24	35.2	0.68
23	Twin Creeks 2	Town of Jackson	20	17.3	1.16
24	Twin Creeks 3	Town of Jackson	34	30.4	1.12
25	Twin Creeks 4	Town of Jackson	9	10.5	0.86
26	Twin Creeks 5	Town of Jackson	31	30.5	1.02
27	Valleywood	Town of Jackson	29	24.6	1.18
28	Weinand's Hidden Creek	Town of Jackson	22	21.3	1.03
29	Moraine Estates	Town of Kewaskum	9	60.6	0.15
30	Neuburg Farms	Town of Polk	21	110.4	0.19
31	Cedar Trail	Town of Richfield <sup>d</sup>	6	18.8	0.32
32	Cosgrove Acres	Town of Richfield	1	18.4	0.05
33	Dakotah Fields	Town of Richfield	37	112.5	0.33
34	Eagles Ridge	Town of Richfield	18	55.8	0.32
35	Fox Hollow	Town of Richfield	20	102.0	0.20
36	Hawk's View	Town of Richfield	34	105.4	0.32
37	Hawthorn Preserve	Town of Richfield	8	30.1	0.27
38	Hidden Glen	Town of Richfield	5	17.5	0.29
39	McKenna Kames	Town of Richfield	15	51.4	0.29
40	McKenna Kames Addition 1	Town of Richfield	28	83.6	0.33
41	Pleasant View Ridge	Town of Richfield	24	72.9	0.33
42	Prairie Hollow	Town of Richfield	26	78.3	0.33
43	Scenic Grove	Town of Richfield	10	34.5	0.29
44	Scenic Ridge	Town of Richfield	18	57.3	0.31
45	St. Augustine Ridge	Town of Richfield	11	36.5	0.30
46	Steeple View Estates	Town of Richfield	36	118.2	0.30
47	Stonegate North	Town of Richfield	6	15.9	0.38

**Table 69 (continued)**

Number on Map 40	Name of Subdivision	Location (Local Government)	Number of Lots	Size (Gross Acres)	Density <sup>a</sup>
	Single-Family Residential (continued)				
48	The Preserve at Highland Ridge	Town of Richfield	20	73.4	0.27
49	Whitetail Hideaway	Town of Richfield	35	122.4	0.29
50	Whispering Ridge	Town of Richfield	13	45.2	0.29
51	Winchester Fields	Town of Richfield	27	83.8	0.32
52	Winchester Fields Phase II	Town of Richfield	20	66.9	0.30
53	Winchester Fields Phase III	Town of Richfield	17	51.1	0.33
54	Winchester Fields Phase IV	Town of Richfield	32	89.4	0.36
55	Windemere	Town of Richfield	42	177.4	0.24
56	Wolf Run Addition 1	Town of Richfield	6	20.0	0.30
57	Wolf Run Preserve East Addition	Town of Richfield	7	21.6	0.32
58	Woodridge East	Town of Richfield	16	98.4	0.16
59	Woodridge West	Town of Richfield	12	38.4	0.31
60	Oakridge Estates	Town of Trenton	13	13.9	0.94
61	Hardegen Meadows	Town of Trenton	12	15.1	0.79
62	Trentonview Estates	Town of Trenton	15	24.7	0.61
63	Chapel Highlands	Town of Wayne	23	69.9	0.33
64	Essence of Time	Town of Wayne	25	125.2	0.20
65	Lookout Estates	Town of Wayne	13	69.3	0.19
66	Wayne Ridge Estates	Town of Wayne	16	80.3	0.20
67	Whitetail Meadows 1	Town of Wayne	28	141.2	0.20
68	Whitetail Meadows 2	Town of Wayne	6	31.4	0.19
69	Basler Heights Addition 1	Town of West Bend	27	64.8	0.42
70	Cedar Lake Estates	Town of West Bend	38	136.3	0.28
71	Cedar Pointe	Town of West Bend	16	58.2	0.27
72	Eagle Ridge Estates <sup>b</sup>	Town of West Bend	15	60.9	0.25
73	Old Hickory Place	Town of West Bend	24	52.4	0.46
74	Sunset Heights	Town of West Bend	13	75.3	0.17
75	Thunderbird Heights	Town of West Bend	4	14.8	0.27
76	Woodcrest Ridge Estates	Town of West Bend	28	114.2	0.25
77	Bavarian Woods	Village of Germantown	23	31.2	0.74
78	Berrywood	Village of Germantown	20	13.5	1.48
79	Country Belle Manor	Village of Germantown	16	28.3	0.57
80	Heritage Park	Village of Germantown	6	33.4	0.18
81	Hillside View	Village of Germantown	8	6.6	1.21
82	Isabella Farms	Village of Germantown	21	107.1	0.20
83	Meadow Creek Crossing	Village of Germantown	110	105.0	1.05
84	Pebblebrook Estates	Village of Germantown	17	19.8	0.86
85	Prairie Glen	Village of Germantown	31	40.1	0.77
86	Prairie Glen II	Village of Germantown	17	14.4	1.18
87	Sunberry Woods	Village of Germantown	58	37.8	1.53
88	The Preserve III	Village of Germantown	35	28.2	1.24
89	The Woodlands	Village of Germantown	29	20.7	1.40
90	Tree Tops	Village of Germantown	51	43.2	1.18
91	Tree Tops Addition 1	Village of Germantown	51	31.8	1.60
92	Tree Tops Addition 2	Village of Germantown	28	21.7	1.29
93	Tree Tops Addition 3	Village of Germantown	55	50.3	1.09
94	Woodland Ponds	Village of Germantown	18	35.2	0.51
95	Cranberry Creek	Village of Jackson	67	25.6	2.62
96	Dallmann Village	Village of Jackson	36	19.4	1.86

**Table 69 (continued)**

Number on Map 40	Name of Subdivision	Location (Local Government)	Number of Lots	Size (Gross Acres)	Density <sup>a</sup>
	Single-Family Residential (continued)				
97	Highland Creek Farms 3	Village of Jackson	27	8.6	3.14
98	Highland Creek Farms 4	Village of Jackson	139	51.1	2.72
99	Rivers Bluff Addition 3	Village of Jackson	36	12.7	2.83
100	Homestead Hollow	Village of Kewaskum	23	12.4	1.85
101	Kettle Kountry Estates	Village of Kewaskum	71	72.2	0.98
102	Nature Haven Estates	Village of Kewaskum	70	94.4	0.74
103	Old Glory Heights	Village of Kewaskum	94	37.5	2.51
104	The Kewaskum Potawatomi Prairie	Village of Kewaskum	76	77.6	0.98
105	Whispering Willow Creek	Village of Kewaskum	3	3.2	0.94
106	Woodland Creek	Village of Kewaskum	22	23.0	0.96
107	Woodland Creek Addition 1	Village of Kewaskum	36	24.3	1.48
108	Stone Haven	Village of Newburg	29	20.0	1.45
109	Cedar Bluff Phase 1	Village of Slinger	39	47.0	0.83
110	Cedar Bluffs Phase 2	Village of Slinger	37	20.6	1.80
111	Farmstead Creek	Village of Slinger	140	134.7	1.04
112	Hickory Heights 1	Village of Slinger	21	42.7	0.49
113	Schleisinger Valley	Village of Slinger	45	25.7	1.75
114	Sherman Heights	Village of Slinger	67	82.8	0.81
115	Stork Landing North	Village of Slinger	10	15.5	0.65
116	Stork Landing South	Village of Slinger	5	7.8	0.64
117	The Alps Preserve	Village of Slinger	9	11.7	0.77
118	The Alps North Addition	Village of Slinger	30	59.9	0.50
119	The Alps South Addition	Village of Slinger	16	11.9	1.34
120	Whispering Pines East	Village of Slinger	7	13.4	0.52
121	Whispering Pines West	Village of Slinger	69	110.5	0.62
122	Autumn Ridge Estates	City of Hartford	32	48.9	0.65
123	Black's Subdivision	City of Hartford	41	19.9	2.06
124	Borlen Farms	City of Hartford	201	100.2	2.01
125	Gateway Estates	City of Hartford	49	34.8	1.41
126	Kissel Ridge	City of Hartford	55	33.8	1.63
127	Kissel Ridge Addition 1	City of Hartford	10	5.2	1.92
128	North View Highlands	City of Hartford	60	33.4	1.80
129	Partridge Hollow Phase 1	City of Hartford	28	11.0	2.55
130	Partridge Hollow Phase 2	City of Hartford	31	9.5	3.26
131	Partridge Hollow Phase 3	City of Hartford	26	8.0	3.25
132	Red Oak Country Estates	City of Hartford	46	44.3	1.04
133	Red Oak Country Estates Addition 1	City of Hartford	12	21.3	0.56
134	Rettler Farm Estates	City of Hartford	152	57.1	2.66
135	Schwendimann Hills	City of Hartford	36	35.2	1.02
136	Settlement Ridge Phase 2 <sup>b</sup>	City of Hartford	31	8.8	3.52
137	Settlement Ridge Phase 3	City of Hartford	39	9.0	4.33
138	Settlement Ridge Phase 4	City of Hartford	9	3.1	2.90
139	Simon's Ridge	City of Hartford	6	1.7	3.53
140	Skywalk Park	City of Hartford	39	29.3	1.33
141	Snyder Heights	City of Hartford	7	2.9	2.41
142	Spaeth Farms	City of Hartford	42	16.6	2.53
143	Summer Wind	City of Hartford	105	128.0	0.82
144	Western Hills	City of Hartford	27	12.6	2.14
145	Western Hills Central	City of Hartford	75	29.6	2.53

**Table 69 (continued)**

Number on Map 40	Name of Subdivision	Location (Local Government)	Number of Lots	Size (Gross Acres)	Density <sup>a</sup>
	Single-Family Residential (continued)				
146	Western Hills West Phases I and II	City of Hartford	99	46.0	2.15
147	Western Hills West Phase III	City of Hartford	46	20.9	2.20
148	Windsong Crossing	City of Hartford	34	17.6	1.93
149	Creekside	City of West Bend	15	7.9	1.90
150	Creekside Addition 1	City of West Bend	57	31.5	1.81
151	Forest Highlands Addition 2	City of West Bend	9	3.6	2.50
152	Franklin Heights	City of West Bend	12	25.0	0.48
153	Glen Ivy	City of West Bend	56	55.7	1.01
154	Meadowlark	City of West Bend	19	19.1	0.99
155	Muth Woods Addition	City of West Bend	55	20.2	2.72
156	Pamme Court	City of West Bend	13	12.6	1.03
157	Pine Creek Addition 3	City of West Bend	31	13.4	2.31
158	Pine Creek Addition 4	City of West Bend	43	16.1	2.67
159	Prairie Meadow	City of West Bend	139	76.9	1.81
160	Replat of Vogt Estates	City of West Bend	6	3.6	1.67
161	Salisbury Estates	City of West Bend	14	7.8	1.79
162	Tuckaway	City of West Bend	54	25.1	2.15
163	Tuckaway Addition 1	City of West Bend	10	2.6	3.85
164	West Bend Highlands Addition 1	City of West Bend	12	8.2	1.46
165	West Bend Highlands Addition 2	City of West Bend	16	13.2	1.21
166	Westminster Park	City of West Bend	30	18.0	1.67
167	Westminster Place	City of West Bend	66	39.4	1.68
168	Willow View Estates	City of West Bend	18	7.4	2.43
169	Willow View Estates Addition 1	City of West Bend	23	8.6	2.67
170	Willow View Estates Addition 2	City of West Bend	25	8.4	2.98
--	Subtotal – 170 Subdivisions	--	5,392	7,614.5	0.71
	Multi-Family Residential				
171	Dekora Woods	Town of Addison <sup>e</sup>	3	10.6	0.28
172	Sherman Creek	Village of Jackson	6	24.6	0.24
173	Bridlewood	City of Hartford	3	29.8	0.10
174	Hartford Square	City of Hartford	6	49.9	0.12
175	Sunnyslope	City of Hartford	10	39.3	0.25
176	Glacier Run	City of West Bend	5	26.1	0.19
177	Paradise Woods	City of West Bend	9	45.7	0.20
178	RiverShores	City of West Bend	8	23.5	0.34
--	Subtotal – Eight Subdivisions	--	50	249.5	-- <sup>f</sup>
--	Total – 178 Subdivisions	--	5,443	7,864.0	-- <sup>f</sup>

Note: Includes subdivisions recorded by plat between 2000 and 2006 unless noted (see footnote "b").

<sup>a</sup>Homes per gross acre.

<sup>b</sup>Platted prior to 2000 but developed between 2000 and 2006.

<sup>c</sup>The plat for Emerald Green was approved and recorded in 1999. The plat was then resubdivided using separate certified survey maps. The area originally platted contains eight lots.

<sup>d</sup>The Town of Richfield incorporated as a Village in February 2008.

<sup>e</sup>Located in the Allenton area of the Town, which has public sewer and water services.

<sup>f</sup>Information on the overall density in multi-family residential subdivisions is not available.

Source: Washington County and SEWRPC.

Table 70

## FORMER LANDFILLS IN WASHINGTON COUNTY: 2006

Number on Map 41	Name	Location (Local Government)	Size (acres)
1	Acme Disposal-Waste Mgmt. #307	Town of Polk	10.0
2	Albert Luff Property	Town of Barton	0.6
3	Albert Luff Property	Town of Barton	0.7
4	Alden J. Belongia	Town of Barton	0.3
5	Alden J. Belongia	Town of Barton	0.3
6	Bales Dump	Town of Jackson	0.8
7	Baumgartner Dump	Town of Richfield	0.3
8	Chris Beimel Landfill	Town of Richfield	2.1
9	City of Hartford Landfill	City of Hartford	19.6
10	City of West Bend	City of West Bend	1.7
11	City of West Bend Incinerator	City of West Bend	10.7
12	City of West Bend Riverside PA	City of West Bend	14.5
13	City of West Bend Riverside PA	City of West Bend	3.2
14	Clarks Tree Service (Wood)	Town of West Bend	0.4
15	David Bohn Landfill	City of West Bend	0.1
16	DNR Deer Pit	Town of Addison	0.1
17	Earl Indermuehle	Village of Slinger	0.5
18	Edward Martinson Property	Town of West Bend	1.0
19	Ferdinand Andes Landfill	Town of Polk	0.2
20	Freeman Chem (Holzman Property)	Town of Wayne	23.4
21	Freeman Chem (Martin Property)	Town of Wayne	3.1
22	Friedens Church Landfill	Town of Jackson	1.4
23	Gehl Company Pit	City of West Bend	0.6
24	George Strobel Farm	Town of Hartford	3.0
25	Glen Peters Landfill	City of West Bend	2.4
26	Jeff Schneiss Property	Town of Trenton	0.2
27	Joseph Mrazek Property	City of West Bend	0.8
28	Lannon Stone Products Quarry/Jackson Cement Concrete Co.	Town of Jackson	0.2
29	Lazy Days Campground	Town of Farmington	1.2
30	Lazy Days Campground Inc.	Town of Farmington	1.0
31	Len Dricken Property	Town of Barton	0.2
32	Leo Guelig Landfill	Town of Hartford	1.6
33	Leroy Schmidt (Merqt Pit)	Village of Germantown	3.7
34	Leroy Schmidt Dump	Town of Polk	8.9
35	Licitar Excavating Landfill	Town of Richfield	0.8
36	Maurice Gahlman Jr.	City of Hartford	2.4
37	McGraw Edison Company (Permaline)	Town of Trenton	1.0
38	Merget Sand & Gravel Landfill	Village of Germantown	0.4
39	Merget Sand & Gravel Landfill	Village of Germantown	2.9
40	Miller Brewery - Kratz Property	Town of Polk	0.6
41	Omega Hills North Landfill/Waste Mgmt of Wi	Village of Germantown	171.4
42	Otten Property Landfill	City of West Bend	1.3
43	Otten Property Landfill	City of West Bend	5.0
44	Peter Pirsch & Sons (Groth)	City of West Bend	3.0
45	Pike Lake State Park	Town of Hartford	0.7
46	Regner Park	City of West Bend	45.8
47	Richard Brandt Property	Village of Germantown	3.1
48	Richard Sander Property	City of West Bend	2.9
49	Rockfield Quarry	Village of Germantown	4.1

**Table 70 (continued)**

Number on Map 41	Name	Location (Local Government)	Size (acres)
50	Roland Koester Landfill	Town of Polk	0.6
51	Slinger Foundry (Fillman Property)	Village of Slinger	16.8
52	Slinger Foundry Landfill	Village of Slinger	6.2
53	Spaeth Property	City of West Bend	0.2
54	Town of Addison Landfill	Town of Addison	2.6
55	Town of Erin Dump/Earl Matter Gravel Pit	Town of Erin	4.4
56	Town of Farmington Landfill	Town of Farmington	4.8
57	Town of Jackson Landfill	Town of Jackson	0.3
58	Town of Kewaskum Landfill	Town of Kewaskum	4.5
59	Town of Polk (Lewis Prop.) #951	Town of Polk	1.0
60	Town of Richfield Landfill	Town of Richfield	2.7
61	Town of Trenton	Town of Trenton	1.3
62	Town of Trenton	Town of Trenton	3.7
63	Town of Wayne	Town of Wayne	1.1
64	Town of Wayne	Town of Wayne	2.5
65	Town of West Bend	Town of West Bend	3.8
66	Village of Kewaskum Landfill	Village of Kewaskum	0.3
67	W.H. Voigt Property	Village of Newburg	2.3
68	Walter Ise Property	City of Hartford	2.3
69	Walterlin Construction Company	Village of Germantown	2.4
70	Walters Carpeting Store	Town of Barton	0.4
71	Washington County Hwy Dept. Landfill	Village of Slinger	0.7
72	West Bend Sand & Gravel Company	Town of Barton	0.2
73	West Bend Sanitary Landfill	City of West Bend	27.6
74	Wisconsin DNR	Town of Jackson	0.6
75	Wisconsin DNR	Town of Jackson	6.8
--	Total – 75 sites	--	463.7

Note: The Town of Richfield incorporated as a Village in February 2008.

Source: Wisconsin Department of Natural Resources and SEWRPC.

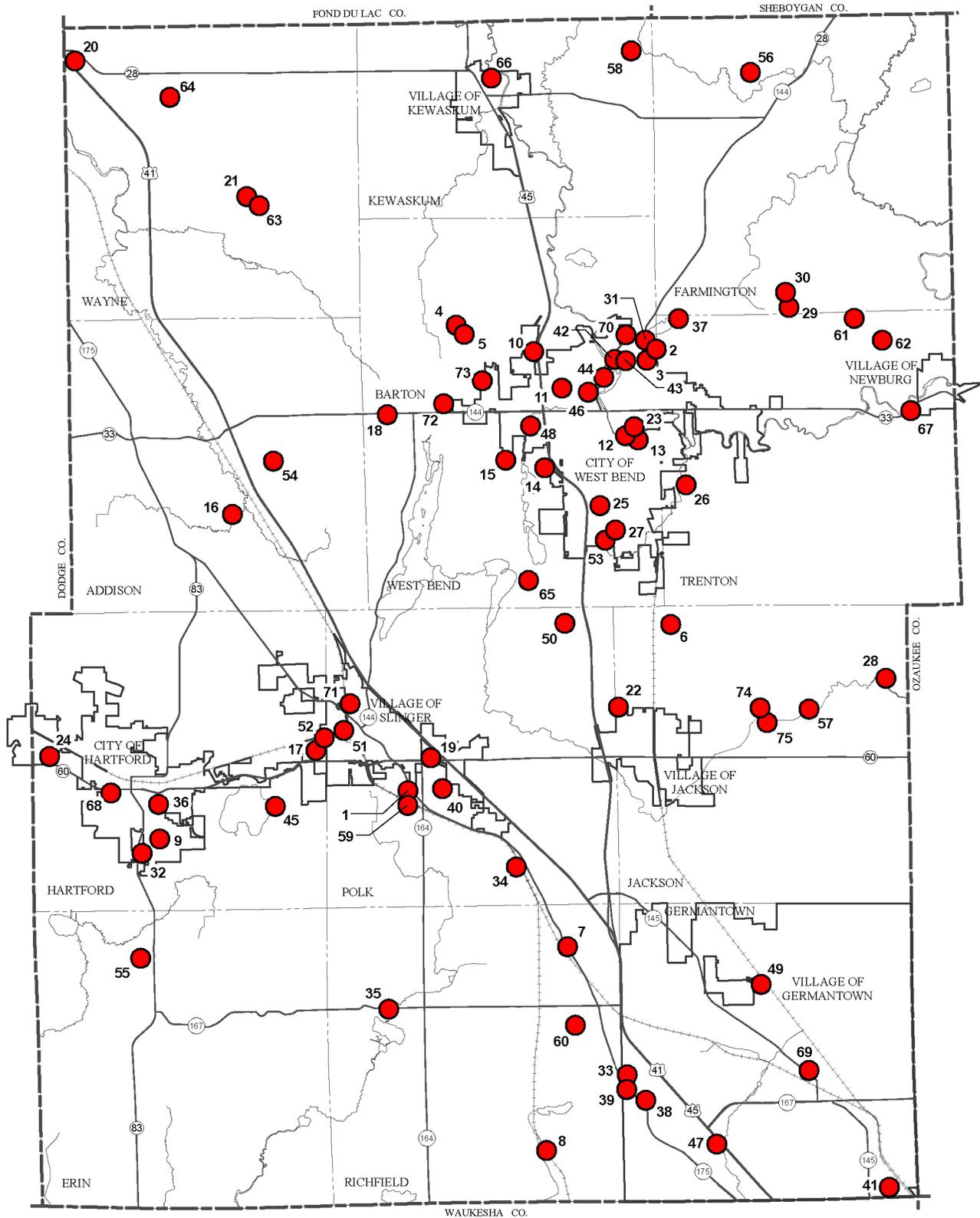
However, given time, petroleum contamination naturally breaks down in the environment (biodegradation). Some LUST sites may emit potentially explosive vapors. An ERP site is a site, other than a LUST, that has contaminated soil and/or groundwater. Examples include industrial spills (or dumping) that require long-term investigation, buried containers of hazardous substances, and closed landfills that have caused contamination. ERP sites also include areas with petroleum contamination from above-ground (but not from underground) storage tanks. The DNR had identified 110 contaminated sites in 2006 that were being monitored. Sites in Washington County are shown on Table 71 and Map 42.

## **PART 2: TRANSPORTATION FACILITIES AND SERVICES**

This section presents inventories of the existing transportation system in Washington County. Much of the inventory information included in this section is drawn from the regional transportation system plan, which was being updated to a design year of 2035 at the time this chapter was prepared. The 2035 regional transportation plan, and the preceding plan for the year 2020, includes four elements: public transportation, systems management, bicycle and pedestrian facilities, and arterial streets and highways. Inventory information relating to each of these elements is presented in this section. Information on rail, harbors, and airport services is also provided.

# Map 41

## FORMER LANDFILL SITES IN WASHINGTON COUNTY



- FORMER LANDFILL SITE
- 15 FORMER LANDFILL SITE  
REFERENCE NUMBER (SEE TABLE 70)

Source: Wisconsin Department of Natural Resources and SEWRPC.

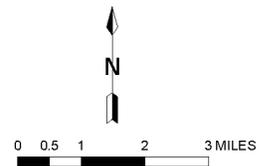


Table 71

## CONTAMINATED SITES IN WASHINGTON COUNTY: 2006

Number on Map 42	Name	Location	Activity Type <sup>a</sup>
1	City of Hartford <sup>b</sup>	Wilson Drive & E Monroe Avenue	ERP
2	City of Hartford Petro Mart	1502 E Sumner Street	LUST
3	City of West Bend <sup>c</sup> Deli-Food Express	1700 E Washington Street - STH 33	LUST
4	Good Parts Inc	2020 Stratford Road	ERP
5	Lisa Uelman Residence	1427 N. 10th Avenue	LUST
6	Progress Mfg Inc	110 E Progress Drive	ERP
7	Robot Car Wash	1975 N Main Street	LUST
8	Schepp Property	423 Commerce Street	ERP
9	Tripair Oil Co	1613 Washington Avenue	LUST
10	West Bend Co Illinois Tool Works	400 Washington Street	ERP
11	City of West Bend Lf #224	Schuster Road	ERP
12	Oconnor Quickmart 2	1229 S Main Street	LUST
13	Village of Germantown CMC Heartland Partners	16257 W Main Street	ERP
14	Dhein Farmstead	N124 W18109 Lovers Lane	LUST
15	Germantown Auto Sales	W161 N11788 Fond Du Lac Avenue	LUST
16	Goldendale School	W205 N11855 Deppert Road	LUST
17	Hyponex Corp	W124 N9899 Wasaukee Road	ERP
18	Jacobus Oil Co	N116 W16211 Main Street	ERP
19	Leroy Schmidt Hole #2	STH 175 & Amy Belle Road	ERP
20	Lietzau Property	N96 W18950 County Line Road	LUST
21	M1-T Car Wash	W157 N11448 Pilgrim Road	ERP
22	Merget Sand & Gravel/Meeker Hill	STH 175	ERP
23	Metal Spinners	W194 N11400 McCormick Drive	ERP
24	Mobil Oil Corp	N96 W17500 County Line Road	LUST
25	Rapid Mart Inc	N96 W20962 County Line Road	LUST
26	Veolia ES Solid Waste Midwest Inc	N104 W13075 Donges Bay Road	LUST
27	W M W I - Omega Hills LF	N96 W12730 County Line Road	ERP
28	West Bend Savings Bank	N112 W17171 Mequon Road	LUST
29	Village of Jackson Cranberry Creek	N168 W20701 Main Street	LUST
30	Royster-Clark/IMC - Jackson	W208 N16710 S. Center Street	ERP
31	Snak Shak	N168 W20379 Main Street	LUST
32	Village of Kewaskum Henry Timblin Trucking Co	1818 Fond Du Lac Avenue	LUST
33	Herriges Oil Bulk Plt - South	215 Railroad Street	ERP
34	Kewaskum Living Waters Church	100 Clinton Avenue	LUST
35	Village of Kewaskum	Reigle Drive	ERP
36	Shefond Mobil Mart	1149 Fond Du Lac Avenue	LUST
37	Strobel Oil & Propane Gas Inc	134 Clinton Street	ERP
38	Village of Newburg Salisbury Street (Historic Spill)	502 Salisbury Street	ERP
39	Franklin – Basement (Historic Spill)	503 Salisbury Street	ERP
40	Wisconsin Electric Power Company	443 Main Street	ERP
41	E & L Transport company LLC Spill	512 Franklin Street	ERP

**Table 71 (continued)**

Number on Map 42	Name	Location	Activity Type <sup>a</sup>
	Village of Slinger		
42	Blaines Auto & Truck Parts	300 Stork Street	ERP
43	Dicks Ambulance Service Inc	411 Kettle Moraine Drive	LUST
44	Dons Uni-Mart	104 Kettle Moraine Drive	ERP/LUST
45	Kaul Gas Station (Former)	305 E Washington Street	LUST
46	Slinger Foundry-Fillman Prop	James Avenue	ERP
47	Wolf, E H & Sons	415 Kettle Moraine Drive South	ERP
	Town of Addison		
48	Allcast	217 Weis Street	ERP
49	Highview Farms	6561 STH 175	LUST
50	WISDOT Right-of-Way	536 Main Street (STH 33)	LUST
51	WISDOT Right-of-Way	353 Main Street (STH 33)	LUST
	Town of Barton		
52	F & I Equipment	7259 Sleepy Hollow Drive	LUST
53	Weasler Engineering Inc	7801 HWY 45 N	ERP
	Town of Erin		
54	Fowler Residence	1044 St Augustine Road	LUST
55	Kenealy's Erin Inn	1301 CTH K	LUST
	Town of Farmington		
56	Dennis Skiba Estate Property	205 CTH H	LUST
57	Dickman Property	1308 Scenic Drive	LUST
	Town of Hartford		
58	Sjuron Site	1680' West of STH 83 & 670' South	ERP
59	WI Southern RR-at E H Wolf Site	Intersection with Hartford Road	ERP
	Town of Jackson		
60	Town of Jackson	CTH G	ERP
61	Town Of Jackson Garage	3685 Division Road	LUST
	Town of Kewaskum		
62	Hydraulic Gear Inc (Former)	STH 45/Indian Lore Road	ERP
	Town of Polk		
63	Manthey Residence	3848 Lovers Lane	LUST
64	Stuckeys (Former)	3135 Scenic Drive	LUST
	Town of Richfield <sup>d</sup>		
65	Craden Mfg Inc	1961 STH 175	LUST
66	Johnson Equipment	1704 STH 175	LUST
67	Laubenheimers Garage	1860 STH 175	LUST
68	Maschman Property	499 Colgate Road	LUST
69	Richfield Service	2903 STH 167 West	LUST
70	Richfield Truck Stop	2900 STH 167 West	LUST
71	Village Smithy	3356 CTH Q (County Line Road)	LUST
	Town of Trenton		
72	Jim Esselman Farm	1105 Wallace Lake Road	LUST
	Town of West Bend		
73	Tri Par Oil Inc	5105 CTH P South	LUST
74	Town of West Bend	CTH NN	ERP

**Table 71 (continued)**

Number on Map 42 (Inset A)	Name	Location	Activity Type <sup>a</sup>
75	City of Hartford City Center Auto Sales & Service Former	31 W Sumner Street	LUST
76	Brenner Tank Inc Hartford Div	709 W Wisconsin Street	ERP
77	First National Bank of Hartford	116 W Sumner Street	LUST
78	Hartford Automotive Parts Co	43 N Johnson Street	LUST
79	City of Hartford (Former)	23 S Main Street	ERP
80	Hartford Heritage Museum	147 N Rural Street	LUST
81	Hartford Senior Housing	Park Avenue, Lot 2	ERP
82	Jerrys Dry Cleaning (Former)	28 S Main Street	ERP
83	Park Ave Extension	Park Avenue	ERP
84	Steel Craft Corp	105 Steel Craft Drive	ERP/LUST
85	The Pitstop (D&D Pitstop)	204 W Sumner	LUST
86	United Coop	7280 STH 60 W Site A	LUST
87	W B Place	368 W. Sumner Street	ERP
Number on Map 42 (Inset B)	Name	Location	Activity Type <sup>a</sup>
88	City of West Bend City Center Clothes Clinic Dry Cleaning & More	712 W Washington Street	ERP
89	Cooleys Inc	117 Wisconsin Street	LUST
90	Decorah Shopping Center Annex	1011-1025 S Main Street	ERP
91	Field's Furniture (Former)	150 Veteran's Avenue	ERP
92	Flock Graphics	111 E Decorah Road	LUST
93	Former Standard Oil/Gehl Parking Lot	124 Wisconsin Street	LUST
94	Gehl Co	143 Water Street	ERP
95	Gehl Co (Parking Lot)	100 Feet North of Wisconsin Street & Water Street	ERP
96	Gehl Co (Parking Lot)	100 Feet North of Wisconsin Street & Water Street	ERP
97	Gundrum Bros. Farm Supply Inc - West Bend	210 Wisconsin Street	ERP
98	Hawthorn and Main Streets.	Hawthorn And Main Streets	ERP
99	Murphy Oil USA Inc	500 S Main Street	LUST
100	Oconnor Oil Bulk Plt	108 W Decorah Road	LUST
101	Pick Heaters Inc	730 S Indiana Avenue	ERP
102	Schleif Service Inc	884 S Main Street	LUST
103	TRP Fabex DBA Fabes Brake Products	133 Oak Street	ERP
104	West Bend School Garage/Maintenance	1065 S Indiana Avenue	LUST
105	West Bend Theatre	125 N Main Street	LUST
106	West Bend TIF District Parcel #5	134 Wisconsin Street	LUST
107	West Bend TIF Parcel #1	75A,B,C, 85, 95, Washington Street	LUST
108	West Bend TIF Parcel #2	105 Washington Street	LUST
109	West Bend TIF Parcel #8	107 W Water Street	ERP
110	West Bend TIF Parcels 3, 4, 6, 7, and 9	Wisconsin Street Between Washington and Water Streets	ERP

<sup>a</sup>Includes Environmental Repair (ERP) sites and Leaking Underground Storage Tank (LUST) sites.

<sup>b</sup>Contaminated sites located in the City of Hartford's city center are continued at number 75 of this table.

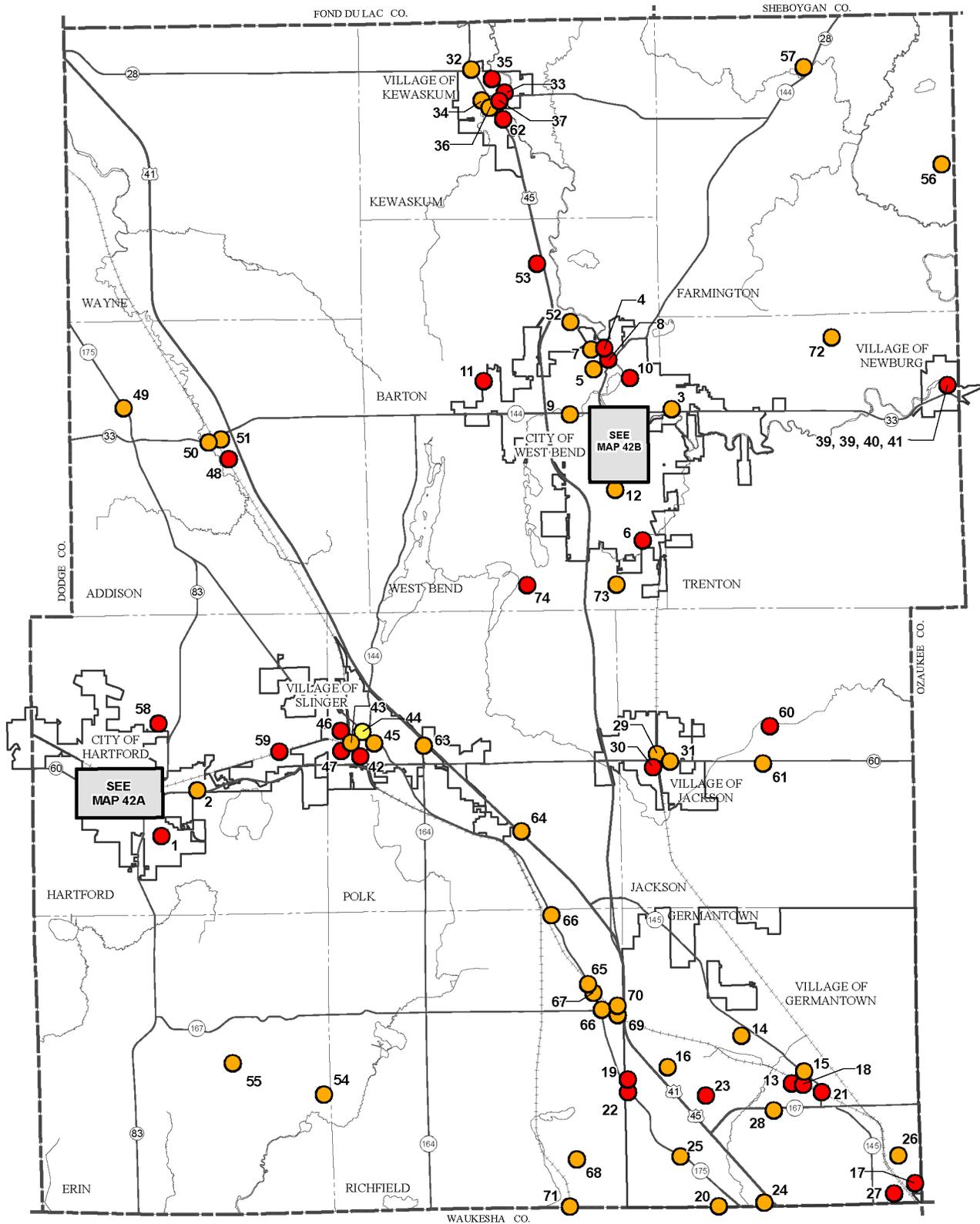
<sup>c</sup>Contaminated sites located in the City of West Bend's city center are continued at number 88 of this table.

<sup>d</sup>The Town of Richfield incorporated as a Village in February 2008.

Source: Wisconsin Department of Natural Resources and SEWRPC.

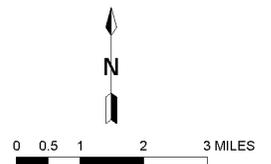
# Map 42

## CONTAMINATED SITES IN WASHINGTON COUNTY: 2006

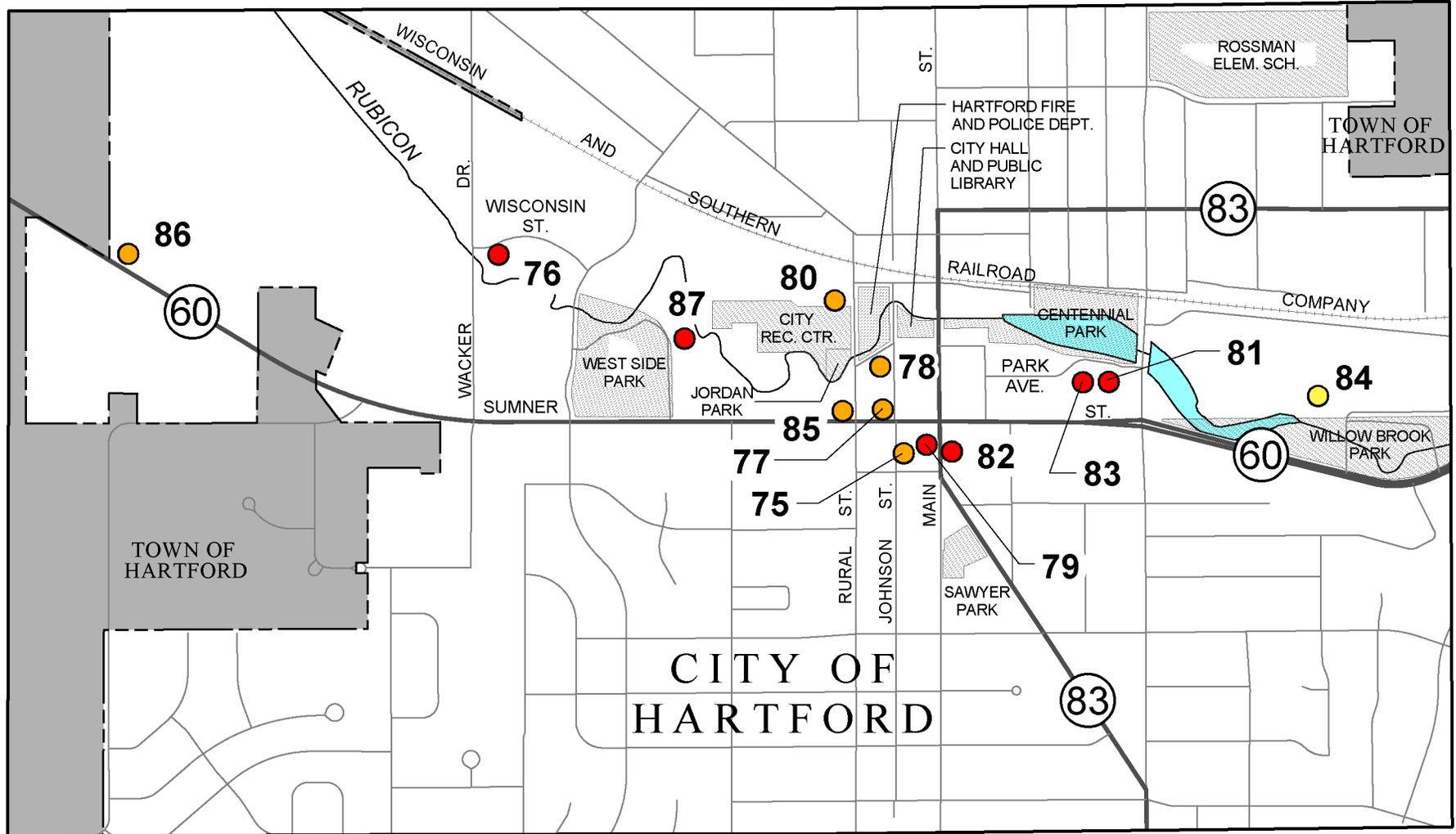


- ENVIRONMENTAL REPAIR SITE
- LEAKING UNDERGROUND STORAGE TANK SITE
- ENVIRONMENTAL REPAIR SITE / LEAKING UNDERGROUND STORAGE TANK SITE
- 4 CONTAMINATED SITE REFERENCE NUMBER (SEE TABLE 71)

Source: Wisconsin Department of Natural Resources and SEWRPC.

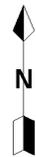


### Map 42A CONTAMINATED SITES IN THE CITY OF HARTFORD CITY CENTER: 2006



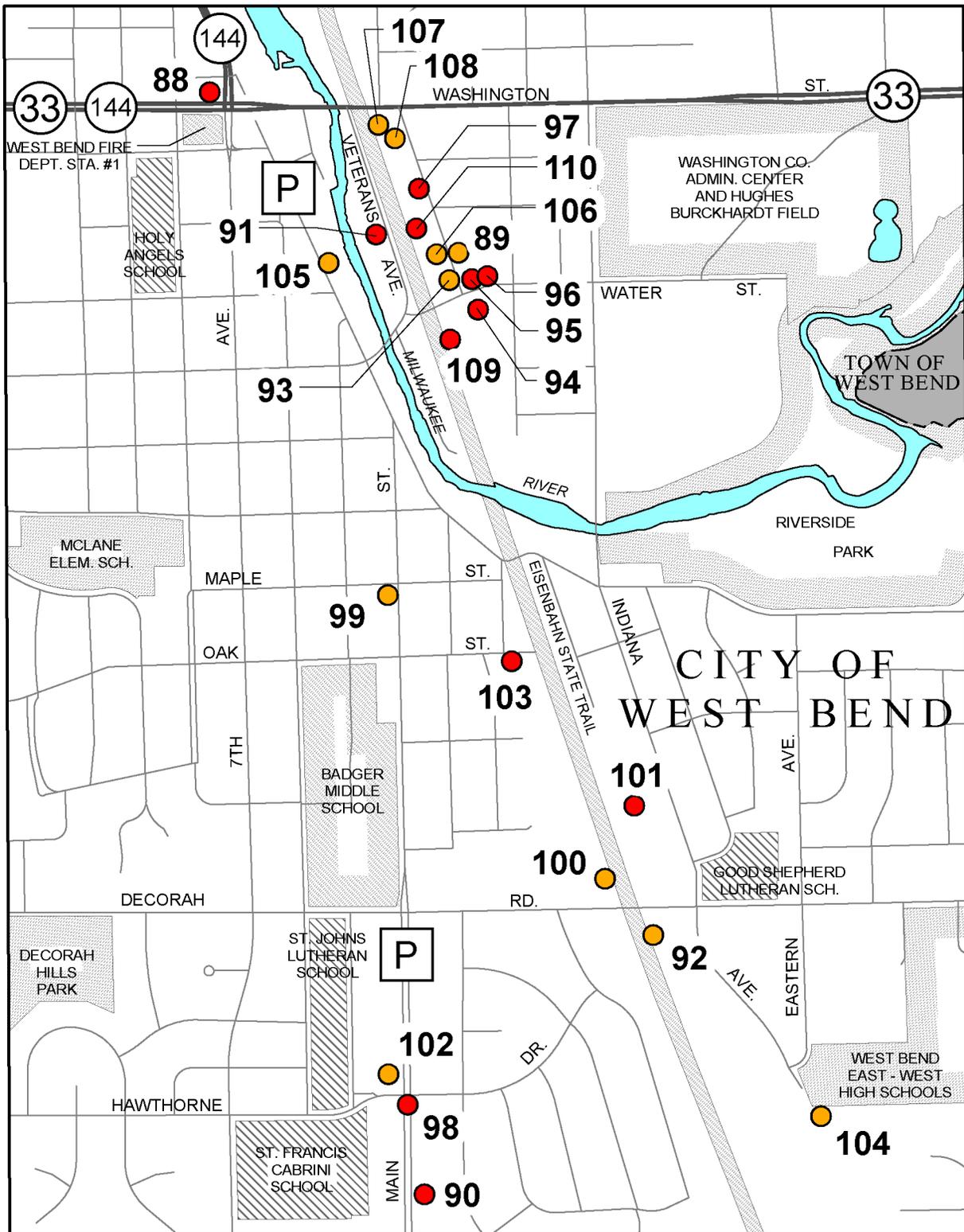
- ENVIRONMENTAL REPAIR SITE
- LEAKING UNDERGROUND STORAGE TANK SITE
- ENVIRONMENTAL REPAIR SITE / LEAKING UNDERGROUND STORAGE TANK SITE

**76** CONTAMINATED SITE REFERENCE NUMBER (SEE TABLE 71)



Source: Wisconsin Department of Natural Resources and SEWRPC.

Map 42B  
CONTAMINATED SITES IN THE CITY OF WEST BEND CITY CENTER: 2006



- ENVIRONMENTAL REPAIR SITE
- LEAKING UNDERGROUND STORAGE TANK SITE
- 93** CONTAMINATED SITE REFERENCE NUMBER (SEE TABLE 71)



Source: Wisconsin Department of Natural Resources and SEWRPC.

## Streets and Highways

The street and highway system serves several important functions, including the movement of through vehicular traffic; providing vehicular access to abutting land uses; providing for pedestrian and bicycle circulation, and serving as the location for utilities and stormwater drainage facilities. Two of these functions—traffic movement and land access—are basically incompatible. As a result, street and highway system design is based on a functional grouping or classification of streets and highways, based on the primary function served. The three functional classifications of streets and highways are: arterial streets, collector streets, and land access streets. In 2005, there were approximately 1,535 miles of streets and highways in Washington County.<sup>3</sup>

### Arterial Streets

The arterial street and highway system is intended to provide a high degree of travel mobility, serving the through movement of traffic between and through urban areas. The regional transportation system plan<sup>4</sup> identifies the location, number of lanes, and the level of government recommended to have jurisdiction over each arterial street and highway. Recommendations for the location and number of lanes of arterial streets and highways are determined in part by travel simulation models, which are used to determine the existing and potential travel demand on proposed transportation networks, based on the development pattern recommended by the regional land use plan. The planned arterial street and highway system in Washington County was refined through the preparation of the Jurisdictional Highway System Plan in 2007 and 2008. The Transportation Element (Chapter XI) provides maps and information regarding the planned arterial system.



The arterial street and highway system is intended to provide a high degree of travel mobility, serving the through movement of traffic between and through urban areas.

In addition to their functional classification, arterial streets and highways are also classified by the unit of government that has responsibility, or jurisdiction, over the facility. The Wisconsin Department of Transportation (WisDOT) has jurisdiction over the State trunk highway system, Washington County has jurisdiction over the County trunk highway system, and each local government has jurisdiction over local arterial streets within the local government. Arterial streets and highways in Washington County in 2005, categorized by jurisdiction, are shown on Map 43. Arterial streets and highways accounted for approximately 425 miles of the total street and highway system in 2005.

The State trunk highway system, which includes Interstate Highways, U.S.-numbered highways (USH), and State highways, generally carry the highest traffic volumes, provide the highest traffic speeds, have the highest degree of access control, and serve land uses of statewide or regional significance. State trunk highways (STH) serve the longest trips, principally carrying traffic traveling through Washington County and between Washington County and other counties. County trunk highways (CTH) should form an integrated system together with the State trunk highways and principally serve traffic between communities in the County and land uses of countywide importance. Local arterial streets and highways would serve the shortest trips, serve locally-oriented land uses, carry the lightest traffic volumes on the arterial system, provide lower traffic speeds, have the least access control, and principally serve traffic within a local government.

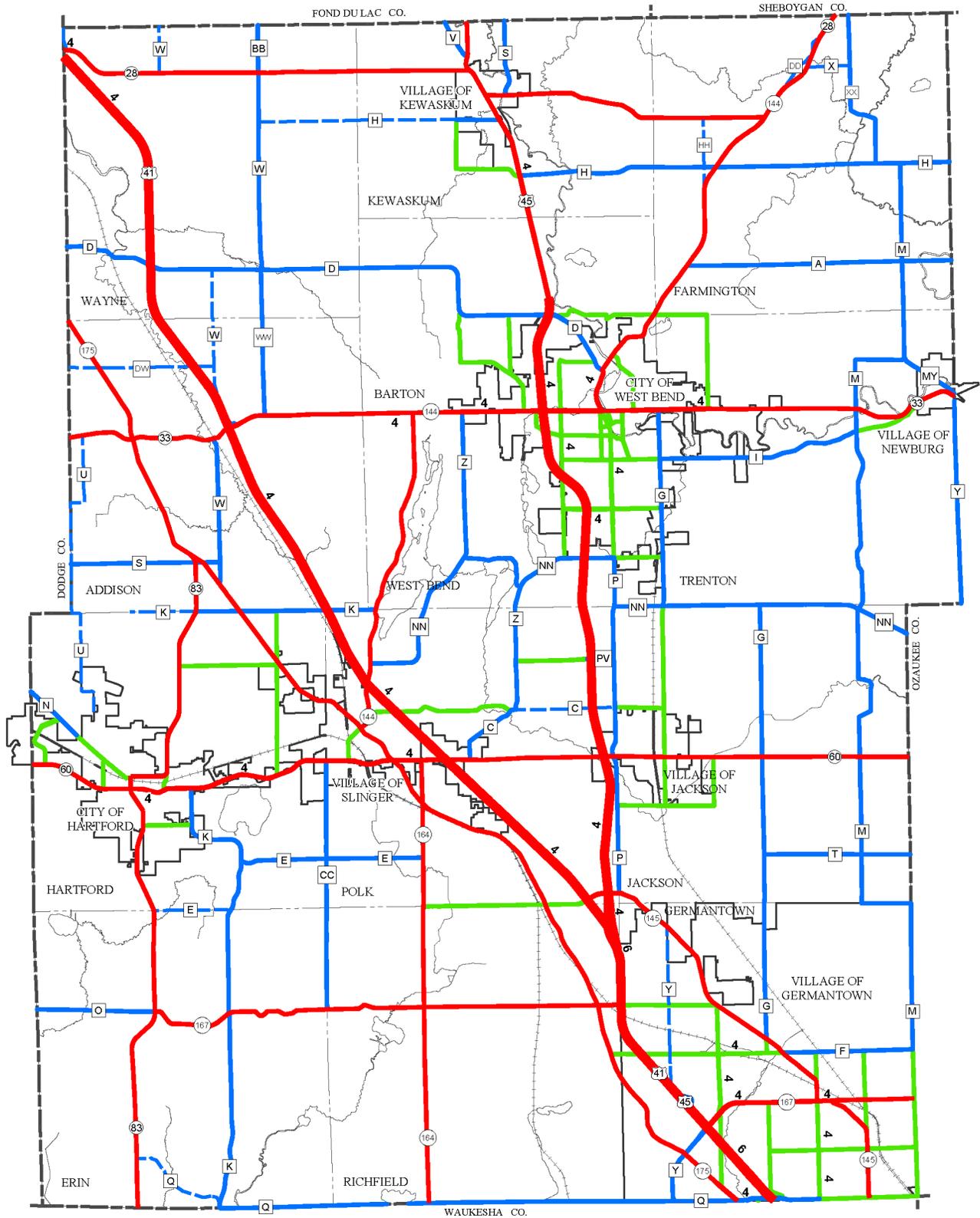
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<sup>3</sup>Total street and highway mileage does not include private streets or roadways in public parks and on institutional lands.

<sup>4</sup>The most recent regional transportation system plan is documented in SEWRPC Planning Report No. 49, A Regional Transportation System Plan for Southeastern Wisconsin: 2035, June 2006.

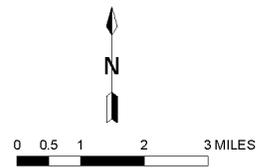
# Map 43

## ARTERIAL STREETS AND HIGHWAYS IN WASHINGTON COUNTY: 2005



- FREEWAY
- STATE TRUNK ARTERIAL (NON-FREEWAY)
- COUNTY TRUNK ARTERIAL
- LOCAL TRUNK ARTERIAL
- 4** NUMBER OF LANES (2 WHERE UNNUMBERED)
- - - COUNTY TRUNK HIGHWAYS NOT CLASSIFIED AS ARTERIAL HIGHWAYS

Source: Washington County and SEWRPC.



### ***Collector and Land Access Streets***

The primary function of land access streets is to provide access to abutting property. Collector streets are intended to serve primarily as connections between the arterial street system and the land access streets. In addition to collecting and distributing traffic to and from the land access streets, collector streets usually perform a secondary function of providing access to abutting property. The right-of-way width and cross-section for collector and land access streets are generally uniform throughout a community as specified in the community's land division ordinance or street specification policy,<sup>5</sup> compared to arterial streets whose widths and cross-sections vary based on anticipated traffic loads. In 2005, there were approximately 1,110 miles of collector and land access streets in Washington County.

### **County and Local Street Inventory**

WisDOT maintains a detailed database of county and local street information in the "Wisconsin Information System for Local Roads" (WISLR). Physical attributes such as right-of-way and pavement width, number of traffic lanes, type of surface and pavement rating, the presence and type of shoulders or curbs, and the presence of sidewalks are available through a database that can be accessed through the WisDOT website by registered users. Administrative information, including the functional classification and owner of a street, can also be obtained. The information in the database is provided by county and local governments, and is intended to assist in reporting roadway pavement conditions. Under Section 86.302 of the *Wisconsin Statutes*, pavement ratings must be submitted to WisDOT by each county and local government every other year. The PASER method (pavement surface evaluation and rating) is the most commonly used method in Wisconsin.



WisDOT maintains a detailed database of the county and local street information in the "Wisconsin Information System for Local Roads" (WISLR).

### **Systems Management**

The existing freeway traffic management system in Southeastern Wisconsin consists of many elements which are often referred to as intelligent transportation systems. The elements of the freeway traffic management system include: traffic detectors, ramp metering, high-occupancy vehicle bypass ramps, variable message signs, highway advisory radio, closed-circuit television, service patrols, crash investigation sites, and enhanced reference markers. Ramp metering, a crash investigation site, and a closed-circuit television camera are present on southeastern portions of the Washington County section of the freeway system.

In 2001, two on-ramps on the Washington County portion of USH 41/45 were equipped with ramp meters and attendant traffic detectors. These include the southbound on-ramps at Lannon Road and at CTH Q (Washington – Waukesha County Line Road). These locations are metered to control traffic merging onto portions of the freeway that experience traffic congestion during peak-traffic periods.

Crash investigation sites are designated safe zones for distressed motorists to relocate to if they are involved in a crash or an incident on the freeway. In 2001, there was one crash investigation site (Lannon Road park-ride lot, CTH Y) on the USH 41/45 freeway in Washington County. These sites are intended for the use by motorists involved in an incident to exchange insurance information or to make emergency repairs to their vehicle following a minor collision or breakdown. These sites are also used by the freeway service patrols to relocate the distressed motorists they assist.

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<sup>5</sup>Minimum right-of-way and pavement width requirements for new town roads are specified in Section 82.50 of the Wisconsin Statutes.

There is also a closed-circuit television camera at the Washington – Waukesha County line on USH 41/45, which provides real-time video for the identification and confirmation of congested areas and incident locations. Video is monitored at the WisDOT Traffic Operation Center in Milwaukee. Video is supplied to some emergency response agencies so that their dispatchers can provide personnel with incident locations and information. The WisDOT also provides some of its camera images to the media and to its website for viewing by the general public.

### **Public Transportation**

Public transportation is the transportation of people by publicly operated vehicles between trip origins and destinations, and may be divided into service provided for the general public and service provided to special population groups. Examples of special group public transportation include yellow school bus service operated by area school districts, and fixed-route bus and paratransit van service provided by counties or municipalities for the elderly and disabled. Public transportation service to the general public may further be divided into the following three categories:

- Intercity or interregional public transportation, which provides service across regional boundaries, and includes Amtrak railway passenger service, interregional bus service, and commercial air travel.
- Urban public transportation commonly referred to as public transit, which is open to the general public and provides service within and between large urban areas. The fixed-route bus transit system operated by Washington County falls into this category.
- Rural and small urban community public transportation, which is open to the general public and provides service in and between small urban communities and rural areas, may also provide connections to urban areas. The nonfixed-route shared-ride taxi system currently operated by Washington County falls into this category.



The fixed-route bus transit system operated by Washington County is one example of urban public transportation and is essential to meet the travel needs of persons unable to use personal automobile transportation.

Public transit is essential in any metropolitan area to meet the travel needs of persons unable to use personal automobile transportation; to provide an alternative mode of travel, particularly in heavily traveled corridors within and between urban areas and in densely developed urban communities and activity centers; to provide choice in transportation modes as an enhancement of quality of life; and to support and enhance the economy.

### ***Interregional Public Transportation***

Rail, bus, ferry, and airline carriers provided Washington County residents with public transportation service between the Southeastern Wisconsin Region and a number of cities and regions across the Country, as described in the following paragraphs.

#### ***Rail Service***

No intercity passenger train service is provided in Washington County, but County residents are served in nearby counties. Intercity passenger train service is provided by Amtrak over Canadian Pacific Railway lines, with stops in 2006 at the downtown Milwaukee Amtrak depot, Sturtevant in Racine County, and General Mitchell International Airport. Amtrak operated six weekday trains in each direction between Milwaukee and Chicago and one weekday train in each direction between Chicago, Milwaukee, St. Paul – Minneapolis, and Seattle. Commuter rail service was provided between Kenosha and Chicago by Metra's Union Pacific North line with

intermediate stops between Kenosha and downtown Chicago in northeastern Illinois' north shore suburbs. Studies are underway to develop a commuter line, referred to as the KRM, connecting downtown Milwaukee to the Metra line in Kenosha with stops in communities in Kenosha, Racine and Milwaukee counties.

### *Bus Service*

Scheduled intercity bus services were provided to the Region by four carriers; although none of the buses made stops in Washington County. Two of those carriers have routes through Washington County on USH 41/45; these include Greyhound and Lamers Bus Lines. Greyhound operates a route between Milwaukee and Green Bay with stops in Manitowoc and Oshkosh. Service provided by Greyhound in Southeastern Wisconsin is centered in Milwaukee, which the carrier uses as a regional hub at which passengers have the opportunity to transfer between buses. Daily service provided by Lamers Bus Lines included one bus trip in each direction between Milwaukee and Wausau with a stop in Appleton. The two additional intercity buses serving the Region were Badger Coaches and United Limo. Badger Coaches provides daily round trips between Madison and downtown Milwaukee, with stops in Memorial Union in Madison, Johnson Creek, Goerke's Corners, Oconomowoc, West Allis, the University of Wisconsin-Milwaukee, and General Mitchell International Airport. Weekday service provided by United Limo includes round-trips between Goerke's Corners in Waukesha County and Chicago O'Hare International Airport, with stops in downtown Milwaukee and at General Mitchell International Airport.

### *Ferry Service*

There is no Lake Michigan cross-lake ferry service directly to Washington County, but such services are available in nearby cities. In 2005, passenger and car cross-lake ferry services were available between Milwaukee and Muskegon, Michigan and between Manitowoc and Ludington, Michigan. Both ferry services operate in the months of May through October of each year.

### *Air Service*

There are no airports in Washington County providing public commercial air service. Passenger air service for County residents is provided by a number of air carriers at Milwaukee County's General Mitchell International Airport. In 2005, there were over 450 scheduled nonstop weekday flights between Mitchell International and 50 other cities and metropolitan areas, with connections available to any destination served by air.



The Lannon Road park-ride lot in the Village of Germantown is one of three lots in the County served by transit.

## ***Urban Public Transportation***

### *Park-Ride Facilities*

Park-ride facilities enable efficient travel within Southeastern Wisconsin through transfer of mode between private vehicle and public transit, and between single occupant or solo driver private vehicles and carpools. Washington County had six park-ride lots in 2006, including three park-ride lots served by transit and three park-ride lots not served by transit<sup>6</sup>; the lots are shown in Table 72 and on Map 44. Park-ride lots served by the Washington County Commuter Express (WCCE) bus include lots at the interchanges of USH 41/45 and CTH Y/Lannon Road in the Village of Germantown, STH 33 and Silverbrook Drive in the City of West Bend, and USH 45 and Pleasant Valley Road at the Washington County Fair Park grounds. The three park-ride lots not served by transit are available for

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<sup>6</sup>*Lots not served by transit are currently not capable of accommodating a bus.*

use by persons who meet to carpool, and are located at the intersections of CTH P and STH 60 in the Village of Jackson, USH 41 and CTH K in the Town of Addison, and USH 41 and STH 33 in Allenton. The majority of park-ride lots are termed “exclusive use” lots, as they serve only as park-ride lots. However, two of the park-ride lots are “shared use” lots, which are located in a private lot or a lot used for other purposes besides the park-ride. These “shared use” lots include the Washington County Fair Park park-ride lot and the City of West Bend park-ride lot, which is located in the parking lot of a neighborhood retail center.

A new lot near the USH 45/Paradise Drive interchange on the south side of the City of West Bend opened in July 2007, and replaced the shared lot near the STH 33/Silverbrook Drive intersection. The new lot is served by transit. The County received a Congestion Mitigation and Air Quality (CMAQ) grant from the Wisconsin Department of Transportation in 2006 to construct a park-ride lot at the USH 41/45 interchange at Pioneer Road. Construction of the lot is being coordinated with the Cabela’s development at that location. A temporary park-ride lot was opened at the former Highway View Elementary School on Pioneer Road in the Town of Polk in 2007 until the new lot is constructed. A new park-ride lot in the northeast quadrant of the USH 45/STH 60 interchange is also being designed, and will replace the current lot at the southeast quadrant of the interchange.



WCCE ridership has increased annually since the transit service began in 2000. There has been a 485 percent in riders from 13,701 riders in 2000 to 80,143 in 2005.

*Washington County*

*Commuter Express Bus System*

The WCCE Bus System, which runs weekdays only (Monday through Friday), consists of two express commuter bus routes, as shown on Maps 44 and 45. The routes operate between three WCCE park-ride lot locations in Washington County and Milwaukee County locations. The Downtown Milwaukee Express provides service between Washington County and Wisconsin Avenue in downtown Milwaukee. The Downtown Milwaukee Express completes seven trips each weekday morning, transporting persons from Washington County to downtown Milwaukee; and seven trips each weekday afternoon/evening, transporting persons from downtown Milwaukee to Washington County. The Froedtert, Mayfair, Marquette High, and Veteran Affairs Medical Center Express provides service between Washington County and the Milwaukee Regional

Medical Center, Mayfair Mall, and Watertown Plank Road/STH 100. The Froedtert, Mayfair, Marquette High, and Veteran Affairs Medical Center Express completes four trips each weekday morning, transporting persons from Washington County to Milwaukee County; and five trips each weekday afternoon/evening, transporting persons from Milwaukee County to Washington County. WCCE bus operating characteristics as of 2006 are summarized in Table 73.

WCCE ridership levels between 2000 and 2005 are set forth in Table 74. WCCE ridership has increased annually since the transit service began in 2000. In 2000 the system had 13,701 riders. By 2005 this figure increased to 80,143 riders, an increase of 485 percent in five years.

***Rural and Small Urban Community Public Transportation***

*Washington County Shared-Ride Taxi System*

The Washington County Shared-Ride Taxi System is provided and operated by Washington County. The system is designed to serve any trip made within Washington County during its operating hours. Service areas for the County shared-ride taxi system as of 2006 are shown on Map 46. All areas of the County are served except for trips where both the origin and destination are located within the City of West Bend or the City of Hartford. Trips entirely within the Cities are served by the County taxi system only if they are outside the operating hours of the

Table 72

PARK-RIDE FACILITIES IN WASHINGTON COUNTY: 2006

Number on Map 44	Location	Served by Transit	Amenities			Utilization	
			Telephone	Shelter	Available Parking Spaces	Average Weekday Autos Parked	Percent of Spaces Used
1	USH 41/45 and CTH Y/Lannon Road	Yes	Yes	No	100	108	108
2	USH 45 and Pleasant Valley Road (County Fair Park)	Yes	No	No	100	42	42
3	STH 33 and Silverbrook Drive <sup>a</sup>	Yes	No	Yes	100	80	80
4	USH 41 and STH 33	No	Yes	No	35	41	117
5	USH 41 and CTH K	No	No	No	50	16	32
6	USH 45 and STH 60	No	No	No	30	30	100
Total		--	--	--	415	317	76

<sup>a</sup> The park-ride lot at STH 33 and Silverbrook Drive was replaced by a new lot at USH 45 and Paradise Drive in July 2007.

Source: Wisconsin Department of Transportation and SEWRPC.

City taxi systems or are trips made by disabled persons who cannot physically use the City systems. The County system also operates to and from the Village of Menomonee Falls in Waukesha County, and to and from a stop in the Village of Newburg that provides a link between the Washington County Shared-Ride Taxi System and the Ozaukee County Share-Ride Taxi System.

The Washington County Shared-Ride Taxi System provides door-to-door service for the general public and the disabled. Service is provided on a shared-ride basis where passengers with different origins and destinations may share a vehicle for a portion of their trips. The hours of operation for the taxi service are as follows:

- Monday through Saturday, 6:00 a.m. to 10:00 p.m.
- Sunday, limited hours

Service is provided on the day requested through an advance reservation system. County Shared-Ride Taxi ridership from 2003 through 2005 is summarized in Table 75. Ridership increased from 62,991 passengers in 2003 to 70,199 passengers in 2005. This was an increase of about 11 percent in ridership from 2003 to 2005.

*City of West Bend Transport Taxi Service*

The West Bend Transport Taxi Service is operated by the City of West Bend and consists of 14 taxi vans. Service is provided within the City of West Bend as well as extended service for travel up to two miles beyond the City limits, as shown on Map 46. Typical response time is 30 minutes. The hours of operation for the taxi service are as follows:

- Monday through Saturday, 6:00 a.m. to 10:00 p.m.
- Sundays and Holidays, 8:00 a.m. to 4:00 p.m.

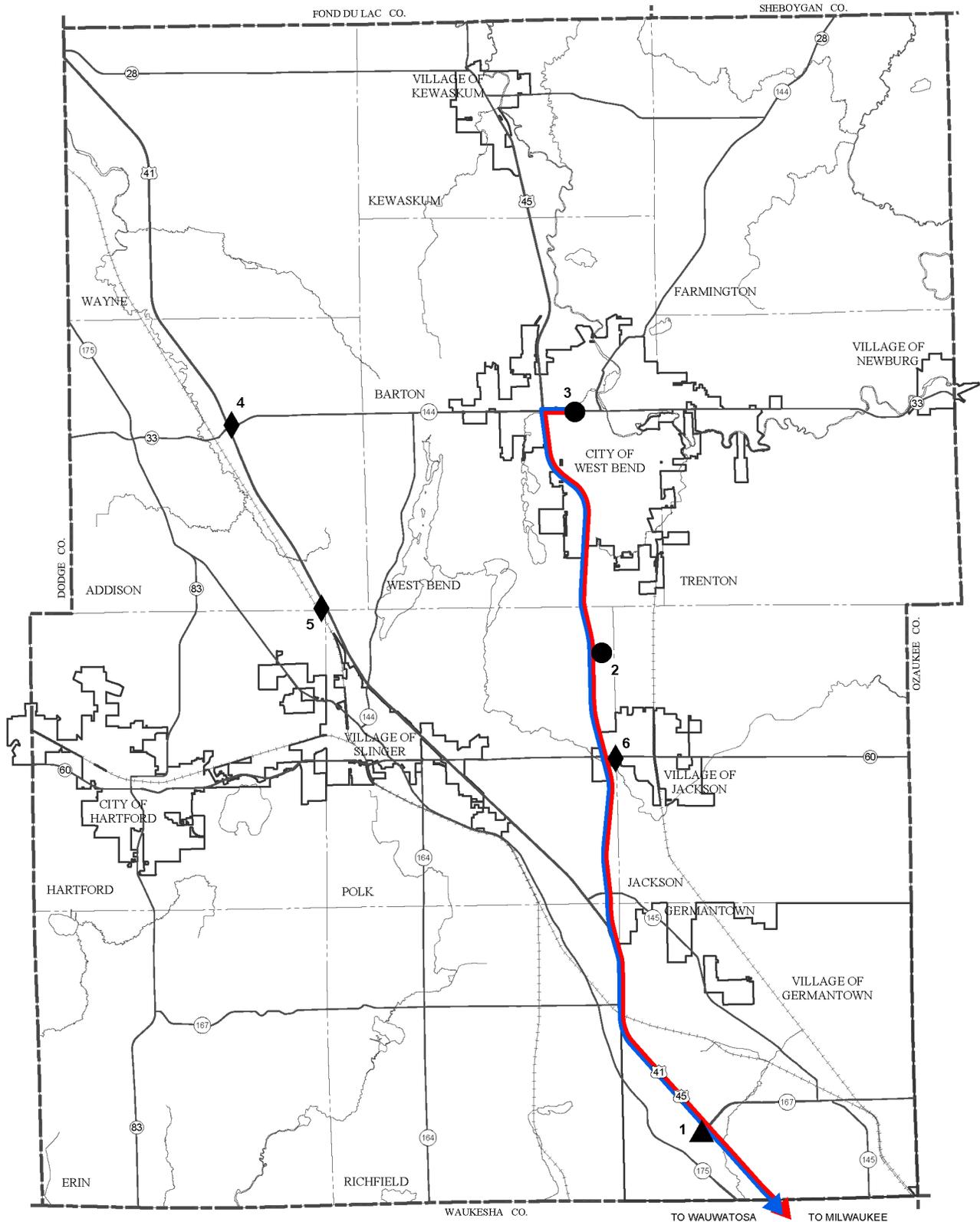


The West Bend Transportation Taxi Service is operated by the City of West Bend and consists of 14 taxi vans.

The City of West Bend's shared-ride taxi ridership for 2003 and 2005 is summarized in Table 75. Ridership decreased from 131,600 passengers in 2003 to 130,200 passengers in 2004, or about a 1 percent decrease in ridership. There were 127,303 passengers in 2005. This was a decrease of about 2 percent in ridership from 2004; about 62 percent of those passengers were elderly and/or disabled.

# Map 44

## WASHINGTON COUNTY COMMUTER EXPRESS BUS SERVICES AND PARK - RIDE LOTS: 2006



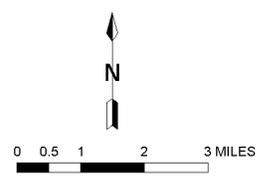
**COMMUTER EXPRESS BUS SERVICES**

- DOWNTOWN EXPRESS
- MILWAUKEE REGIONAL MEDICAL CENTER
- ▲ PARK - RIDE LOT SERVED BY TRANSIT - EXCLUSIVE PARKING
- PARK - RIDE LOT SERVED BY TRANSIT - SHARED PARKING

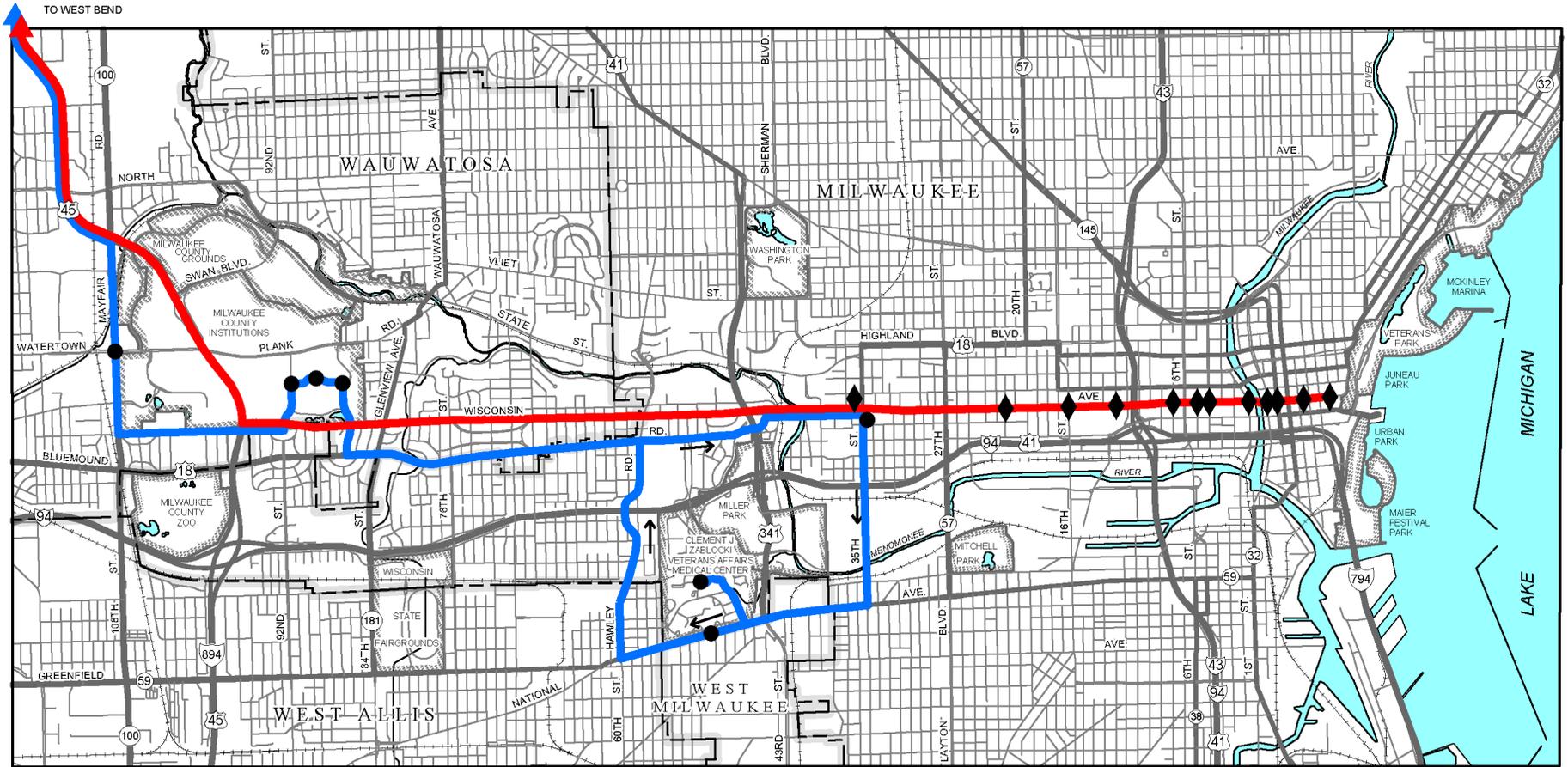
**PARK - RIDE LOTS NOT SERVED BY TRANSIT**

- ◆ PARK - RIDE LOT NOT SERVED BY TRANSIT - EXCLUSIVE PARKING
- 3** PARK - RIDE LOT REFERENCE NUMBER (SEE TABLE 72)

Source: Washington County and SEWRPC.



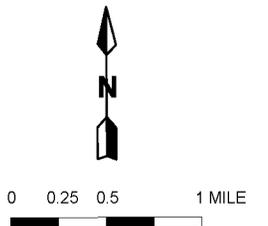
### Map 45 WASHINGTON COUNTY COMMUTER EXPRESS BUS SERVICES WITHIN MILWAUKEE COUNTY: 2006



#### COMMUTER EXPRESS BUS SERVICES

- DOWNTOWN EXPRESS
- MILWAUKEE REGIONAL MEDICAL CENTER
- ◆ DOWNTOWN EXPRESS BUS STOP
- MILWAUKEE REGIONAL MEDICAL CENTER BUS STOP

Source: Washington County and SEWRPC.



**Table 73**

**OPERATING CHARACTERISTICS OF THE WASHINGTON COUNTY  
COMMUTER EXPRESS BUS SYSTEM BY ROUTE: 2006**

Service	Route	Route Length <sup>a</sup> (Miles)	Number of Scheduled Daily Runs		Weekday Service Periods <sup>b</sup>	
			Eastbound / Southbound	Northbound / Westbound	Eastbound / Southbound	Northbound / Westbound
Washington County Commuter Express	Downtown Milwaukee Express	80.3	7	7	5:20 a.m. - 8:30 a.m.	12:15 p.m. - 5:44 p.m.
	Medical Center and Mayfair Mall	78.1	4	5	5:45 a.m. - 8:55 a.m.	12:10 p.m. - 6:05 p.m.
Total System	--	158.4	11	12	--	--

<sup>a</sup>Round trip.

<sup>b</sup>Regular service is not provided on weekends or holidays.

Source: Washington County and SEWRPC.

**Table 74**

**WASHINGTON COUNTY COMMUTER  
EXPRESS BUS SYSTEM RIDERSHIP: 2000-2005**

Year	Total Ridership	Number Change From Previous Year	Percent Change From Previous Year
2000	13,701	--	--
2001	27,649	13,948	101.8
2002	34,652	7,003	25.3
2003	50,897	16,245	46.9
2004	58,805	7,908	15.5
2005	80,143	21,338	36.3

Source: Washington County.



The Hartford Transport Taxi Service consists of two vehicles operated by the City of Hartford.

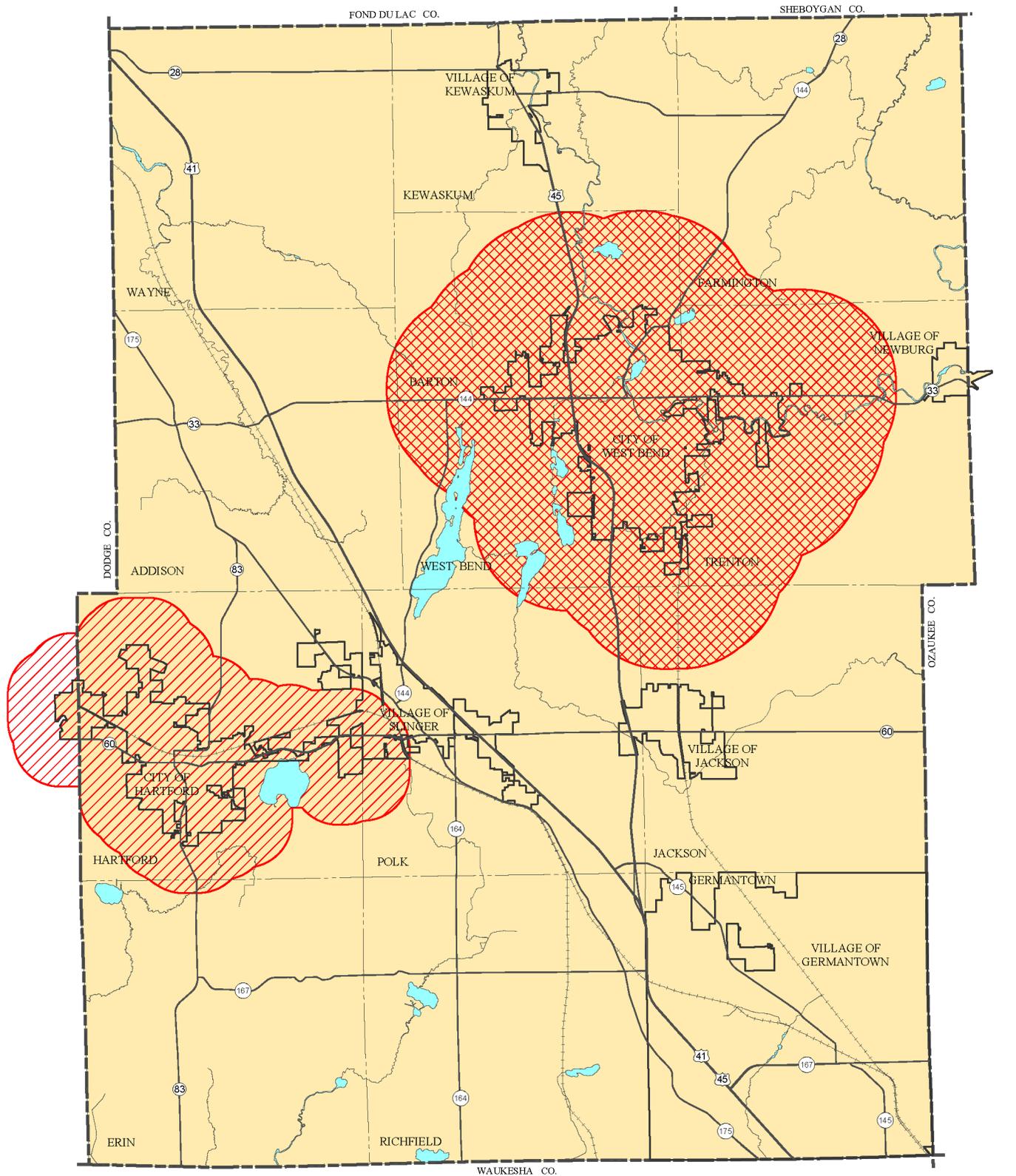
*City of Hartford Transport Taxi Service*

The Hartford Transport Taxi Service consists of two vehicles operated by the City of Hartford. Service is provided to City residents in specified locations, which include City limits and up to one mile outside City limits, as shown on Map 46; and out of town service to and from the City of Hartford to General Mitchell International Airport, Columbus Train Depot, the Milwaukee Downtown Bus Depot, the Aurora Health Center in Slinger, and up to 10 miles into Dodge County. The hours of operation for the taxi service are seasonal and are as follows:

- January through May and September through December
  - Weekdays, 6:00 a.m. to 9:00 p.m.
  - Saturdays, 8:00 a.m. to 8:00 p.m.
  - Sundays; 9:00 a.m. to 4:00 p.m.
- June through August
  - Weekdays, 6:00 a.m. to 8:00 p.m.
  - Saturdays, 8:00 a.m. to 8:00 p.m.
  - Sundays; 9:00 a.m. to 4:00 p.m.

The City of Hartford’s shared-ride taxi ridership between 2003 and 2005 is summarized in Table 75. Ridership has increased from 18,600 passengers in 2003 to 19,368 passengers in 2005, or about a 4 percent increase in ridership. However, this is about a 4 percent decrease in usage from 2004 total ridership of 20,202 passengers.

SERVICE AREAS FOR SHARED - RIDE TAXI SYSTEMS IN WASHINGTON COUNTY: 2006



- WASHINGTON COUNTY SHARED - RIDE TAXI SERVICE AREA**  
NOTE: THE COUNTY DOES NOT PROVIDE SERVICE FOR TRIPS THAT BEGIN AND END IN THE CITY OF HARTFORD OR THE CITY OF WEST BEND UNLESS THE PASSENGER IS DISABLED. THE COUNTY PROVIDES SERVICE TO AND FROM THE VILLAGE OF MENOMONEE FALLS IN WAUKESHA COUNTY AND AREAS UP TO ONE MILE INTO OZAUKEE COUNTY.
- CITY OF WEST BEND SHARED - RIDE TAXI SERVICE AREA**
- CITY OF HARTFORD SHARED - RIDE TAXI SERVICE AREA**  
NOTE: THE CITY ALSO SERVES THE AURORA HEALTH CLINIC IN SLINGER, UP TO 10 MILES INTO DODGE COUNTY, THE AMTRAK STATION IN COLUMBUS, AND SPECIFIC MILWAUKEE COUNTY DESTINATIONS.
- SURFACE WATER**

Source: Washington County, City of West Bend, and SEWRPC.

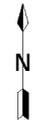


Table 75

SHARED-RIDE TAXI SYSTEMS RIDERSHIP: 2003 - 2005

Shared-Ride Taxi System Provider	Number of Riders			Percent Change 2003-2005
	2003	2004	2005	
City of Hartford .....	18,600	20,202	19,368	4
City of West Bend.....	131,600	130,238	127,303	-3
Washington County .....	62,991	69,962	70,199	11
Total	213,200	220,600	238,207	12

Source: City of Hartford Park and Recreation Department, City of West Bend Department of City Development, Washington County, and SEWRPC.

*Germantown Senior Van Service*

The Germantown Senior Van Service provides transportation for adults age 60 years of age and older. The Germantown Senior Van Service consists of one lift equipped mini-bus, driven by volunteer drivers. Transportation is provided for senior center activities, meeting nutritional needs, attending medical appointments, and participating in social activities. Service is provided as needed, there are no scheduled hours of operation.

*Medical Related Transportation Services*

Washington County has multiple free transportation services to assist County residents by providing transportation to and from medical facilities. They include:

- American Cancer Society Road to Recovery – Offering cancer patients free transportation to medical appointments. Operates weekdays from 8:00 a.m. to 4:30 p.m.
- American Red Cross, West Bend Chapter – Services include assistance to veterans and their families, transportation for ambulatory people to medical and dental appointments. Service is provided Monday through Friday. The West Bend Chapter serves West Bend, Jackson, Kewaskum, Slinger, Hartford, Barton, Farmington, Trenton, and Wayne only. Transportation is also provided for medical appointments outside Washington County.
- Life Star Medical Transport – Provides non-emergency specialized transportation.
- WCCE – Provides non-emergency transportation to the Veteran’s Administration and Froedtert Hospitals in Milwaukee County

**Bicycle and Pedestrian Facilities**

***Bikeways***

A "bikeway" is a general term that includes any road, path, or way that may legally be used for bicycle travel. Types of bikeways include "bike paths," which are physically separated from motorized vehicles; "bike lanes," which are portions of roadways that are designated by striping, signing, and pavement markings for the exclusive or preferential use of bicycles; and "shared roadways," which are roadways that do not have designated bicycle lanes, but may be legally used for bicycle travel. Generally, all streets and highways except freeways may be used by bicyclists. A "bike route" or "bike trail" is a bikeway designated with directional and information markers, and may consist of a combination of bike paths, bike lanes, and shared roadways. Bikeways are also classified as either "on-street" or "off-street" bikeways. On-street bikeways include bikeways located in a street right-of-way, which include bike lanes, shared roadways signed as bike routes, and bike paths separated from motor vehicle lanes but within the street right-of-way. "Off-street" bikeways are bike paths not located in a street right-of-way. Off-street bikeways are typically located in utility rights-of-way or along rivers or streams, or may serve as short connectors between residential areas and commercial or public facilities.

Bikeways in the County in 2005 are shown on Map 47, and totaled about 22 miles. The longest bikeway in the County is the Eisenbahn State Trail, which spans north and south for 24 miles within Fond du Lac and Washington Counties, of which 12 miles are located in the northern half of the County. Additional on-street and off-street bikeways are located in the City of West Bend, including a total of about five miles of off-street bikeways and about one mile of on-street bikeways. The Pike Lake trail extends about four miles from the City of Hartford to the Pike Lake Unit of the Kettle Moraine State Forest. The bikeway is located in the right-of-way of STH 60 from South Wilson Avenue to Pike Lake Drive, and off-street from that point into the State Forest.



The longest bikeway in the County is the Eisenbahn Trail, which spans north and south for 24 miles within Fond du Lac and Washington Counties, of which 12 miles are located in the northern half of Washington County.

**Pedestrian Facilities**

A comprehensive inventory of pedestrian facilities, such as sidewalks, has not been completed for Washington County. However, the Commission has developed a pedestrian facilities policy, which applies to facilities in the County, as documented in the *Amendment to the Regional Bicycle and Pedestrian Facilities System Plan for Southeastern Wisconsin: 2020*. It recommends that the various units and agencies of government responsible for the construction and maintenance of pedestrian facilities in the Region adopt and follow certain recommended policies and guidelines with regard to the development of those facilities. These policies and guidelines are designed to facilitate safe and efficient pedestrian travel within the Region and are documented in Appendix A of the amendment to the regional bicycle and pedestrian facilities system plan. Recommendations for provisions of sidewalks in areas of existing or planned urban development are summarized in Table 76.

**Other Transportation Facilities and Services**

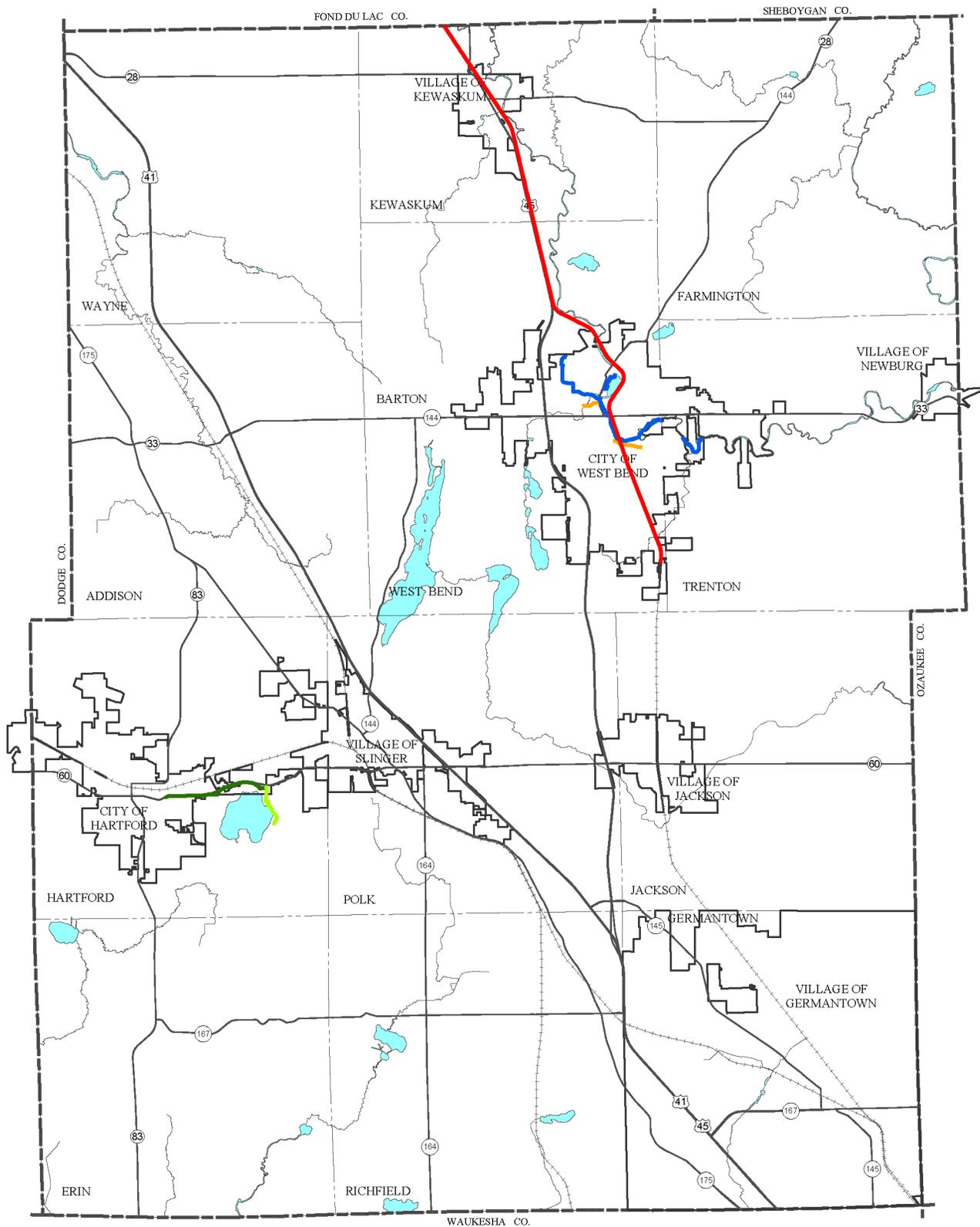
**Rail Freight Services**

As shown on Map 48, railway freight service was provided within Washington County by two railway companies over approximately 48 miles of active mainline railway and a 15 mile spur railway line in 2006. The Wisconsin & Southern Railroad Company provided freight service over an approximately 23 mile segment of railway in the southern portion of the County. This railway traversed the County from southeastern corner of the County northwest to Slinger, and then west to the City of Hartford and beyond. The Canadian National (CN) Railway provided freight service over an approximately 15 mile spur segment of railway in the central portion of the County from the southeastern corner of the County to the southern boundary of the City of West Bend serving the urban areas of the Villages of Germantown and Jackson, and a planned industrial area on the south side of the City of West Bend. The CN Railway also operates freight service over an approximately 25 mile segment of mainline railway traveling north through the western half of the County towards Duluth-Superior via Fond Du Lac serving the Village of Slinger and Allenton in the Town of Addison.



Railway freight service was provided within Washington County by two railway companies over approximately 48 miles of active mainline railway and a 15 mile spur railway line in 2006.

BIKEWAYS IN WASHINGTON COUNTY: 2006



- EISENBahn STATE TRAIL  
NOTE: THE TRAIL IS OWNED BY THE STATE OF WISCONSIN BUT IS MANAGED AND MAINTAINED BY WASHINGTON COUNTY.
- HARTFORD - PIKE LAKE BIKEWAY
- OFF - STREET BIKEWAY
- ON - STREET BIKEWAY
- CITY OF WEST BEND BIKEWAYS:  
— OFF - STREET BIKEWAY  
— ON - STREET BIKEWAY
- SURFACE WATER

Source: Washington County, City of West Bend, and SEWRPC.

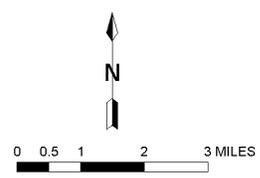


Table 76

**RECOMMENDATIONS FROM THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN  
FOR PROVISION OF SIDEWALKS IN AREAS OF EXISTING OR PLANNED URBAN DEVELOPMENT**

Roadway Functional Classification	Land Use	New Streets <sup>a</sup>	Existing Streets <sup>a</sup>
Arterial Streets <sup>b</sup>	Industrial Commercial Residential	Both Sides Both Sides Both Sides	Both Sides Both Sides Both Sides
Collector Streets	Industrial Commercial Residential	Both Sides Both Sides Both Sides	Both Sides Both Sides At least one side
Land Access Streets <sup>c</sup>	Industrial Commercial Residential (medium and high-density) Residential (low-density)	Both Sides Both Sides Both Sides At least one side	Both Sides Both Sides At least one side At least one side

<sup>a</sup>Sidewalks may be omitted on one side of streets where there are no existing or anticipated uses that would generate pedestrian trips on that side.

<sup>b</sup>Where there are marginal access control or service roads, the sidewalk along the main road may be eliminated and replaced by a sidewalk along the service road on the side away from the main road.

<sup>c</sup>Sidewalks need not be provided along court and cul-de-sac streets less than 600 feet in length, unless such streets serve multi-family development; or along streets served by parallel off-street walkways.

Source: SEWRPC.

**Ports and Harbors**

There are no ports<sup>7</sup> or boat harbors located in the County. Water freight and transportation facilities and services are provided to the County by the Port of Milwaukee, which is located in the City of Milwaukee.

**Airports**

Of the two publicly-owned airports in Washington County, the West Bend Municipal Airport provides both chartered air service and air freight services, while the Hartford Municipal Airport provides only air freight service. In addition, privately-owned Hahn Sky Ranch is available for public use, although use of the Hahn Sky Ranch is limited by its rugged grass runway and lack of lights. As described earlier in this chapter, commercial airline service is provided to residents of the County by General Mitchell International Airport, located in eastern Milwaukee County. Also, Lawrence Timmerman Field located in western Milwaukee County is capable of accommodating most types of general aviation aircraft.



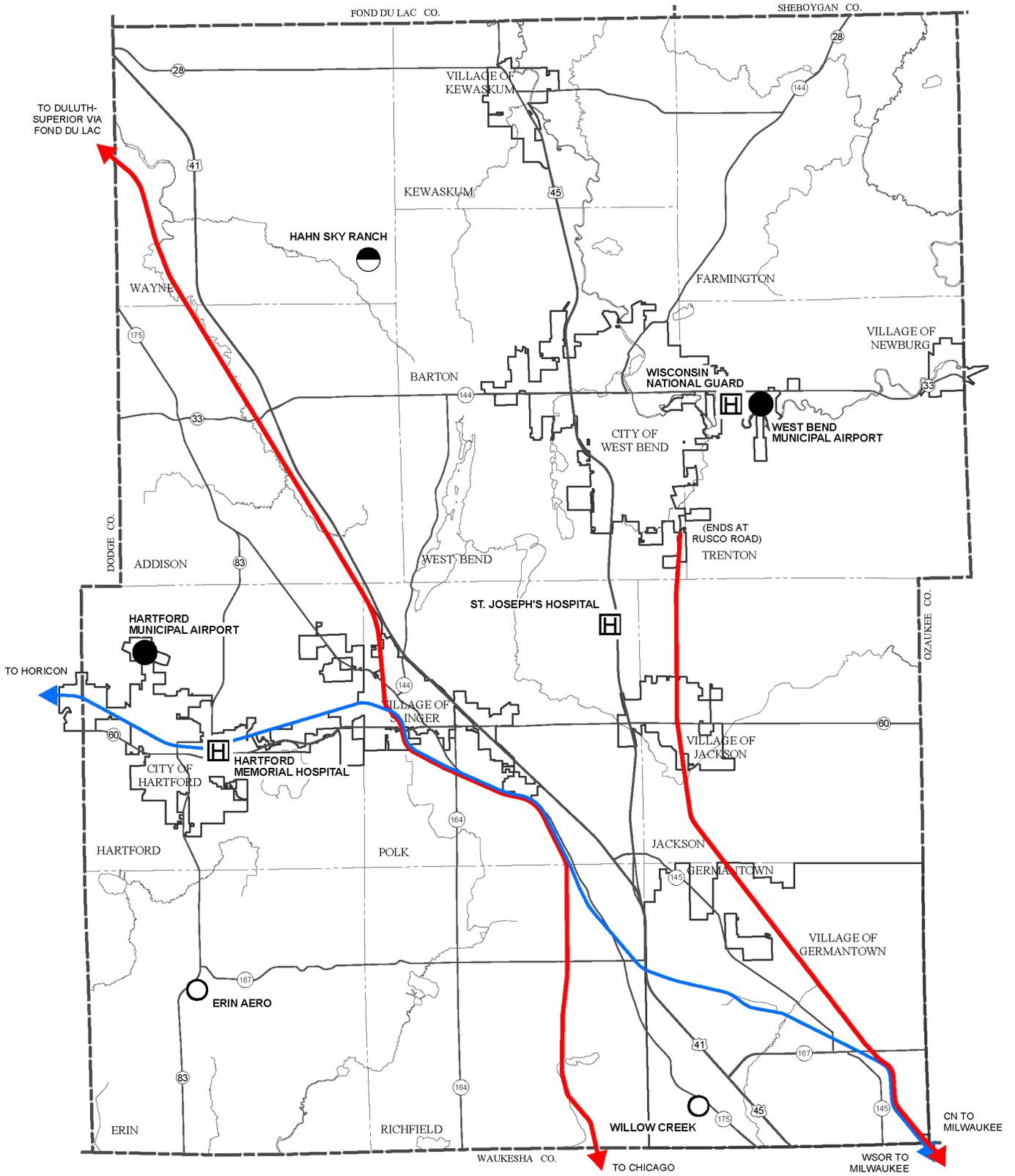
Air freight service is provided at the Hartford Municipal Airport.



Air freight service and chartered air service is provided at the West Bend Municipal Airport.

<sup>7</sup>Ports are defined as facilities for the docking, loading, or unloading of ships, barges, or boats that primarily transport freight.

RAILROADS AND AIRPORTS IN WASHINGTON COUNTY: 2006



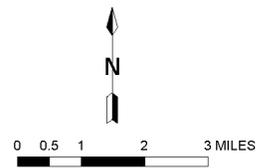
**RAILROADS**

- CANADIAN NATIONAL RAILWAY (CN)
- WISCONSIN AND SOUTHERN RAILROAD COMPANY (WSOR)

**AIRPORTS**

-  PUBLIC-USE AIRPORT - PUBLIC OWNERSHIP
-  PUBLIC-USE AIRPORT - PRIVATE OWNERSHIP
-  PRIVATE-USE AIRPORT - PRIVATE OWNERSHIP
-  PRIVATE-USE HELIPORT

Source: SEWRPC.



There are two private-use airports in the County: Erin Aero in the Town of Erin and Willow Creek in the Village of Germantown. Private heliports are located at St. Joseph's Community Hospital in the Town of Polk and Hartford Hospital in Hartford. The Wisconsin National Guard operates a heliport at the West Bend Airport. These airports and heliports are restricted use facilities and are not open for use by the general public. The airports provide turf runways and few other facilities or lighting and navigational aids. Public and private airports and heliports are shown on Map 48.

## SUMMARY

This chapter provides inventory information on existing land uses and transportation facilities and services in Washington County and each local unit of government participating in the multi-jurisdictional comprehensive planning process, and information on regional transportation facilities and services that serve County residents. The planning recommendations set forth in the land use and transportation element chapters of this report are directly related to the inventory information presented in this chapter. The following is a summary of the information in this Chapter:

- The Commission utilizes an urban growth ring analysis and a land use inventory to inventory and monitor urban growth and development in the Region. The urban growth ring analysis delineates the outer limits of concentrations of urban development and depicts the urbanization of the Region over the past 150 years. The Commission land use inventory is a more detailed inventory that places all land and water areas in the Region into one of 66 land use categories, providing a basis for analyzing specific urban and nonurban land uses. The inventory results, as they apply to the County, are summarized in Part 1.
- Small portions of the Cities of Hartford and West Bend, and the Villages of Newburg and Slinger were developed prior to 1850. In 1900, urban development was still largely confined to the Cities of Hartford and West Bend, and the Villages of Newburg and Slinger, with additional development in areas of the Villages of Germantown, Jackson, and Kewaskum. The period from 1900 to 1950 saw expansion of mainly the Cities of Hartford and West Bend. The period between 1950 and 1985 saw significant growth outward from urban areas and the development of lakeshores around Big Cedar Lake, Little Cedar Lake, and Pike Lake. The period from 1963 to 2000 saw significant urban growth in scattered locations throughout the County, particularly in the southern portion of the County.
- Between 1975 and 2000, the amount of land used for urban uses, including residential, commercial, industrial, and transportation uses, increased by about 21,000 acres, from about 28,000 acres to about 49,000 acres, or about 75 percent. The amount of land used for agriculture decreased by about 33,000 acres, or by about 19 percent.
- Urban service areas are identified in the regional land use plan based on the sanitary sewer service areas delineated in the regional water quality management plan. Urban service areas in Washington County include the Cities of Hartford and West Bend; the Villages of Jackson, Kewaskum, Newburg, and Slinger; portions of the Village of Germantown; and Allenton. Urban service areas are typically currently served by, or planned to be served by local parks, local schools, shopping areas, and public sanitary sewers within a 20-year period. All of the urban service areas in Washington County except Newburg are also served by public water, or planned to be served by public water within 20 years.
- Urban land uses consist of residential; commercial; industrial; governmental and institutional; and transportation, communication, and utility uses. Urban land uses encompassed about 48,936 acres, or about 18 percent of the County, in 2000. Residential land comprised the largest urban land use category in the County, encompassing 25,916 acres, or about 53 percent of all urban land and about 9 percent of the total County. Commercial land encompassed about 1,311 acres or about 3 percent of all urban land and less than 1 percent of the total County. Industrial land encompassed about 1,549 acres or about 3 percent of all urban land and less than 1 percent of the total County. Land used for transportation, utilities, and communications facilities encompassed about 15,616 acres, or about 32 percent of all urban land and about 6 percent of the total County. Land used for government and institutional uses

encompassed about 1,477 acres, or about 3 percent of all urban land and less than 1 percent of the total County. Intensively used recreational land encompassed about 3,067 acres, or about 6 percent of all urban land and about 1 percent of the total County.

- Nonurban land uses consist of agricultural lands; natural resource areas, including surface waters, wetlands, and woodlands; extractive sites and landfills; and unused land. Nonurban land uses encompassed about 229,820 acres, or about 82 percent of the County in 2000. Agricultural land was the predominant land use in the County in 2000. It encompassed 141,755 acres, or about 62 percent of nonurban land uses and 51 percent of the total County. Natural resource areas consisting of surface water, wetlands, and woodlands combined to encompass 70,335 acres, or about 31 percent of nonurban land uses and about 25 percent of the total County. Extractive uses combined to encompass about 1,266 acres, or less than 1 percent of nonurban land uses and the total County. Open lands encompassed about 16,464 acres, or about 7 percent of nonurban land and about 5 percent of the total County.
- To ensure that future planning reflects land use development that has occurred to date, the 2000 land use inventory was supplemented by identifying major development projects that occurred between 2000 and 2006, based on the 2005 aerial photographs produced by SEWRPC, field checks, and consultation with local and County officials and staff.
- There are no active landfills in Washington County. The Wisconsin Department of Natural Resources (DNR) had identified 75 former landfills encompassing about 464 acres in Washington County in the State registry of waste disposal sites in 2006.
- The DNR had identified 110 contaminated sites in Washington County in 2006, which were being monitored.
- Much of the transportation facilities and services inventory information in Part 2 is drawn from the regional transportation system plan. The 2035 regional transportation plan, and the preceding plan for the year 2020, includes four elements: public transportation, systems management, bicycle and pedestrian facilities, and arterial streets and highways. Information on rail, airport, and freight services is also provided.
- The street and highway system serves several important functions, including providing for the movement of through vehicular traffic; providing for access of vehicular traffic to abutting land uses; providing for the movement of pedestrian and bicycle traffic; and serving as the location for utilities and stormwater drainage facilities. The arterial street and highway system is intended to provide a high degree of travel mobility, serving the through movement of traffic between and through urban areas. Arterial streets and highways accounted for 425 miles in 2005. The primary function of land access streets is to provide access to abutting property. Collector streets are intended to serve primarily as connections between the arterial street system and the land access streets. WisDOT maintains a detailed database of county and local street information in the “Wisconsin Information System for Local Roads” (WISLR).
- Public transportation service to the general public may be divided into the following three categories:
  - Intercity or interregional public transportation that provides service across regional boundaries includes Amtrak railway passenger service, interregional bus service, and commercial air travel.
  - Urban public transportation commonly referred to as public transit that is open to the general public and provides service within and between large urban areas. The Washington County Commuter Express Bus System falls into this category.
  - Rural and small urban community public transportation, which is open to the general public and provides service in and between small urban communities and rural areas. The nonfixed-route shared-ride taxi systems operated by Washington and Ozaukee Counties and both the City of West Bend and the City of Harford fall into this category.
- In 2005, rail, bus, ferry, and airline carriers provided Washington County residents with public transportation service between the Southeastern Wisconsin Region and a number of cities and regions across the Country.

- The Washington County Commuter Express Bus System consists of two express commuter bus routes. The buses are owned and operated by Washington County. The routes operate between three park-ride lots in Washington County and stops in downtown Milwaukee, the Milwaukee Regional Medical Center, Mayfair Mall, and Watertown Plank Road/STH 100.
- The Washington County Shared-Ride Taxi System is provided and operated by Washington County. The system is designed to serve any trip made within Washington County during its operating hours. The major exception is for trips where both the origin and destination are located in the City of West Bend or the City of Hartford. Trips entirely within the Cities are served by the County taxi system only if they are outside the operating hours of the City taxi systems or are trips made by disabled persons who cannot physically use the City systems. The County system also operates to and from the Village of Menomonee Falls in Waukesha County.
- Bikeways are classified as either “on-street” or “off-street” bikeways. On-street bikeways include bikeways located in a street right-of-way, which include bike lanes, shared roadways signed as bike routes, and bike paths separated from motor vehicle lanes but within the street right-of-way. “Off-street” bikeways are bike paths not located in a street right-of-way. The longest bikeway in the County is the Eisenbahn State Trail Trail, which spans north and south 24 miles. Twelve miles are located in the northern portion of Washington County, and the remaining 12 miles are located in Fond Du Lac County. Additional on-street and off-street bikeways are located in the City of West Bend with about one mile of on-street bikeway and five miles of off-street bikeway. The Pike Lake Trail extends about three miles from the City of Hartford to the Pike Lake Unit of the Kettle Moraine State Forest. The bikeway is located in the right-of-way of STH 60 from South Wilson Avenue to Pike Lake Drive, and off-street from that point into the State Forest.
- Of the two publicly-owned airports in Washington County, the West Bend Municipal Airport provides both chartered air service and air freight services, while the Hartford Municipal Airport provides only air freight service. Commercial airline service is provided to residents of the County by General Mitchell International Airport, located in Milwaukee County. Airports open to the public and publicly owned, but without scheduled flights open to the general public, are located in Hartford, Sheboygan, West Bend, and at Timmerman Field in Milwaukee. There is one public and privately-owned airport in Washington County, the Hahn Sky Ranch in the Town of Wayne.

## Chapter V

# INVENTORY OF EXISTING UTILITIES AND COMMUNITY FACILITIES

Development in Washington County is supported by private and public utilities that provide residents and businesses with electric power, natural gas, communication, water, and sewage and solid waste management facilities and services, and community facilities that provide educational, recreational, administrative, and other services. This chapter inventories sanitary sewer and water supply services, stormwater management facilities, private utilities, solid waste management facilities, healthcare facilities, government and public institutional centers, police service, fire protection and emergency rescue services, public and private schools, cemeteries, childcare, and assisted-living facilities.

### PART 1: UTILITIES

#### Sanitary Sewer Services

##### *Sewer Service Areas*

SEWRPC is the designated water quality management agency for the Southeastern Wisconsin Region. An area wide water quality management plan for the Region was adopted in 1979, aimed at achieving clean surface waters in the seven county Region.<sup>1</sup> The plan has five basic elements. One element is a point source pollution abatement element with recommendations concerning the location and extent of sanitary sewer service areas; the location, type, capacity of, and level of treatment to be provided at, sewage treatment facilities; the location and configuration of intercommunity trunk sewers; and the abatement of pollution from sewer system overflows and from industrial wastewater discharges.

The plan was formally endorsed by the Wisconsin Natural Resources Board on July 25, 1979. Such endorsement is particularly important because under State law and administrative rules, certain actions by the Wisconsin Department of Natural Resources (WDNR) must be in accordance with the adopted plan. These actions include approval of waste discharge permits, approval of State and Federal grants for the construction of wastewater treatment and conveyance facilities, and approval of locally proposed sanitary sewer extensions.

Virtually all of the 85 generalized sewer service areas identified in the 1979 regional water quality management plan (RWQMP) have been refined and detailed through the preparation by SEWRPC of a sewer service area plan for each sewage treatment plant recommended in the RWQMP. Table 95 in Chapter VI lists the adopted sewer

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<sup>1</sup>*An update to the Regional Water Quality Management Plan was completed in 2008.*

Table 77

**CHARACTERISTICS OF PUBLIC SEWAGE TREATMENT PLANTS IN WASHINGTON COUNTY**

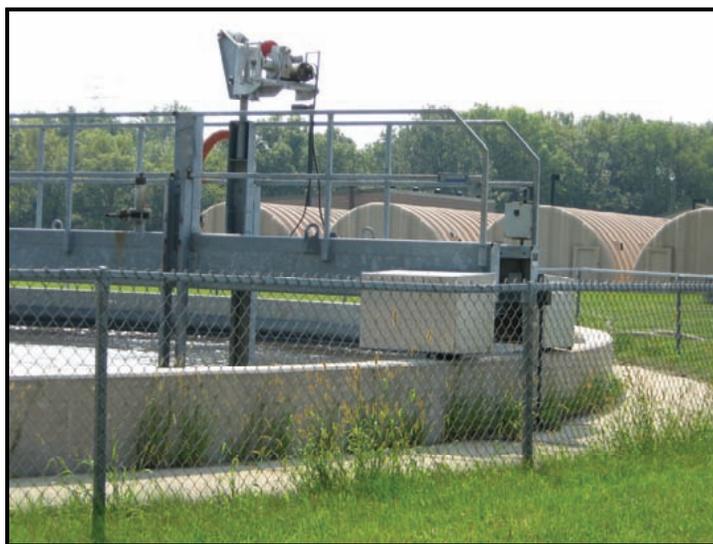
Public Sewage Treatment Plant	Date of Latest Major Plant Modification	Receiving Water	Design Capacity (million gallons per day)	2003 Average Annual Flow Rate (million gallons per day)	2003 Maximum Monthly Flow Rate (million gallons per day)	Planned 2020 Estimated Average Annual Flow Rate (million gallons per day)	Sewer Service Area (acres - 2006)
Allenton	1986	Rock River –East Branch	0.35	0.12	0.15	0.17	832
Hartford	1999	Rubicon River	3.60	1.97	2.41	2.40	11,502
Jackson	1997	Cedar Creek	1.25	0.81	1.27	1.10	4,409
Kewaskum	1972	Milwaukee River	0.75	0.51	0.79	0.70	2,841
Newburg	1997	Milwaukee River	0.18	0.11	0.12	0.15	1,403
Slinger	1981	Rubicon River	0.92	0.53	0.66	0.74	3,883
West Bend	1980	Milwaukee River	9.00	3.42	3.66	4.50	16,334

Note: The Village of Germantown is located within the Milwaukee Metropolitan Sewerage District (MMSD) and wastewater is treated at MMSD sewage treatment plants in Milwaukee County.

Source: SEWRPC Regional Water Quality Management Plan update.

service area plans in the County. About 50,129 acres, or 18 percent of the County, were within existing sanitary sewer service areas in 2006. Map 49 shows sewer service areas within the County, which include the Cities of Hartford and West Bend and surrounding areas; the Villages of Jackson, Kewaskum, Newburg, and Slinger and surrounding areas; portions of the Village of Germantown; and the unincorporated hamlet of Allenton in the Town of Addison. The Village of Germantown is located within the Milwaukee Metropolitan Sewerage District (MMSD) and wastewater from the Village is treated at MMSD sewage treatment plants in Milwaukee County. Each of the other cities and villages operates its own sewage treatment plant. The Allenton Sanitary District operates the sewage treatment plant that serves the Allenton area.

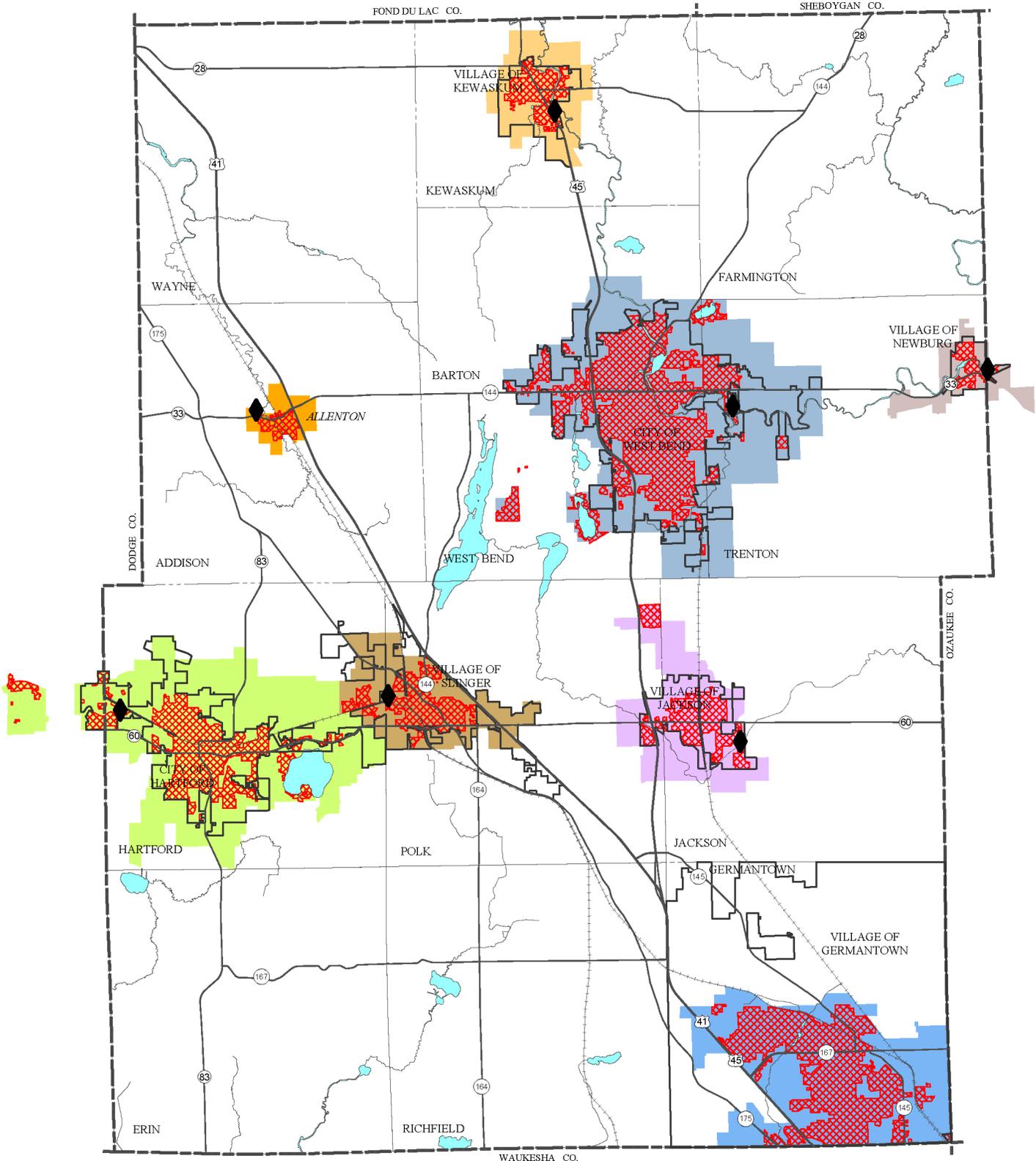
Table 77 summarizes existing conditions and design capacities of public sewage treatment plants in the County. Lands in each sanitary sewer service area served with sanitary sewers in 2000 are also shown on Map 49. These areas were identified by SEWRPC by mapping the locations of existing sanitary sewers as part of the regional land use plan update. Sewer locations were provided by municipalities and sanitary and utility districts. In addition, the Town of West Bend has three areas served by sewer. These areas, which are served through contracts with the City of West Bend, are located just east of Big Cedar Lake and include Cedar Lake Homes and the West Bend Country Club. The Washington County Fair Park in the Town of Polk is served by sewers from the Village of Jackson through a contract with the Village. St. Joseph’s Hospital also has a contract with the Village of Jackson for sewer services. Sewers were extended to the hospital after 2000, the date of the inventory shown on Map 49. About 15,084 acres, or about 5 percent of the County, were served by public sanitary sewers in 2000. An estimated 71,500 residents, or about 61 percent of Washington County residents, were served.



The municipal sewage treatment plant in the Village of Jackson.

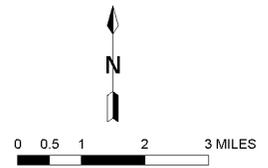
# Map 49

## PLANNED SANITARY SEWER SERVICE AREAS AND AREAS SERVED BY SANITARY SEWER IN WASHINGTON COUNTY



- |   |  |   |  |  |               |
|---|--|---|--|--|---------------|
|  | AREA SERVED BY SEWER: 2000                       |  | VILLAGE OF JACKSON PLANNED SEWER SERVICE AREA  |    | SURFACE WATER |
|  | SEWAGE TREATMENT PLANT                           |  | VILLAGE OF KEWASKUM PLANNED SEWER SERVICE AREA | <p>NOTE: SEWER SERVICE AREAS REFLECT PLANS ADOPTED AS OF JUNE 2007.</p> <p>NOTE: THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA IS PART OF THE MILWAUKEE METROPOLITAN SEWERAGE DISTRICT.</p> |               |
|  | ALLENTON PLANNED SEWER SERVICE AREA              |  | VILLAGE OF NEWBURG PLANNED SEWER SERVICE AREA  |  |               |
|  | VILLAGE OF GERMANTOWN PLANNED SEWER SERVICE AREA |  | CITY OF WEST BEND PLANNED SEWER SERVICE AREA   |  |               |
|  | CITY OF HARTFORD PLANNED SEWER SERVICE AREA      |   |  |  |               |

Source: SEWRPC.



### ***Utility and Sanitary Districts***

Sanitary and utility districts are shown on Map 50. The purpose of a sanitary district is to allow landowners in unincorporated areas an opportunity to form a special-purpose unit of government to provide certain urban services. A town sanitary district has authority to plan, construct, and maintain systems for garbage removal, water supply, sewage disposal, and stormwater management. Sanitary districts may be formed by a town board, upon a request from affected landowners, under Section 60.71 of the *Wisconsin Statutes*. Each district is governed by a commission. At the time a district is established, the town board determines whether commissioners will be appointed by the town board or elected. The town board may choose to appoint itself as the commission. A town board may also establish utility districts under Sections 60.23 and 66.0827 of the *Statutes* to provide public services within the district. The town board governs utility districts.

Sanitary districts in Washington County include the Allenton Sanitary District in the Town of Addison, the Bark Lake Sanitary District in the Town of Richfield,<sup>2</sup> the Hilldale Sanitary District in the Town of Hartford, the Sand Drive Sanitary District and the Scenic Drive Sanitary District in the Town of Trenton, the Silver Lake Sanitary District in the Town of West Bend, and the Wallace Lake Sanitary District in the Towns of Barton and Trenton. The Bark Lake and Sand Drive sanitary districts do not currently provide sewage treatment or other services and are apparently inactive.

Sanitary sewage collection and treatment services are provided by the Allenton Sanitary District, which operates its own sewage treatment plant; the Hilldale Sanitary District, which conveys wastewater to the Village of Slinger sewage treatment plant; and the Scenic Drive, Silver Lake, and Wallace Lake sanitary districts, which convey wastewater to the City of West Bend sewage treatment plant. The Rubicon Sanitary District No. 1 in Dodge County conveys its wastewater to the City of Hartford sewage treatment plant. The Silver Lake sanitary district provides trash collection services in addition to sewage treatment services. The Allenton, Scenic, and Wallace Lake Sanitary Districts also provide water service.

The Pike Lake Utility District provides sanitary sewer services<sup>3</sup> in the Town of Hartford. The district includes portions of the area within the boundaries of the Pike Lake Protection and Rehabilitation District, but extends outside the lake district boundaries. Sanitary sewage collected by the Pike Lake utility district is discharged to the City of Hartford sewage treatment plant.

The Big Cedar Lake Management District and the Little Cedar Lake Protection and Rehabilitation Districts, both located partially in the Town of West Bend and partially in the Town of Polk, have adopted sanitary district powers in addition to their lake district powers, but neither district provides sanitary sewerage services. The Big Cedar Lake District provides trash collection services for properties in the district.

### ***Private On-Site Wastewater Treatment***

Washington County regulates private onsite wastewater treatment systems (POWTS) for any development in the County that is not served by sanitary sewer. Development in this case applies to residential, commercial, and industrial uses. The authority to regulate POWTS comes from the *Wisconsin Administrative Code*, Chapter Comm 83, with related information in Chapters Comm 5, Comm 16, Comm 82, Comm 84 through 87, and Comm 91. Chapter 25 (the Sanitary Code) of the Washington County Code of Ordinances sets forth the regulations for POWTS in both incorporated (city and village) and unincorporated (town) areas of the County.

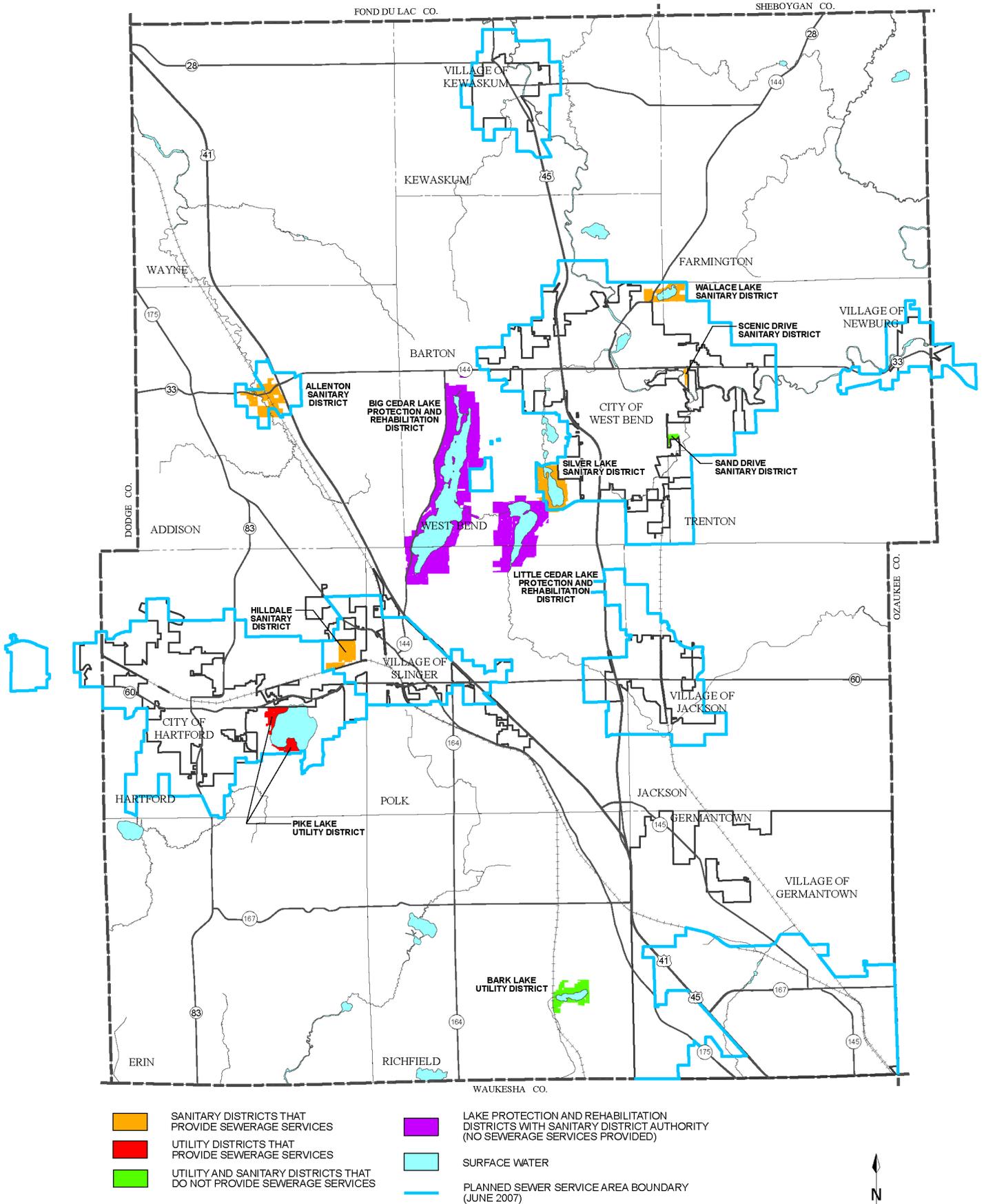
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<sup>2</sup>The Town of Richfield incorporated as a Village in February 2008.

<sup>3</sup>A number of town utility districts have been created to provide street lights to portions of towns. Street lights are generally provided in hamlets through town utility districts.

# Map 50

## SANITARY AND UTILITY DISTRICTS IN WASHINGTON COUNTY: 2006



Source: Washington County and SEWRPC.

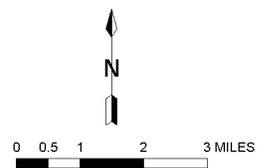


Table 78

**PERMITS ISSUED FOR PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS IN WASHINGTON COUNTY: 1980 - 2006**

Community	At-Grade	Conventional	Constructed - Wetland	Dripline	In-Ground Pressure	Mound	Holding Tank	Total
<b>Cities</b>								
Hartford.....	0	2	0	0	0	1	2	5
West Bend .....	0	1	0	0	0	0	1	2
<b>Villages</b>								
Germantown .....	13	56	0	0	5	329	122	525
Jackson .....	0	0	0	0	0	0	3	3
Slinger .....	9	129	0	0	5	21	1	165
<b>Towns</b>								
Addison.....	47	298	0	0	7	178	15	545
Barton .....	12	330	0	0	12	127	24	505
Erin .....	22	615	1	1	6	273	47	965
Farmington.....	35	618	0	0	21	179	48	901
Germantown .....	0	5	0	0	0	31	5	41
Hartford.....	30	277	0	0	8	168	15	498
Jackson .....	43	126	1	0	11	445	53	679
Kewaskum .....	8	144	0	0	8	57	7	224
Polk.....	29	531	0	0	28	205	60	853
Richfield.....	82	1,363	0	1	30	808	201	2,485
Trenton .....	62	603	1	0	17	285	14	982
Wayne .....	53	182	0	0	12	221	22	490
West Bend .....	50	644	0	1	48	136	166	1,045
<b>Total</b>	<b>495</b>	<b>5,924</b>	<b>3</b>	<b>3</b>	<b>218</b>	<b>3,464</b>	<b>806</b>	<b>10,913</b>

Source: Washington County.

There are several different types of POWTS including at-grade, conventional systems, constructed-wetland, dripline, in-ground pressure, mound systems, and holding tank systems. All wastewater must discharge into a public sewerage system or a POWTS. The ability of soil to accept wastewater from a development differs depending on the type of soil. For this reason, all development proposed to be served by a POWTS requires a soil test to determine if the soils present in a specific location are suitable for the proposed development and what method of on-site wastewater treatment is most suitable. Permits were issued for 10,913 POWTS in Washington County between 1980 and 2006. The number and type of POWTS in each local government are set forth in Table 78.

**Water Supply**

In 2000, the total estimated use of water in Washington County was 13.38 million gallons per day (mgd). This figure includes water supplied by public utilities and water obtained from private wells. The largest portion of that use was by residential land uses, which consumed 5.64 mgd. Other water uses included 2.55 mgd by industrial uses, 1.84 mgd by commercial uses, 0.62 mgd by agricultural uses, 0.31 mgd for irrigation, and 2.42 mgd by governmental or institutional land uses and water lost to the system.



There are several different types of POWTS including at-grade, conventional systems, constructed-wetland, dripline, in-ground pressure, mound systems, and holding tank systems. A mound system is shown in the above photo.



In 2000, the total estimated use of water in the County was 13.38 million gallons per day (mgd).

### ***Water Supply Systems***

Map 51 shows portions of the County served by public water utilities and private water supply systems, and those areas where development depends on the use of private wells. Portions of Washington County served by public water utilities encompassed about 13,800 acres, or about 5 percent of the County, in 2000. An estimated 66,800 County residents, or about 57 percent of the County population, were served by public water utilities in 2000. There are seven public water utilities in the County serving the Allenton Sanitary District, the Cities of Hartford and West Bend, and the Villages of Germantown, Jackson, Kewaskum, and Slinger. Table 79 sets forth the total acres served in 2006, the amount of water pumped in 2004, and gallons per person per day used in 2004 by each public water utility.

Based on Wisconsin Public Service Commission annual reports for the year 2004, approximately 6.7 mgd of water were pumped for use in the seven municipal systems concerned (see Table 80). As shown on Table 80, the water use totaled about 6.7 mgd for residential, commercial, industrial, and other municipal uses. About 3.6 mgd, or about 54 percent of total municipal water used, was for single- and two-family residential purposes; about 1.6 mgd, or about 24 percent, was for commercial, multi-family residential, institutional, and miscellaneous uses; and about 1.2 mgd, or about 18 percent, was for industrial uses. The remaining 0.3 mgd, or about 4 percent, was used for other municipal purposes. Based on the population served and reported water use, residential water consumption within the seven water supply systems was approximately 65 gallons per person per day in 2004. When accounting for all municipal water uses, the average water consumption was about 96 gallons per person per day. The amount of water which was unaccounted for averages 11 percent of the water pumped. This unaccounted for water was not included in the computed per capita consumption rates. Residential water use reported by the water utilities excludes water used by most multi-family residential buildings with a single meter, which are included with commercial water uses. Thus, the calculation of the water uses on a per capita and per acre basis for the residential and commercial categories were made by adjusting the population and acreage considered under these categories to reflect this reporting idiosyncrasy.

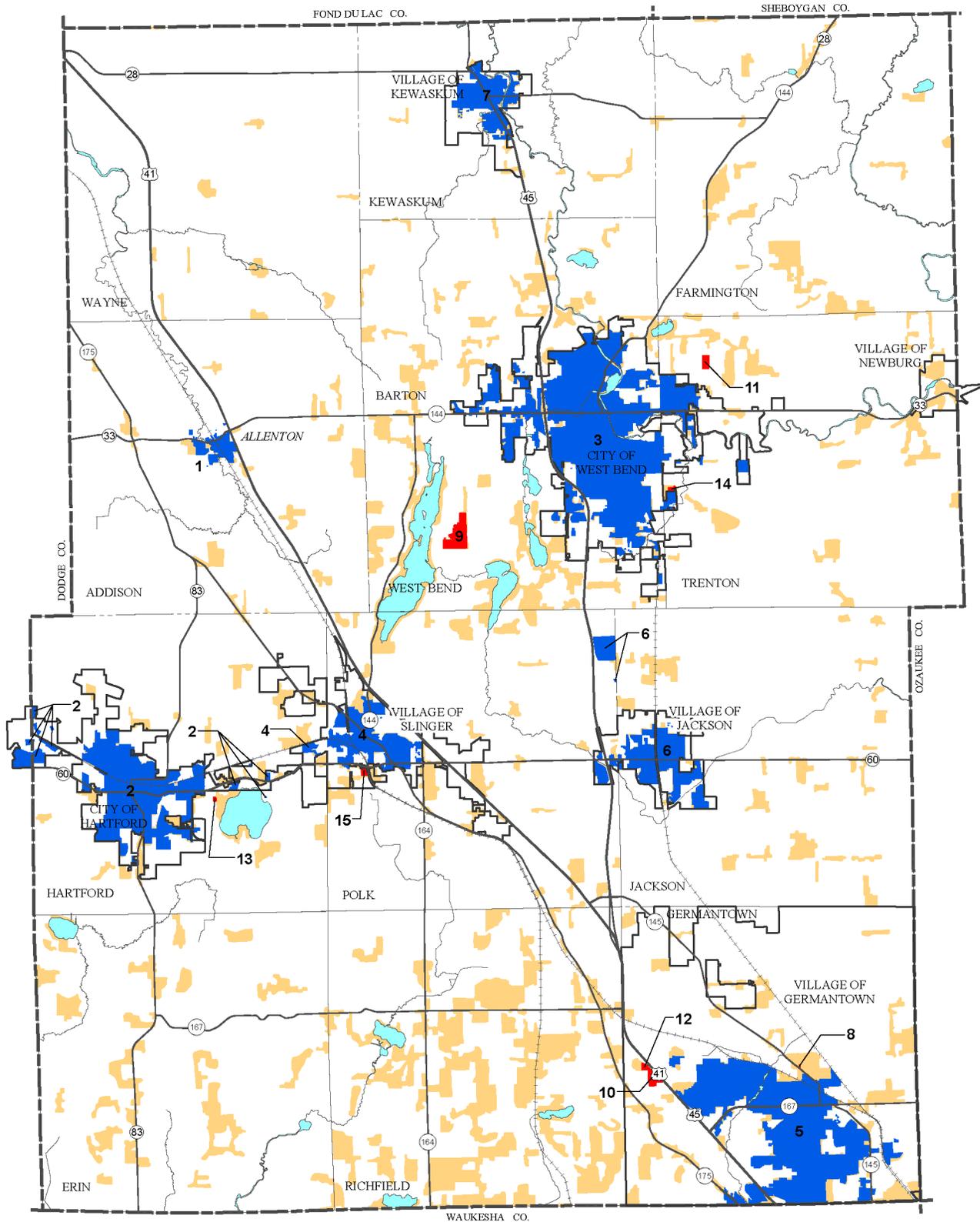
In 2005, there were eight existing privately owned water systems operating in Washington County. These systems provide water primarily to residential subdivisions, apartments and condominium developments, and mobile home parks. Such systems are categorized by the WDNR as “other than municipal, community systems.” These systems served an area of about 260 acres and served a year 2000 resident population of about 1,700 persons, or less than 2



There are seven public water utilities in the County, serving 13,800 acres and 66,800 County residents in 2000. In 2004, approximately 6.7 mgd of water was pumped for use in these seven systems.

Map 51

AREAS SERVED BY PUBLIC AND PRIVATE WATER UTILITIES IN WASHINGTON COUNTY: 2000



- AREAS SERVED BY PUBLIC WATER UTILITIES
- AREAS SERVED BY PRIVATE WATER UTILITIES
- 8** WATER UTILITY REFERENCE NUMBER (SEE TABLE 79)
- EXTENT OF URBAN DEVELOPMENT NOT SERVED BY PUBLIC OR PRIVATE WATER SUPPLY SYSTEMS. INCLUDES URBAN DEVELOPMENT AS IDENTIFIED IN THE REGIONAL PLANNING COMMISSION HISTORIC URBAN GROWTH RING ANALYSIS.
- SURFACE WATER

Source: SEWRPC.

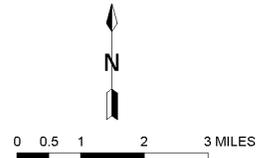


Table 79

**PUBLIC AND PRIVATE WATER UTILITY SERVICE IN WASHINGTON COUNTY**

Number on Map 51	Utilities	Acres (2006)	Total Annual Pumpage in Gallons (2004)	Gallons Per Person Per Day
	<b>Public</b>			
1	Allenton Sanitary District.....	205.1	29,753,000	79.3
2	City of Hartford Water Utility .....	2,198.9	593,559,000	119.4
3	City of West Bend Water Utility .....	5,183.8	1,095,604,000	93.4
4	Slinger Utility .....	860.8	128,229,000	78.4
5	Village of Germantown Water Utility .....	3,654.5	686,175,000	97.8
6	Village of Jackson Water Utility .....	1,044.7	216,055,000	88.7
7	Village of Kewaskum Municipal Water Utility.....	640.4	121,264,000	78.9
	<b>Total Public</b>	<b>13,788.2</b>	<b>2,870,639,000</b>	<b>--</b>
	<b>Private</b>			
8	Carriage Hills Apartments.....	1.1	-- <sup>a</sup>	-- <sup>a</sup>
9	Cedar Lake Home 5 & 9 .....	139.3	-- <sup>a</sup>	-- <sup>a</sup>
10	Hilltop Highlands 1 through 6 .....	38.9	-- <sup>a</sup>	-- <sup>a</sup>
11	Jamestown East Homeowners Association.....	24.3	-- <sup>a</sup>	-- <sup>a</sup>
12	Maple Terrace Mobile Home Park.....	10.9	-- <sup>a</sup>	-- <sup>a</sup>
13	Voigts Lakeside Estates .....	3.9	-- <sup>a</sup>	-- <sup>a</sup>
14	Walsh Subdivision 2 .....	8.8	-- <sup>a</sup>	-- <sup>a</sup>
15	Wheel Estates Mobile Home Park.....	14.5	-- <sup>a</sup>	-- <sup>a</sup>
	<b>Total Private</b>	<b>241.7</b>	<b>--<sup>a</sup></b>	<b>--<sup>a</sup></b>
	<b>Total</b>	<b>14,029.9</b>	<b>--<sup>a</sup></b>	<b>--<sup>a</sup></b>

<sup>a</sup> Private water utilities are not metered, data is not available.

Source: SEWRPC.

percent of Washington County residents. All of these eight systems utilized groundwater as a source of supply through four low-capacity and 26 high-capacity wells. The existing service areas of these systems are shown on Map 51. Table 79 sets forth the total acres served in 2006 by each private water utility.

In 2005, there were also privately owned, self-supplied systems serving 18 industrial facilities, 123 commercial facilities, 80 institutional and recreational facilities, and 13 agricultural or other irrigation facilities. All of these private, self-supplied water supply systems utilize groundwater as a source of supply. In aggregate, systems were reported to utilize about 5.7 mgd of water during 2005.

In 2005, about 54,000 persons, or about 43 percent of County residents, were served by private domestic wells or non-municipal community systems. Assuming an average use of 65 gallons per capita per day, these private residential wells would withdraw about 3.5 million gallons per day from the shallow groundwater aquifer. It is estimated that 9 percent of the households served by private domestic wells are served by public sanitary sewer systems. Thus, the water withdrawn from the groundwater system for about 9 percent of the private domestic wells, or about 0.3 million gallons per day, was discharged to the surface water system, such as the Rubicon River, as treated sanitary sewage. The majority (approximately 90 to 95 percent) of the remaining 91 percent of the water withdrawn by private wells, or about 3.0 million gallons per day, was returned to the groundwater aquifer via onsite sewage disposal systems.



In 2005, about 54,000 persons, or about 43 percent of County residents, were served by private domestic wells or non-municipal community water systems.

Table 80

## SUMMARY OF MUNICIPAL WATER USE IN WASHINGTON COUNTY: 2000 AND 2004

Year	Average Annual Water Uses										Percent Unaccounted for Water <sup>g</sup>
	Residential Water Use <sup>a</sup>			Industrial Water Use		Commercial, Institutional, Multi-Family Residential, and Miscellaneous Water Use <sup>a</sup>		Other Municipal <sup>e</sup> Water Uses (gallons per day X 1,000)	Total Municipal Water Use <sup>b</sup>		
	Total <sup>c</sup> (gallons per day X 1,000)	Per Person <sup>d</sup> (gallons per capita per day)	Per Acre <sup>d</sup> (gallons per acre per day)	Total <sup>c</sup> (gallons per day X 1,000)	Per Acre (gallons per acre per day)	Total <sup>c</sup> (gallons per day X 1,000)	Per Acre (gallons per acre per day)		Total <sup>c</sup> (gallons per day X 1,000)	Per Person <sup>f</sup> (gallons per capita per day)	
2000	3,488	66	725	1,287	1,857	1,406	474	230	6,411	96	13
2004 <sup>h</sup>	3,629	65	716	1,258	1,726	1,588	509	254	6,729	96	11

<sup>a</sup>Residential category includes population associated with single-family and two-family housing units, plus some larger multi-family housing where individual water meters are used for each unit. Other multi-family units are included in the commercial water use category.

<sup>b</sup>Includes all water specifically accounted for.

<sup>c</sup>As reported in annual reports submitted to the Public Service Commission of Wisconsin.

<sup>d</sup>Reported residential water use excludes that associated with multiple-unit dwellings where a single meter which serves three or more housing units. That water use is classified as commercial under the Public Service Commission of Wisconsin reporting system. The water uses presented on a per capita and per acre basis were calculated by adjusting the population and residential land area to be consistent with this reporting procedure.

<sup>e</sup>Includes uses for fire protection services, sales to public authorities, sales to irrigation customers and interdepartmental sales.

<sup>f</sup>Estimated based upon total residential population served.

<sup>g</sup>Water not specifically accounted for as a percent of total pumpage into distribution system.

<sup>h</sup>2004 population and land use was approximated by increasing the 2000 population and land use amounts by 5.2 percent.

Source: Public Service Commission of Wisconsin and SEWRPC.

### Sources of Water Supply (Groundwater Aquifers)

Individual hydrogeologic units within southeastern Wisconsin, including Washington County, differ widely in their ability to yield water to wells. From the standpoint of groundwater occurrence, all rock formations that underlie the Region can be classified either as aquifers or as confining beds. An aquifer is a rock formation or sand and gravel unit that will yield water in a useable quantity to a well or spring. A confining bed, such as shale or siltstone, is a rock formation unit having relatively low permeability that restricts the movement of groundwater either into or out of adjacent aquifers and does not yield water in useable amounts to wells and springs.

The aquifers in Washington County can be divided into shallow and deep. The shallow aquifer system is comprised of two aquifers, the shallow aquifer comprised of the Silurian dolomite aquifer and the overlying sand and gravel aquifer. The Maquoketa Formation is the lower limit of the shallow aquifer system. The Jackson, Kewaskum, Slinger, and West Bend water utilities draw all their water from the shallow aquifer and the Germantown and Hartford water utilities draw water from both the shallow and deep aquifers. The Allenton sanitary district draws all its water from the deep aquifer. A more detailed description of the areal extent and lithology of aquifers and confining units noted above and including water table depth and elevation mapping can be found in SEWRPC Technical Report No. 37, *Groundwater Resources of Southeastern Wisconsin*, June 2002. The Village of Richfield is working with UW-Milwaukee on a continual groundwater study. The Village also has a groundwater protection ordinance (Chapter 59 of the Village Code of Ordinances), which is intended to minimize the impact of development on groundwater supplies.

### Groundwater Availability

Recharge to groundwater is derived almost entirely from precipitation. Much of the groundwater in shallow aquifers originates from precipitation that has fallen and infiltrated within a radius of about 20 or less miles from where it is found. The deeper sandstone aquifers are recharged by downward leakage of water through the Maquoketa Formation from the overlying aquifers or by infiltration of precipitation beyond the western boundary of the County where the sandstone aquifer is not overlain by the Maquoketa Formation and is unconfined.

On the average, precipitation annually brings about 32 inches of water to the surface of Washington County. For the area of the County that would translate into about 660 mgd of water averaged over the year (a total of 240,900 million gallons a year). It is estimated that approximately 80 percent of that total is lost by evapotranspiration. Of the remaining water, part runs off in streams and part becomes groundwater. The average annual groundwater recharge to shallow aquifers varies from about 5 to 15 percent of annual precipitation. To document the utilization of the shallow aquifers in the Region, it may be assumed, for example, that, on the average, 10 percent of the annual precipitation reaches groundwater. Then, the average groundwater recharge in Washington County would be estimated to be 66 mgd. This precipitation will be returned to the shallow aquifer within days or months, depending on the soil. The estimated daily use of groundwater in 2000 was 13 mgd, which is about 20 percent of the total amount of groundwater assumed to be recharged in that year. This indicates that there is an adequate annual groundwater recharge to satisfy water demands on the shallow aquifer system in Washington County for years to come on an areawide basis. However, the availability on a localized area basis will vary depending upon usage, pumping system configuration, and groundwater flow patterns. Groundwater modeling<sup>4</sup> indicates small areas of drawdown of five feet or less in the shallow aquifer.



Recharge to groundwater is derived almost entirely from precipitation.

The situation is different for the deep aquifers, where withdrawals of groundwater cause supply/demand imbalance in areas of concentrated use of groundwater, which has resulted in the “mining” of groundwater, and where recharge of the aquifer may take years or even decades, depending on the depth and geology of the aquifer. The deep aquifer levels have decreased from 50 to 150 feet within the County. Most of this decline is due to pumping beyond the County boundaries.

To satisfy future water demands in the Southeastern Wisconsin Region, including Washington County, coordinated regional water resource management is needed, which would optimize the use of ground and surface water. The regional water supply planning program<sup>5</sup> currently being conducted by the Southeastern Wisconsin Regional Planning Commission will provide guidance in this regard and is scheduled to be completed in 2009. At the time this comprehensive plan was prepared, areas within Washington County and the remainder of the Region had been analyzed and classified based on their potential for water recharge. The analysis was based on a combination of topography, soil hydrologic groups, soil water storage, and land use. An “average” weather year of 1997 was selected for the analysis, since the amount of precipitation received also affects the amount of water that reaches (and recharges) the groundwater. Areas were placed into the following classifications: very high (more than six inches of recharge per year), high (four to six inches of recharge per year), moderate (three to four inches of recharge per year), and low (less than three inches of recharge per year).

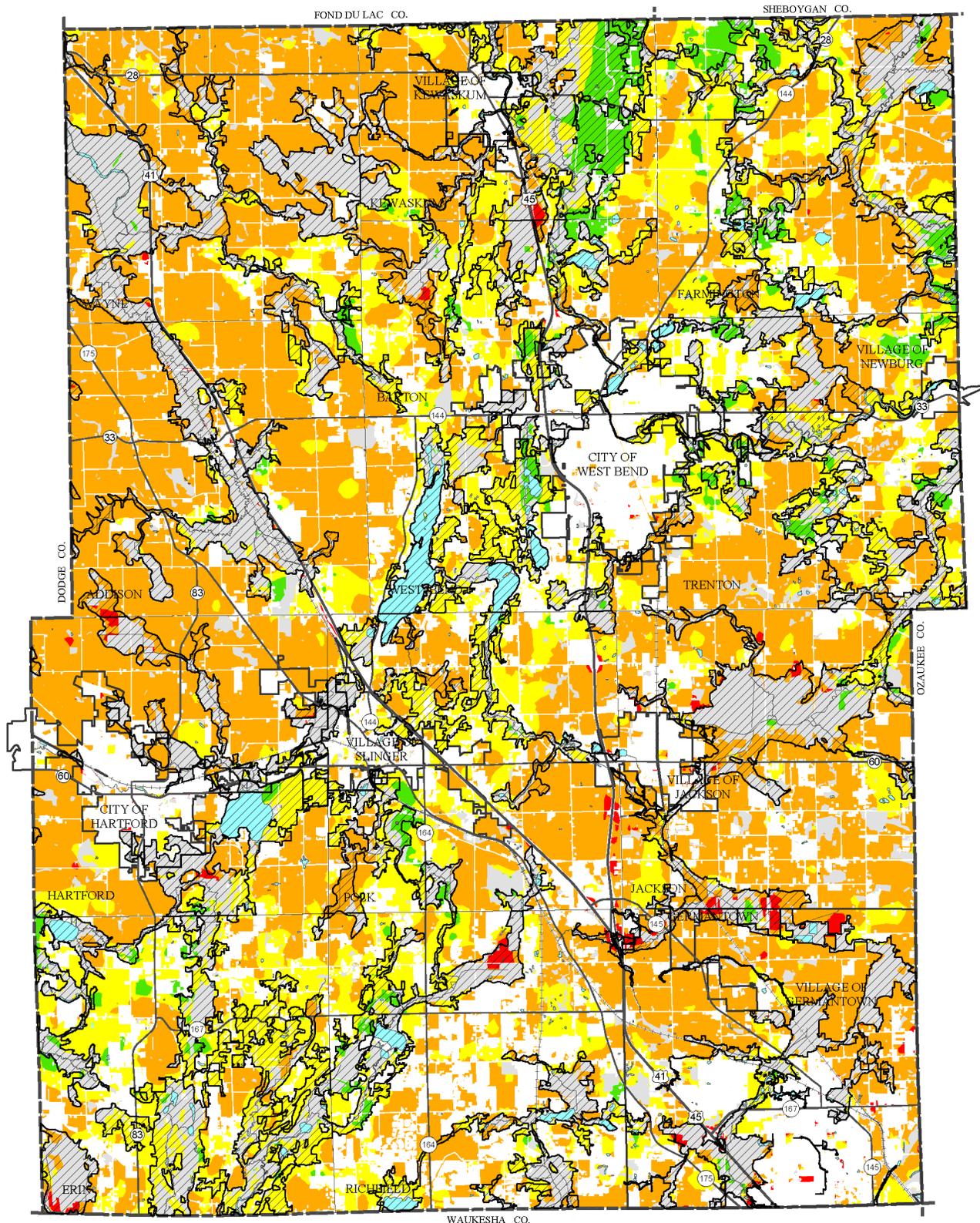
Areas within each of the recharge classifications are shown on Map 52, and the acreage within each category is listed on Table 81. About 3 percent of the County is rated “very high” for recharge potential, and about 20 percent is rated “high” for recharge potential. Most of the high and very high recharge potential areas are located within the Kettle Moraine, due largely to soils that conduct water well. Primary environmental corridors and floodplains were overlain on Map 52 to indicate the correlation between such areas and groundwater recharge

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<sup>4</sup>Documented in *SEWRPC Technical Report No. 41, A Regional Aquifer Simulation Model for Southeastern Wisconsin, June 2005*.

<sup>5</sup>Documented in *SEWRPC Planning Report No. 52, A Regional Water Supply Plan for Southeastern Wisconsin (publication pending). The plan is expected to be completed in 2009.*

WATER RECHARGE POTENTIAL IN WASHINGTON COUNTY: 2007



- |   |              |   |   |
|---|--------------|---|---|
|  | VERY HIGH    |  | EXISTING URBAN DEVELOPMENT (2006)   |
|  | HIGH         |  | PRIMARY ENVIRONMENTAL CORRIDORS (2000)<br>AND 100-YEAR FLOODPLAINS (1981) |
|  | MODERATE     |  | SURFACE WATER   |
|  | LOW          |   |   |
|  | UNDETERMINED |   |   |



**Table 81**

**CLASSIFICATION OF POTENTIAL WATER RECHARGE AREAS IN WASHINGTON COUNTY: 2000**

Water Recharge Classification	Area Within Each Classification		Portion Within Primary Environmental Corridor or Floodplain	
	Acres	Percent <sup>a</sup>	Acres	Percent <sup>b</sup>
Very High.....	7,803	2.8	4,122	52.8
High.....	54,991	19.7	16,561	30.1
Moderate.....	103,115	37.0	9,526	9.2
Low.....	1,490	0.5	852	55.4
Urban Development and Undetermined <sup>c</sup> .....	111,357	40.0	43,041	38.7
Total	278,756	100.0	74,075	26.6

<sup>a</sup>Percent of County within each classification.

<sup>b</sup>Percent of each classification included in a primary environmental corridor or floodplain.

<sup>c</sup>Includes 63,841 acres developed with urban uses and 47,516 acres where the recharge potential has not been determined. Areas for which the recharge potential is undetermined are primarily wetlands.

Source: Wisconsin Geological and Natural History Survey and SEWRPC.



Detention basins are designed to accommodate stormwater runoff.

areas tend to have a greater percentage of impervious surfaces which produce increased stormwater runoff), although roadside ditches and swales are generally appropriate for residential development with one acre or larger lots. To collect the increased stormwater runoff produced by some urban developments, stormwater storage and/or infiltration facilities may need to be constructed. In general, these facilities consist of dry basins; wet basins; infiltration basins, trenches, and swales; and bioretention facilities. They serve to store and gradually release and/or infiltrate stormwater. Street improvements in areas with rural density development (and less impervious surfaces) generally use roadside ditches and swales, culverts, and overland flow paths to carry stormwater runoff.

The Cities of Hartford and West Bend and the Villages of Jackson, Kewaskum, Newburg, and Slinger have extensive, although not all-inclusive, curb and gutter storm sewer systems. Portions of the Village of Germantown and hamlet of Allenton also have curb and gutter storm sewer systems. The Towns of Barton, Erin, Farmington, Germantown, Hartford, Kewaskum, Polk, Trenton, Wayne, and rural portions of the Town of Addison outside Allenton rely heavily on roadside swales and culverts to collect stormwater and runoff. Many local governments require the use of wet detention basins to help control stormwater runoff and meet the water

potential. Over half (52.8 percent) of the areas classified as having very high water recharge potential are located in primary environmental corridors or floodplains, and about 30 percent of areas classified as having high recharge potential are located in primary corridors or floodplains. Over half (55.4 percent) of the areas classified as having low recharge potential are located in primary environmental corridors or floodplains. Most of the areas with low recharge potential are located in areas of hydric soils adjacent to wetlands. Areas for which no soil survey data was available (shown as “undetermined” on Map 52) were not classified. Areas shown as “undetermined” are largely made up of wetlands.

Additional information regarding recharge areas and recommendations for their management and protection will be included in the regional water supply plan, which is expected to be available in 2009.

**Stormwater Management Facilities**

The dispersal of urban land uses over greater amounts of the County, and accompanying increases in impervious areas, increases stormwater runoff that must be accommodated by the stream network or by engineered storm water management systems. Such facilities may include 1) curbs and gutters, 2) catch basins and inlets, 3) storm sewers, 4) infiltration facilities, and 5) stormwater storage facilities for quantity and quality control such as dry and wet detention basins, respectively. Detention basins serve to moderate peak rates of runoff following rainstorms and wet detention basins further provide a permanent volume of water to capture and store pollutants.

Street improvements in areas with urban density development should employ curb and gutter and storm sewer facilities to carry stormwater runoff (urban

quality goals specified in Chapter NR 151 of the *Wisconsin Administrative Code*, regardless of whether they use curb and gutter or roadside swales to convey stormwater. Stormwater management and erosion control ordinances and regulations in effect in the County are described in Chapter VI.

### **Electric Power Service**

Most of Washington County is provided with electric power service by We Energies. A We Energies electric power generation facility is located in the Village of Germantown. The plant can be powered by either natural gas or oil and is a peak-load plant used during hours of high demand. The plant’s contribution to the total We Energies’ system is less than 1 percent. The City of Hartford and the Village of Slinger operate their own electric utilities through Wisconsin Public Power, Inc. (WPPI). Hartford Electric is located in the City of Hartford and serves about 5,800 customers in the City of Hartford and adjacent areas in the Town of Hartford. The Village of Slinger Electric Utility is located in the Village of Slinger and serves about 1,800 customers, all within the Village of Slinger.



Most of Washington County is provided with electric power service by We Energies.

The City of Hartford and Village of Slinger have an agreement to jointly construct and operate a new electric substation at Arthur Road and Kettle Moraine Road. Completion of the project will provide expanded electric service for both communities and system reliability upgrades. Once completed, the new distribution system will allow the two communities to back up one another in the event of a power outage and extend the electric distribution system north along STH 83, and completely encircle Pike Lake. The entire project is expected to take six to eight years to complete. Several high-voltage electric transmission lines cross the County. Transmission lines of 69 kilovolts (kV) and greater are shown on Map 53. The American Transmission Company (ATC) owns all of the major electric power transmission lines in Washington County.

### **Natural Gas Service**

All of Washington County is within We Energies’ service area, although service has not been extended throughout the County.

### **Pipelines**

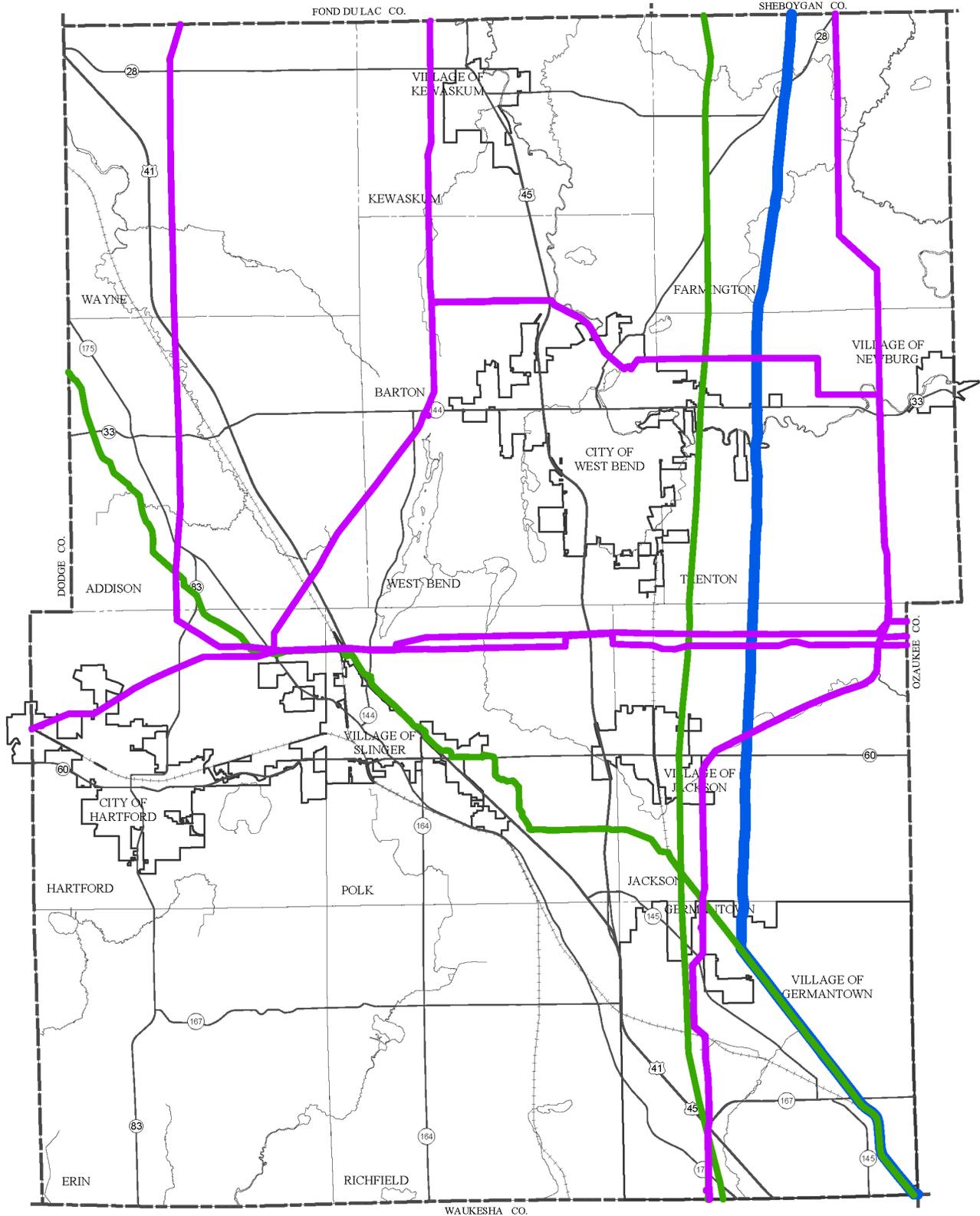
Three pipelines run through Washington County, which are shown on Map 53. ANR Pipeline Company has an underground mainline that runs north-south through the eastern portion of the County in the Towns of Farmington, Trenton, and Jackson; the City of West Bend; and the Villages of Germantown and Jackson. ANR Pipeline Company operates an interstate system of natural gas pipelines, and provides natural gas to We Energies. Koch Pipeline Company has a product pipeline that runs diagonally across the County from the northwest corner of the Town of Addison to the southeast corner of the Village of Germantown, in the Town of Addison, Town of Hartford, Village of Slinger, Town of Polk, Town of Jackson, and Village of Germantown. The West Shore Pipeline Company system originates near Chicago and extends into northern Wisconsin and the Madison area. The pipeline transports refined petroleum products throughout the Chicago area and northern Illinois and Wisconsin. The West Shore Pipeline runs north-south in the eastern portion of Washington County, and begins in the southeast corner of the Village of Germantown and extends through the Towns of Germantown, Jackson and Trenton, along the eastern boundary of the West Bend Airport in the City of West Bend, and through the Town of Farmington.

### **Telecommunications Service**

Table 82 and Map 54 show telecommunication facilities in Washington County. Although there are many telecommunication service providers, there are only a few basic types of communication services. These are: 1) Voice Transmission Services; including: “Plain Old Telephone Service” (POTS); cellular wireless; satellite wireless; packet-based telephone networks; and Internet voice services; 2) Data Transmission Services, including: the Internet; ATM-Frame Relay, and third generation (3G) cellular wireless networks; 3) Multimedia Services, including: video, imaging, streaming video, data, and voice; and 4) Broadcast Services, including AM/FM terrestrial radio, satellite radio and television, terrestrial television, and cable television.

Map 53

ELECTRIC POWER TRANSMISSION LINES AND PIPELINES IN WASHINGTON COUNTY: 2007



-  ELECTRIC POWER TRANSMISSION LINE (69 KILOVOLTS AND HIGHER)
-  NATURAL GAS PIPELINE
-  PETROLEUM PIPELINE

Source: Public Service Commission of Wisconsin and SEWRPC.

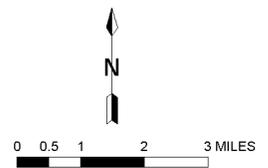


Table 82

## WIRELESS TELECOMMUNICATION TOWERS AND ANTENNAS IN WASHINGTON COUNTY: 2005

Community	Number on Map 54	Location	Provider <sup>a</sup>	Antenna Height (Feet)	Antenna Type <sup>b</sup>	
City of Hartford	1	T10N, R18E, Section 18	U.S. Cellular	131.2	O	
	2	T10N, R18E, Section 19	Cingular	88.6	O	
	3	T10N, R18E, Section 20	Verizon	121.4	O	
	4	T10N, R18E, Section 20	Sprint	181.1	S	
	5	T10N, R18E, Section 21	Cingular	121.4	O	
	6	T10N, R18E, Section 27	Nextel	118.1	O	
City of West Bend	7	T11N, R19E, Section 15	Cingular	91.9	S	
	8	T11N, R19E, Section 11	Cingular	111.6	S	
	9	T11N, R19E, Section 11	Verizon	154.2	S	
			Cingular	173.9	S	
			Sprint	181.1	S	
	10	T11N, R19E, Section 14	U.S. Cellular	91.9	S	
			Nextel	131.2	S	
			T-Mobile	124.7	S	
	11	T11N, R19E, Section 24	U.S. Cellular	95.1	S	
	12	T11N, R19E, Section 26	Cingular	131.2	S	
	13	T11N, R19E, Section 26	T-Mobile	150.9	S	
	14	T11N, R20E, Section 17	U.S. Cellular	141.1	S	
			U.S. Cellular	78.7	S	
	Village of Germantown	15	T9N, R20E, Section 19	Cingular	131.2	S
T-Mobile				141.1	S	
16		T9N, R20E, Section 20	U.S. Cellular	150.9	S	
			Cingular	141.1	S	
17		T9N, R20E, Section 21	Sprint	181.4	S	
18		T9N, R20E, Section 15	U.S. Cellular	121.4	S	
19		T9N, R20E, Section 23	Verizon	98.4	O	
20		T9N, R20E, Section 36	U.S. Cellular	177.2	O	
21		T9N, R20E, Section 36	Cingular	150.9	S	
			Nextel	160.8	S	
			Sprint	186.3	S	
22		T9N, R20E, Section 1	T-Mobile	170.6	S	
Village of Jackson		23	T10N, R19E, Section 24	U.S. Cellular	141.1	O
				Verizon	141.1	O
Village of Kewaskum	24	T12N, R19E, Section 9	Sprint	181.1	S	
			Verizon	155.0	S	
			T-Mobile	150.9	S	
Village of Newburg	26	T11N, R20E, Section 12	Verizon	150.9	S	
Village of Slinger	27	T10N, R19E, Section 18	Verizon	98.4	O	
	28	T10N, R19E, Section 8	T-Mobile	200.1	O	
			U.S. Cellular	141.1	O	
	29	T10N, R19E, Section 16	Nextel	200.1	S	
Town of Addison	30	T10N, R19E, Section 6	Sprint	181.1	S	
	31	T11N, R18E, Section 2	Cingular	285.4	O	
			Cingular	147.6	O	
			Nextel	154.2	S	
			Sprint	193.9	S	
	32	T11N, R18E, Section 15	T-Mobile	144.4	S	
			Verizon	78.7	O	
	34	T11N, R18E, Section 12	Nextel	380.6	O	
	35	T11N, R18E, Section 23	U.S. Cellular	178.9	O	
	36	T11N, R18E, Section 26	Verizon	75.5	O	
	37	T11N, R18E, Section 31	Verizon	180.5	S	

**Table 82 (continued)**

Community	Number on Map 54	Location	Provider <sup>a</sup>	Antenna Height (Feet)	Antenna Type <sup>b</sup>	
Town of Barton	38	T12N, R19E, Section 34	Cingular	200.1	S	
	39	T11N, R19E, Section 7	U.S. Cellular	278.9	S	
			Nextel	420.0	O	
			Sprint	181.1	S	
			T-Mobile	213.3	O	
U.S. Cellular	121.4	O				
Town of Erin	40	T9N, R18E, Section 4	Cingular	295.3	O	
	41	T9N, R18E, Section 23	Sprint	187.1	S	
			Verizon	213.3	S	
42	T9N, R18E, Section 33	U.S. Cellular	183.7	S		
Town of Farmington	43	T12N, R20E, Section 9	Sprint	186.3	S	
	44	T12N, R20E, Section 28	U.S. Cellular	150.9	S	
Cingular			295.3	O		
Town of Jackson	45	T10N, R20E, Section 1	Verizon	193.6	O	
	46	T10N, R20E, Section 1	Cingular	193.6	O	
			T-Mobile	193.6	O	
	47	T10N, R20E, Section 14	Nextel	193.6	O	
	48	T10N, R20E, Section 28	Cingular	193.6	O	
49	T10N, R20E, Section 26	Cingular	193.6	O		
			T-Mobile	193.6	O	
			Verizon	193.6	O	
Town of Kewaskum	50	T12N, R19E, Section 8	U.S. Cellular	147.6	S	
Town of Polk	51	T10N, R19E, Section 16	Sprint	181.1	S	
	52	T10N, R19E, Section 3	Cingular	180.5	O	
			Verizon	160.8	O	
			U. S. Cellular	170.0	O	
	53	T10N, R19E, Section 13	Cingular	200.1	O	
			Nextel	200.1	O	
				T-Mobile	181.1	S
	54	T10N, R19E, Section 13	Sprint	175.0	O	
55	T10N, R19E, Section 15	Verizon	80.0	S		
56	T10N, R19E, Section 32	Cingular	200.1	O		
57	T10N, R19E, Section 36	Cingular	193.6	O		
Town of Richfield	58	T9N, R19E, Section 3	U.S. Cellular	183.7	S	
	59	T9N, R19E, Section 13	Nextel	249.4	O	
			Sprint	181.1	S	
	60	T9N, R19E, Section 20	Cingular	144.4	S	
			Sprint	187.6	S	
			T-Mobile	164.0	S	
			U.S. Cellular	134.5	S	
			Verizon	154.2	S	
Town of Trenton	61	T11N, R20E, Section 14	Cingular	68.9	O	
	62	T11N, R20E, section 31	Cingular	180.5	O	
			Sprint	181.1	S	
Town of Wayne	63	T12N, R18E, Section 8	Cingular	95.1	O	
			Nextel	95.1	O	
			T-Mobile	95.1	O	
			Verizon	95.1	O	
	64	T12N, R18E, Section 17	Sprint	193.9	S	
	65	T12N, R18E, Section 21	U.S. Cellular	98.4	O	
66	T12N, R18E, Section 28	Cingular	98.4	O		

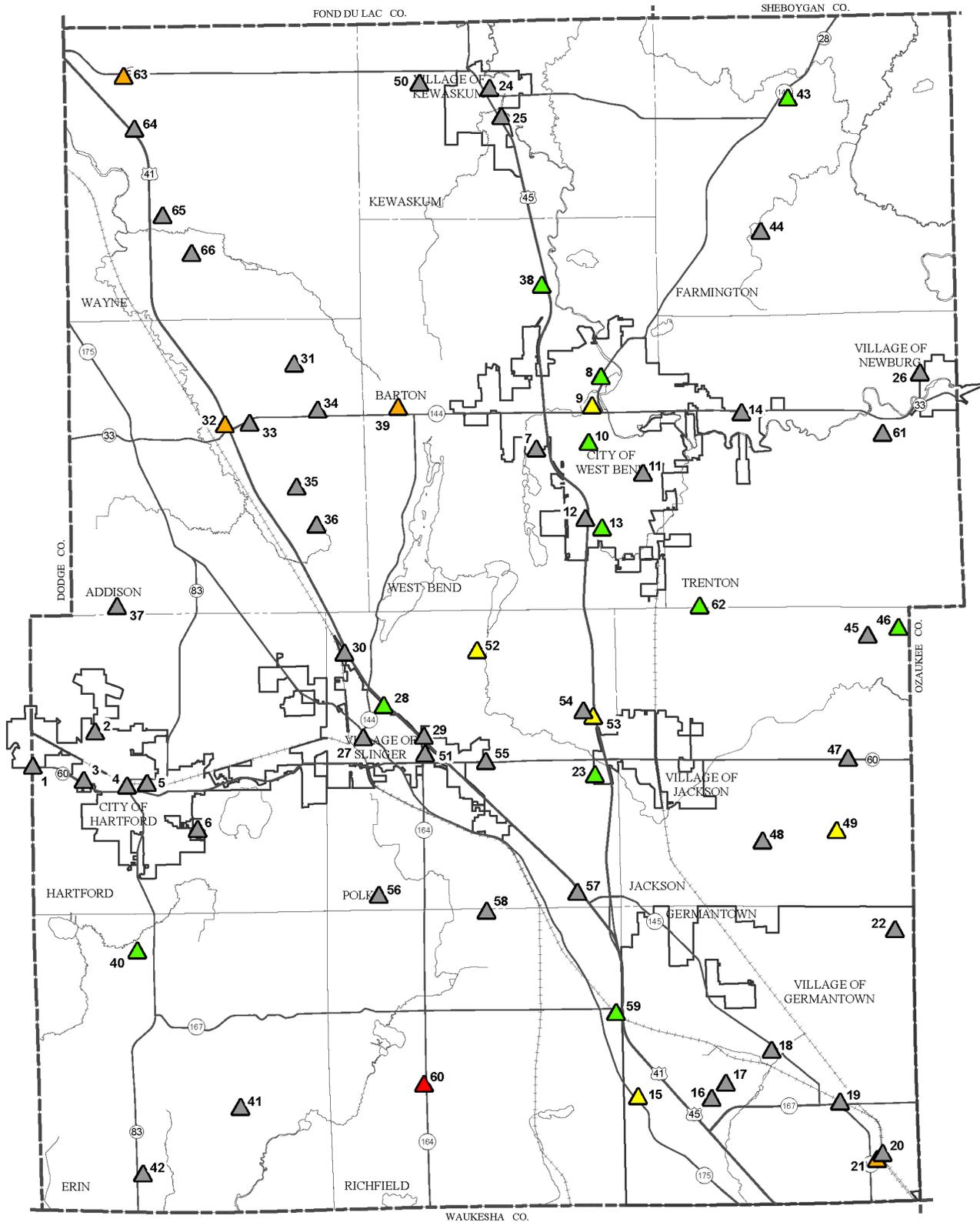
<sup>a</sup>Cingular was acquired by AT&T in 2007.

<sup>b</sup>Antenna types include S (Sectoral) and O (Omni). A Sectoral antenna uses a more complex antenna structure and transmits and receives over a sector with the total number of sectors covering a 360-degree pattern. An Omnidirectional uses a monopole antenna and receives and transmits over a 360-degree pattern.

Source: Federal Communications Commission, Universal Licensing System Cellular License Database, Washington County and local governments, and SEWRPC.

# Map 54

## WIRELESS TELECOMMUNICATION TOWERS AND ANTENNAS IN WASHINGTON COUNTY: 2005



- ▲ 1 ANTENNA SITE (45)
- ▲ 2 ANTENNA SITE (11)
- ▲ 3 ANTENNA SITE (5)
- ▲ 4 ANTENNA SITE (4)
- ▲ 5 ANTENNA SITE (1)
- 5 ANTENNA SITE REFERENCE NUMBER (SEE TABLE B2)

NOTE: DUE TO MAP SCALE LIMITATIONS, LOCATIONS OF TOWERS MAY BE SLIGHTLY EXAGGERATED WHERE TWO OR MORE TOWERS ARE IN CLOSE PROXIMITY TO EACH OTHER.

Source: SEWRPC.





Antennas providing wireless cell phone service were inventoried in 2005 as part of the regional telecommunications plan.



The average person generates 4.7 pounds of trash and recycles 1.9 pounds of that trash per day. Most of the solid waste collected in the County is deposited in landfills outside the County.

Antennas providing wireless cell phone service were inventoried in 2005 as part of the regional telecommunications plan. The location of wireless telecommunications towers and antennas in Washington County are shown on Map 54 and listed in Table 82. Providers with facilities in the County include Ameritech, AT&T, Charter Communications, Cingular, Motorola, NConnect, Netwurx, Nextel, Prime Co, Sprint, TeleCorp, T-Mobile, SBC, U.S. Cellular, Verizon, Verizon North, Voice Stream Wireless, and Time-Warner Cable.

### **Solid Waste Management Facilities**

The average person in Wisconsin generates 4.7 pounds of trash (residential and their share of commercial trash) each day and recycles 1.9 pounds of that trash per day. In 2006, all solid waste in Washington County was either collected at a transfer station, drop-off center, recycling center or collected curb side by a contracted private waste management company. Transfer stations are facilities where, for a fee, residents or municipalities may take their solid waste for collection by a privately-owned waste management service provider to be transported to a privately-owned solid waste facility and/or landfill. Drop-off and recycling centers are locations provided by a municipality where residents take their solid waste to be collected by a privately-owned waste management provider to be transported to a privately-owned solid waste facility, recycling center and/or landfill. Solid waste facilities in Washington County include solid waste storage (for storage of medical waste), recycling facilities, and processing (for processing of animal waste or non-recyclable paper) facilities. Transfer stations, drop-off centers, recycling centers, and solid waste facility sites are shown on Map 55 and listed in Table 83. Most of the solid waste currently collected in the County is deposited in the Glacier Ridge Landfill in Horicon, located in Dodge County, or the Orchard Ridge Landfill in Menomonee Falls, located in Waukesha County. Both landfills receive solid waste from sources throughout the State of Wisconsin, primarily from those counties in which they are located and adjacent counties, as well as from sources in the States of Illinois and Michigan.

The Glacier Ridge Landfill is owned by Veolia Environmental Services. The landfill has a capacity of 6.2 million cubic yards (one cubic yard of compacted landfill averages 1,750 pounds in weight). As of 2006 the landfill had 1.1 million cubic yards remaining, or an estimated three additional years of activity at its current capacity and use. Veolia provides curb-side garbage collection service to residents in the City of



Table 83

## SOLID WASTE FACILITIES IN WASHINGTON COUNTY: 2006

Number on Map 55	Facility Name	Street Address	Facility Type
1	A&W Iron Metal, Inc.....	7588 Otten Road, Barton	Recycling Facility/ Processing Facility
2	City of Hartford Recycling Center .....	710 W. Sumner Street, Hartford	Recycling Center
3	Germantown Village Compost Site/Recycling Center.....	N116 W17230 Main Street, Germantown	Compost Site/ Recycling Center
4	Goeman Wood Products .....	5840 STH 60 East, Hartford	Recycling Facility/ Processing Facility
5	GreenMan Technologies of Wisconsin, Inc. ....	7595 Otten Drive, Barton	Recycling Facility
6	Hyponex Corp.....	W124 N9899 Wasaukee Road, Germantown	Processing Facility
7	Liesener Soils Compost Facility.....	1365 Spring Valley Road, Jackson	Compost Site
8	American Paper and Recycling, Inc.....	7651 Otten Drive, Barton	Recycling Facility
9	American Paper and Recycling, Inc.....	935 Schoenhaar, West Bend	Recycling Facility
10	ONYX Waste Services Midwest Inc – Barton .....	7400 Lighthouse Lane, Barton	Drop-off Site/ Recycling Center
11	ONYX Waste Services Midwest Inc – Germantown.....	N104 W13075 Donges Bay Road, Germantown	Transfer Station/ Processing Facility
12	ONYX Waste Services Midwest Inc – Horicon .....	803 N River Road, West Bend	Transfer Station
13	ONYX Waste Services Midwest Inc – Kewaskum (Kewaskum Town Hall).....	9019 Kettle Moraine Drive, Kewaskum	Drop-off Site/ Recycling Center
14	ONYX Waste Services Midwest Inc – Wayne (Wayne Town Hall).....	6030 Mohawk Road, Wayne	Drop-off Site/ Recycling Center
15	Renewed Resources .....	2780 STH 144, West Bend	Processing Facility
16	Stericycle Inc.....	N96 W13600 County Line Road, Germantown	Storage Site
17	Town of Hartford Recycling Center (Hartford Town Hall).....	3360 CTH K, Hartford	Recycling Center
18	Town of Polk Recycling Center (Polk Town Hall).....	3680 STH 60, Polk	Recycling Center
19	Town of Richfield Compost Site (Richfield Town Hall).....	4128 Hubertus Road, Hubertus	Compost Site
20	Town of Richfield Recycling Center .....	1354 Hillside Drive, Hubertus	Recycling Center
21	Town of West Bend Recycling Center (West Bend Town Hall) .....	6355 CTH Z, West Bend	Recycling Center
22	Waste Management Transfer Station .....	3685 Division Road, Jackson	Transfer Station/ Recycling Center

Source: Wisconsin Department of Natural Resources and Washington County.

Hartford, the Villages of Jackson, Kewaskum, Newburg, and Slinger, the Town of Trenton, portions of the Town of Richfield, and those portions of the Town of West Bend within the Silver Lake Protection and Rehabilitation District. In addition, Veolia removes solid waste from transfer stations located in the City of West Bend, and from drop-off centers in the Towns of Barton, Kewaskum, and Wayne. In the City of West Bend, the City Sanitation Department collects residential solid waste curb-side for residents of single-family homes and condominiums and transports it to a Veolia transfer station located within the City. Veolia also operates a transfer station in the southeast corner of the Village of Germantown. This transfer station serves portions of Milwaukee, Ozaukee, Washington, and Waukesha Counties.

The Orchard Ridge Landfill is owned by Waste Management of Wisconsin Inc. The landfill has a capacity of 9.4 million cubic yards. As of 2006 the landfill had 2.2 million cubic yards remaining, or an estimated two additional years of activity at its current capacity and use. Waste Management provides curb-side garbage collection service to residents in parts of the Town of Richfield, those portions of the Town of West Bend within the Big Cedar Lake Protection and Rehabilitation District and in the Village and Town of Germantown. In addition, Waste Management removes solid waste from a drop-off center located in the Town of Jackson.

The Towns of Addison, Erin, Farmington, Hartford, Polk, and West Bend do not provide for solid waste collection. Residents in these municipalities privately contract with either Veolia or Waste Management for individual garbage collection services. The Towns of Barton, Kewaskum, and Wayne do not provide for solid waste collection. Residents of these municipalities can privately contract with either Veolia or Waste Management for individual collection service, or take their solid waste to a drop-off center that is provided for the residents of that town and located within each of the towns.

Two other methods of solid waste disposal are composting and recycling. Washington County has three facilities which treat yard waste to create compost. They include the Germantown Village Compost Site in the Village of Germantown, Liesener Soils Compost Facility in the Village of Jackson, and the Town of Richfield Compost Facility in the Town of Richfield. Section 159.09 of the *Wisconsin Statutes*, a component of Wisconsin's recycling law, provides for designation of responsible units of government for implementing recycling programs across the State. These units of government may be county, city, village, or town governments. The duties of responsible units include development of a recycling or other program to manage the solid waste generated within its jurisdiction, preparing a report setting forth the manner in which the responsible unit intends to implement its program, and providing information to the WDNR describing the implementation status of the program.



Wisconsin's recycling law provides for designation of responsible units of government for implementing recycling programs across the State.

As of 2006, each local government in Washington County implemented a recycling program within its jurisdiction. The City of Hartford, and Villages of Jackson, Kewaskum, Newburg, and Slinger, and the Towns of Addison, Farmington, Trenton and the Silver Lake Protection and Rehabilitation District in the Town of West Bend all have curbside pick-up of their recyclables provided by Veolia. The Village and Town of Germantown have curbside pick-up provided by Waste Management. The City of West Bend has curbside pick-up of their recyclables provided by the City Sanitary Department for residents of single-family homes and condominiums. The towns that do not provide curbside pick-up of recyclables have recycling centers where residents may drop off their recyclables. Compost sites and recycling centers in Washington County are shown on Map 55 and listed in Table 83.

Washington County residents may dispose of their hazardous waste materials year round at the Veolia Port Washington Facility in Ozaukee County (1275 Mineral Springs Drive, Port Washington). Washington County sponsors a Hazardous Waste Clean Sweep every two years to help residents properly dispose of unwanted hazardous waste. A two-day countywide Hazardous Waste Clean Sweep was held by Washington County at the Washington County Highway Shop (900 Lang Street, West Bend) in 2005. County residents were able to dispose of agricultural, residential, and business hazardous wastes, which include unused pesticides, old gasoline, batteries, lead paint, mercury-containing thermostats, fluorescent tubes, solvents, and other chemicals.

## PART 2: COMMUNITY FACILITIES

### Government and Public Institutional Buildings

Map 56 shows the government and institutional buildings in the County as of 2008. These buildings include the County Courthouse and Federal, State, and County offices, municipal halls, libraries, and U.S. post offices. In 2008 there were 19 municipal halls, five libraries, and 11 post offices in the County. Table 84 sets forth the name and location of each government and public institutional building. Public facilities providing police, fire, and other emergency services are identified in the following sections.

### Police Services

Map 57 shows the locations of municipal police department facilities and protection service areas in the County and the Washington County Sheriff's Department facilities. The Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, and Slinger each have a municipal police department that provides service 24 hours a day, seven days a week. The Village of Newburg and the Town of Trenton Police Departments do not operate 24 hours a day, seven days a week. The Washington County Sheriff's Department provides service to these areas when the municipal police departments are not operating. Table 85 sets forth the number of full and part-time officers employed by each municipal police department and the County Sheriff's Department as of 2006. All unincorporated areas in the County and the Villages of Newburg and Richfield are served by the Washington County Sheriff's Department.



In 2008 there were 19 municipal halls, five libraries, and 11 post offices in the County.



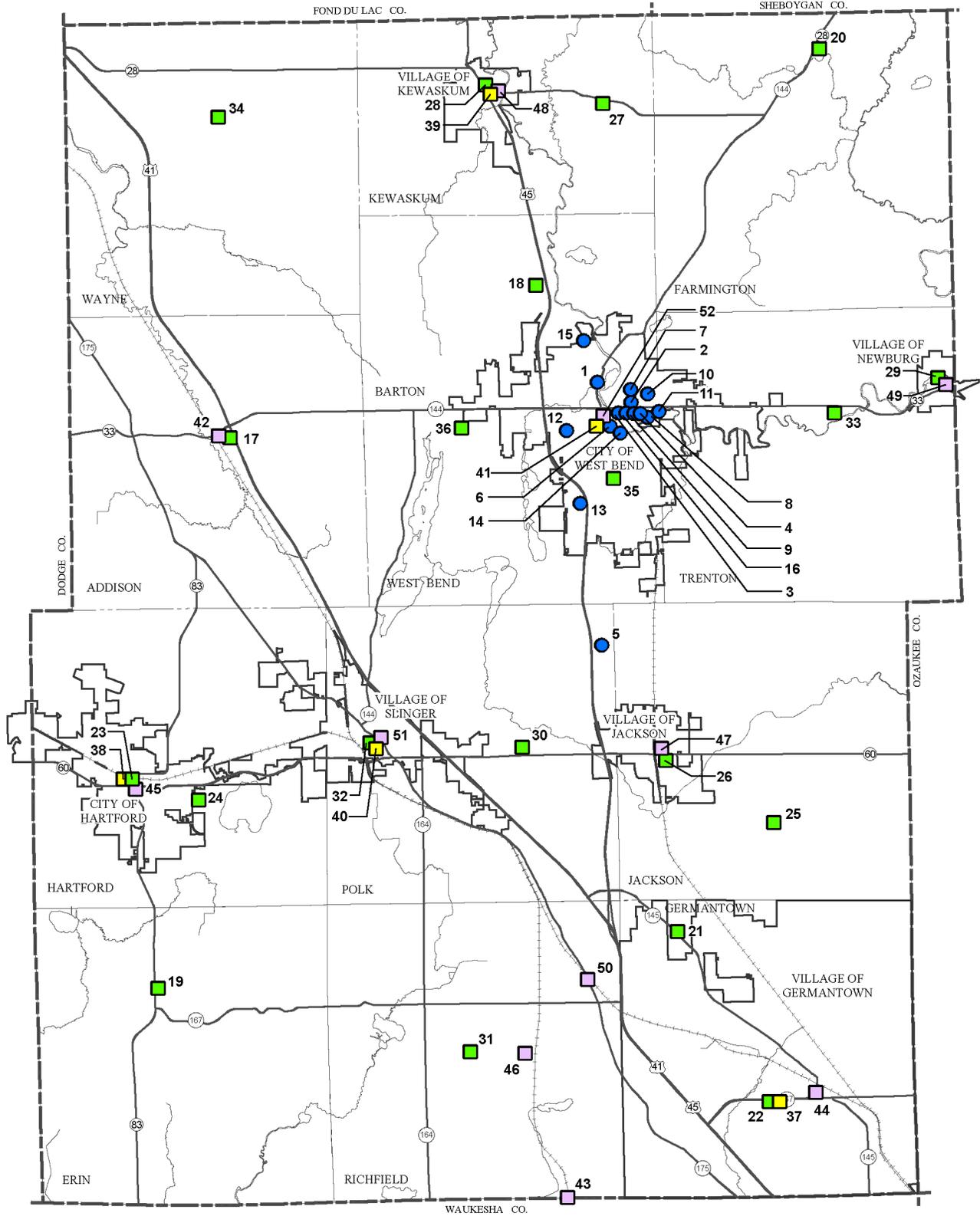
The Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, and Slinger each have a municipal police department that provides service 24 hours a day, seven days a week.



All unincorporated areas in the County and the Villages of Newburg and Richfield are served by the Washington County Sheriff's Department.

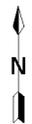
# Map 56

## GOVERNMENT AND PUBLIC INSTITUTIONAL BUILDINGS IN WASHINGTON COUNTY: 2008



### GOVERNMENT AND PUBLIC INSTITUTIONAL BUILDINGS

- REGIONAL OR COUNTY
- MUNICIPAL HALL
- LIBRARY
- POST OFFICE
- 4** REFERENCE NUMBER (SEE TABLE 84)



Source: Washington County and SEWRPC.

Table 84

## GOVERNMENT AND INSTITUTIONAL BUILDINGS IN WASHINGTON COUNTY: 2008

Number on Map 56	Building/Office	Street Address <sup>a</sup>
	Regional or County	
1	Social Security Administration .....	712 Park Avenue, West Bend
2	Washington County Court House .....	432 E. Washington Street, West Bend
3	Washington County Public Agency Center .....	333 E. Washington Street, West Bend
4	County Building - Annex II .....	515 E. Washington Street, West Bend
5	Washington County Fair Park .....	3000 CTH PV, West Bend
6	Historical Museum .....	320 S. Fifth Avenue, West Bend
7	Law Enforcement/Corrections Building.....	500 N. Schmidt Road, West Bend
8	Samaritan Health Center .....	531 E. Washington Street, West Bend
9	Senior Citizens Center .....	401 E. Washington Street, West Bend
10	Washington County Vehicle Maintenance and Storage Facility ....	900 Lang Street, West Bend
11	Youth Treatment Center .....	801 E. Washington Street, West Bend
12	Dept. of Corrections Division of Community Corrections.....	273 S. 17 <sup>th</sup> Avenue, West Bend
13	Department of Transportation Division of Motor Vehicles .....	1516 W. Paradise Drive, West Bend
14	Office of State Public Defender .....	155 N. Main Street, West Bend
15	Workforce Development Center .....	2200 Green Tree Road, West Bend
16	U.S. Department of Agriculture .....	333 E. Washington Street, West Bend
	Community	
17	Addison Town Hall .....	127 1 <sup>st</sup> Street, Allenton
18	Barton Town Hall .....	3482 Town Hall Road, Kewaskum
19	Erin Town Hall .....	1846 STH 83, Hartford
20	Farmington Town Hall.....	9422 STH 144, Kewaskum
21	Germantown Town Office .....	W188 N13515 Maple Road, Richfield <sup>b</sup>
22	Germantown Village Hall .....	N112 W17001 Mequon Road, Germantown
23	Hartford City Hall .....	109 N. Main Street, Hartford
24	Hartford Town Hall.....	3360 CTH K, Hartford
25	Jackson Town Hall.....	3146 Division Road, Jackson
26	Jackson Village Hall.....	N168 W20733 Main Street, Jackson
27	Kewaskum Town Hall .....	9019 Kettle Moraine Drive, Kewaskum
28	Kewaskum Village Hall .....	204 1 <sup>st</sup> Street, Kewaskum
29	Newburg Village Hall .....	614 Main Street, Newburg
30	Polk Town Hall .....	3680 STH 60, Slinger
31	Richfield Village Hall .....	4128 Hubertus Road, Hubertus
32	Slinger Village Hall.....	300 Slinger Road, Slinger
33	Trenton Town Hall .....	1071 STH 33 E, Newburg
34	Wayne Town Hall.....	6030 Mohawk Road, Campbellsport
35	West Bend City Hall.....	1115 S. Main Street, West Bend
36	West Bend Town Hall .....	6355 CTH Z, West Bend
	Libraries	
37	Germantown Community Library .....	N112 W16879 Mequon Road, Germantown
38	Hartford Public Library .....	109 N. Main Street, Hartford
39	Kewaskum Public Library .....	204 1 <sup>st</sup> Street, Kewaskum
40	Slinger Public Library.....	220 Slinger Road, Slinger
41	West Bend Community Memorial Library .....	320 E. 6 <sup>th</sup> Avenue, West Bend
	U.S. Post Offices	
42	Allenton .....	301 1 <sup>st</sup> Street, Allenton (Town of Addison)

**Table 84 (continued)**

Number on Map 56	Building/Office	Street Address <sup>a</sup>
	U.S. Post Offices (continued)	
43	Colgate .....	3392 CTH Q, Colgate (Village of Richfield)
44	Germantown .....	W156 W11301 Pilgrim Road, Germantown
45	Hartford .....	45 E. Wisconsin, Hartford
46	Hubertus .....	3695 Hubertus Road, Hubertus (Village of Richfield)
47	Jackson .....	N168 W20580 Main Street, Jackson
48	Kewaskum .....	347 Main Street, Kewaskum
49	Newburg .....	440 Main Street, Newburg
50	Richfield .....	1925 STH 175, Richfield
51	Slinger .....	350 E. Washington Street, Slinger
52	West Bend .....	607 Elm Street, West Bend

<sup>a</sup>The street address reflects the mailing address of the building rather than the local government in which the building is located.

<sup>b</sup>The Town of Germantown office is the home of the Town Clerk. Town meetings are held at the Riteway Bus Company at the intersection of Cedar Lane and State Trunk Highway 145. The Riteway Bus Company location is shown on Map 56.

Source: Washington County, Town of Germantown, and SEWRPC.

**Table 85**

**POLICE DEPARTMENTS AND PROTECTION SERVICE AREAS IN WASHINGTON COUNTY: 2006**

Number on Map 57	Police Departments	Full-Time Sworn Officers <sup>a</sup>	Part-Time/Reserve Sworn Officers
1	City of Hartford.....	24	0
2	City of West Bend.....	56	0
3	Town of Trenton .....	0	7
4	Village of Germantown .....	30	0
5	Village of Jackson .....	11	0
6	Village of Kewaskum .....	7	1
7	Village of Newburg .....	0	5
8	Village of Slinger.....	8	0
9	Washington County Sheriff's Department ...	66	20 <sup>b</sup>

<sup>a</sup>Totals do not include support service or dispatch personnel/communication officers.

<sup>b</sup>These are part-time deputies that work only once or twice a year for transporting or special events.

Source: Washington County and SEWRPC.



There were 14 fire departments serving the County in 2006.

**Fire Protection Services**

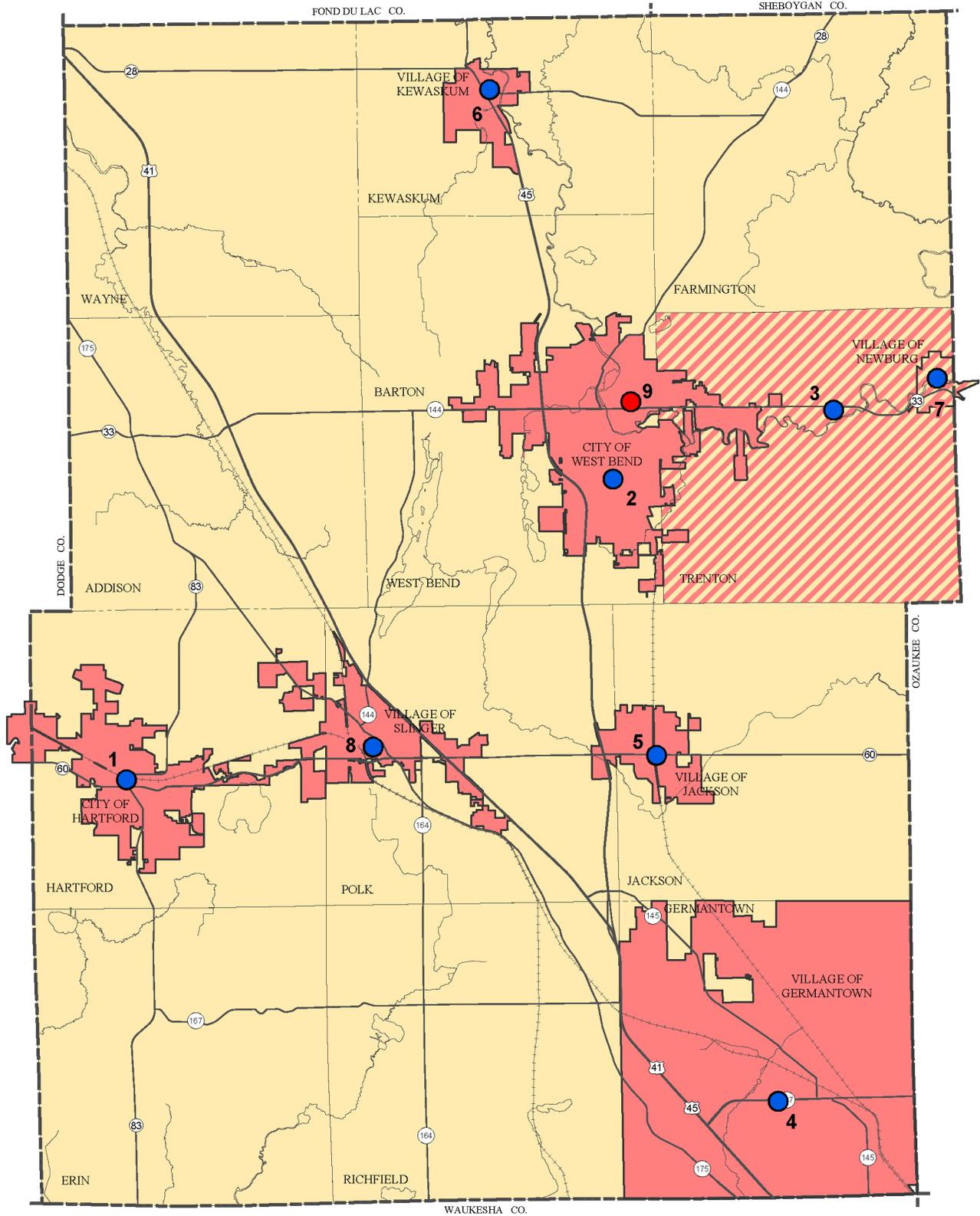
Map 58 shows the locations of local fire departments, all affiliated fire stations, and the fire protection service area of each department in 2006. There were 14 fire departments serving the County in 2006, which include the Allenton Volunteer, Ashippun Volunteer (Dodge County), Boltonville Volunteer, Fillmore Volunteer, Germantown, Hartford, Jackson, Kewaskum, Kohlsville Volunteer, Newburg Volunteer, Richfield, Slinger Volunteer, St. Lawrence Volunteer, and West Bend fire departments. Table 86 sets forth the number of full time, paid on-call, and volunteer firefighters in each department and the area served by each department. Many fire department personnel are cross-trained to provide both fire fighting, emergency medical, and/or hazardous materials handling. In addition, most fire and emergency service agencies have mutual aid agreements in place if additional equipment or personnel are needed to respond to an emergency.

**Emergency Medical Services**

As shown on Map 59, there were 32 emergency medical service (EMS) zones served by 15 EMS departments in Washington County in 2006. In addition, the southwestern portion of the Town of Erin was served by the Town of Ashippun, which is located in Dodge County. Table 87 lists the department that serves each zone.

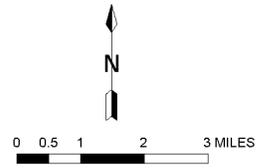
# Map 57

## POLICE STATIONS AND SERVICE AREAS IN WASHINGTON COUNTY: 2006



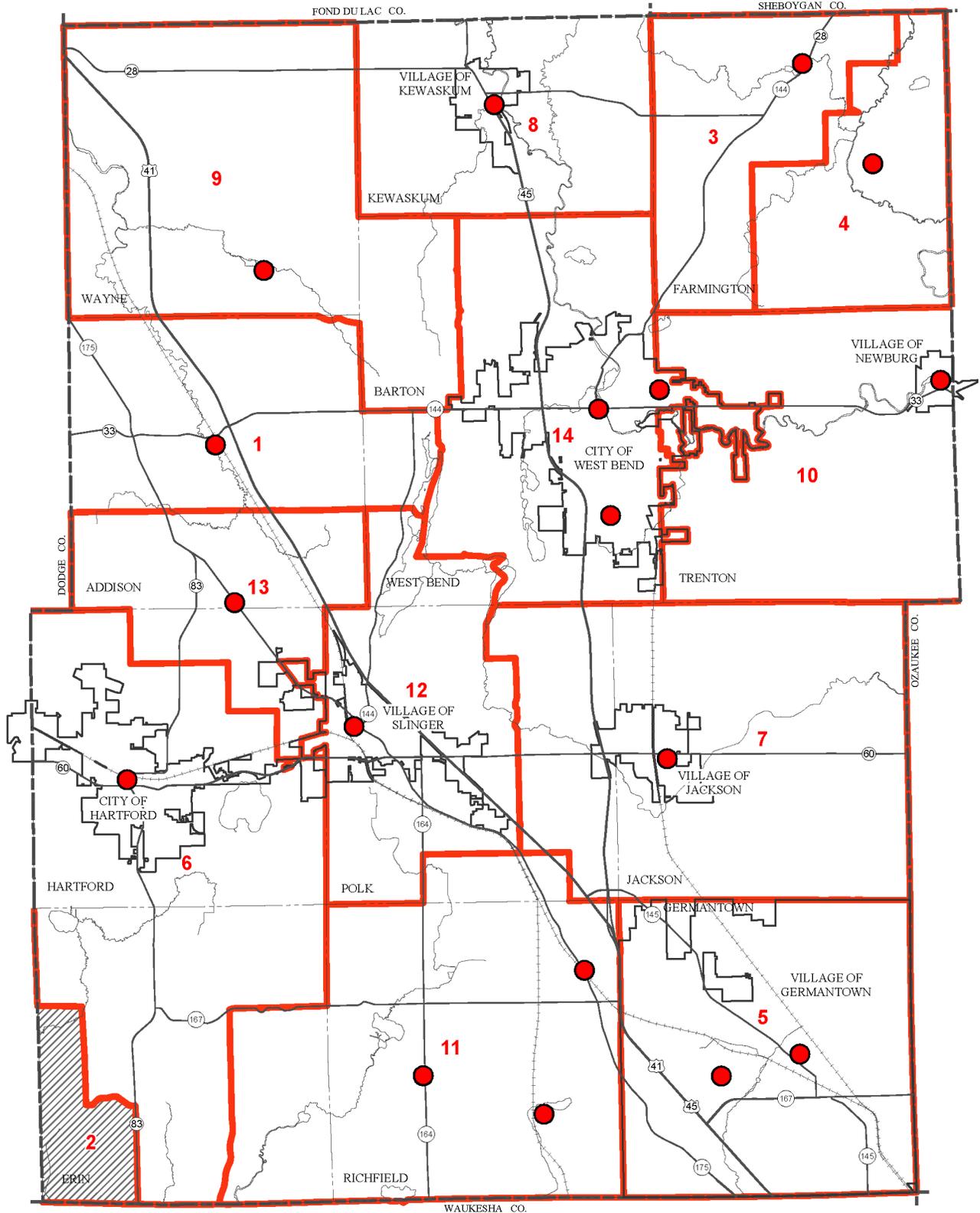
- CITY, VILLAGE, AND TOWN POLICE STATIONS
- WASHINGTON COUNTY SHERIFF'S DEPARTMENT
- AREA SERVED BY LOCAL POLICE DEPARTMENT
- AREA SERVED BY LOCAL POLICE AND WASHINGTON COUNTY SHERIFF'S DEPARTMENT
- AREA SERVED BY WASHINGTON COUNTY SHERIFF'S DEPARTMENT
- 4** POLICE STATION AND SHERIFF'S DEPARTMENT REFERENCE NUMBER (SEE TABLE 85)

Source: Washington County and SEWRPC.



Map 58

FIRE STATIONS AND SERVICE AREAS IN WASHINGTON COUNTY: 2006



- FIRE STATIONS
- SERVICE AREA BOUNDARIES
- SERVICE PROVIDED BY THE ASHIPUN FIRE DEPARTMENT LOCATED IN DODGE COUNTY
- 5 SERVICE AREA REFERENCE NUMBER (SEE TABLE 86)

Source: Washington County and SEWRPC.

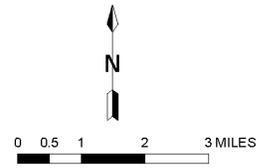


Table 86

FIRE DEPARTMENTS AND FIRE PROTECTION SERVICE AREAS IN WASHINGTON COUNTY: 2006

Number on Map 58	Fire Departments	Service Zone Area (acres)	Paid Fire Department Employees	Paid On Call Fire Fighters	Fire Department Volunteers <sup>a</sup>
1	Allenton Volunteer Fire Department.....	17,168	0	0	45
2	Ashippun Volunteer Fire Department <sup>b</sup> .....	3,774	0	0	37
3	Boltonville Volunteer Fire Department.....	12,204	0	0	40
4	Fillmore Fire Department.....	11,341	0	0	35
5	Germantown Fire Department.....	23,169	3 full time/4 part time	36	0
6	Hartford Fire Department.....	32,834	2 full time	58	0
7	Jackson Fire Department.....	30,879	3 full time	35	0
8	Kewaskum Fire Department.....	15,589	1 full time	54	0
9	Kohlsville Fire Department.....	28,088	0	0	35
10	Newburg Volunteer Fire Department.....	21,716	0	0	58
11	Richfield Volunteer Fire Department.....	30,489	2 full time	60	0
12	Slinger Volunteer Fire Department.....	16,457	0	0	50
13	St. Lawrence Volunteer Fire Department.....	12,154	0	0	42
14	West Bend Fire Department.....	22,917	40 full time	0	0

<sup>a</sup>Totals include active volunteer fire fighters and emergency medical service personnel.

<sup>b</sup>The Ashippun Volunteer Fire Department is in the Town of Ashippun in Dodge County. The Department serves the southwestern portion of the Town of Erin.

Source: Washington County and SEWRPC.

**Public Safety Answering Points (Dispatch Centers)**

There are four Public Safety Answering Points (PSAP) in Washington County taking emergency calls 24 hours a day. A county wide PSAP is operated by the Washington County Sheriff’s Department. The other three PSAP’s serve areas within their own municipal boundaries. These centers are operated by the Cities of Hartford and West Bend and Village of Germantown Police Departments. These centers handle calls pertaining to fire, police, and public works (sewer/water) emergencies. The City of Hartford Dispatch Center also handles calls related to its electric utility. Map 60 shows the location of each PSAP.

**Public and Private Schools**

There were 36 public schools in five public high school districts and 26 private schools in the County in 2006. In addition to primary and secondary schools, there were two institutions of higher learning in the County. These are the Moraine Park Technical College, which has campuses in Hartford and West Bend<sup>6</sup>, and the University of Wisconsin-Washington County. Map 61 shows the location of public and private schools and colleges and universities in the County in 2006, and the boundaries of public high school districts. Two of the school districts extend outside the County (Hartford Union High School and Kewaskum). A portion of the Town of Jackson is in the Cedarburg High School District, which extends westward from Ozaukee County, and the portion of the Village of Newburg in Ozaukee County is located in the Northern Ozaukee High School District. In addition, Hartford Union High School District boundaries include the Erin, Friess Lake, Hartford J1, Richfield J1, and Rubicon J6 School Districts, which operate elementary and middle schools.

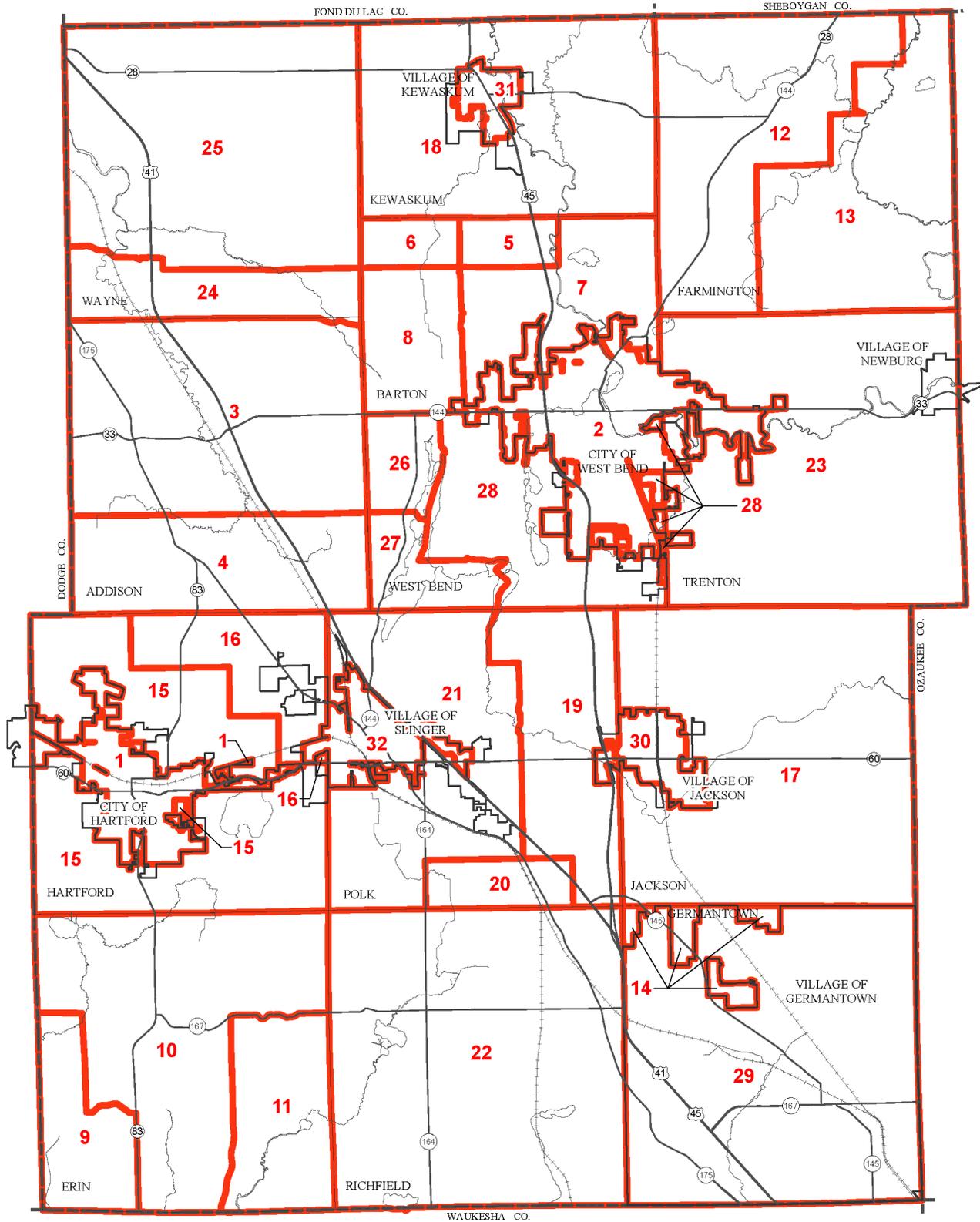


There were 36 public schools in five public high school districts and 26 private schools in the County in 2006.

<sup>6</sup>In addition to the campuses in Washington County, Moraine Park Technical College also has campuses in the Cities of Fond du Lac and Ripon in Fond du Lac County, and the City of Beaver Dam in Dodge County.

Map 59

EMERGENCY MEDICAL SERVICE ZONES IN WASHINGTON COUNTY: 2006



**—** EMERGENCY MEDICAL SERVICE ZONE BOUNDARIES

**5** EMERGENCY MEDICAL SERVICE ZONE REFERENCE NUMBER (SEE TABLE 87)

Source: Washington County and SEWRPC.



Table 87

EMERGENCY MEDICAL SERVICES IN WASHINGTON COUNTY: 2006

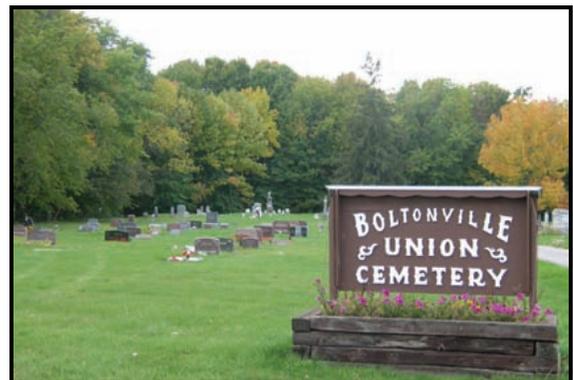
Number on Map 59	EMS - Rescue Department Service Zones	Service Zone Area (acres)	Number on Map 59	EMS - Rescue Department Service Zones	Service Zone Area (acres)
1	City of Hartford Hartford Fire Department/Rescue .....	3,874	17	Town of Jackson Jackson Fire Department/Rescue .....	21,859
2	City of West Bend West Bend Fire Department/Rescue .....	8,476	18	Town of Kewaskum Kewaskum Fire Department/Rescue ....	14,679
3	Town of Addison Allenton Fire Department/Rescue .....	15,252	19	Town of Polk Jackson Fire Department/Rescue .....	7,356
4	St. Lawrence Fire Department/Allenton and St. Lawrence Rescue .....	7,747	20	Richfield Fire Department/Rescue .....	1,917
5	Town of Barton West Bend Fire Department/Kewaskum Rescue .....	1,290	21	Slinger Fire Department/Lifestar EMS ..	11,526
6	Kohlsville Fire Department/Kewaskum and Kohlsville Rescue .....	1,295	22	Town of Richfield Richfield Fire Department/Rescue .....	23,307
7	West Bend Fire Department/West Bend Rescue .....	6,057	23	Town of Trenton Newburg Fire Department/Rescue .....	21,708
8	Kohlsville Fire Department/West Bend and Kohlsville 1 <sup>st</sup> Response .....	3,830	24	Town of Wayne Kohlsville Fire Department/Allenton and Kohlsville Rescue .....	4,314
9	Town of Erin Ashippun Fire Department/Hartford and Ashippun 1 <sup>st</sup> Response .....	3,774	25	Kohlsville Fire Department/ Kewaskum and Kohlsville Rescue .....	18,649
10	Hartford Fire Department/Rescue .....	14,095	26	Town of West Bend Allenton Fire Department/Rescue .....	1,916
11	Richfield Fire Department/Rescue .....	5,265	27	Slinger Fire Department/ Lifestar EMS .....	2,455
12	Town of Farmington Boltonville Fire Department/Kewaskum/ Boltonville Fire and Rescue .....	12,204	28	West Bend Fire Department/Rescue ....	7,094
13	Fillmore Fire Department/Newburg Rescue/Fillmore Fire and Rescue .....	11,341	29	Village of Germantown Germantown Fire Department/ Rescue .....	22,008
14	Town of Germantown Germantown Fire Department/Rescue .....	1,161	30	Village of Jackson Jackson Fire Department/Rescue .....	1,664
15	Town of Hartford Hartford Fire Department/Rescue .....	14,871	31	Village of Kewaskum Kewaskum Fire Department/Rescue ....	910
16	St. Lawrence Fire Department/Hartford and St. Lawrence Rescue .....	4,671	32	Village of Slinger Slinger Fire Department/ Lifestar EMS .....	2,258

Source: Washington County and SEWRPC.

Table 88 shows the location and grades served for primary and secondary schools, the location of colleges and universities, and the enrollment at each school. A total of 19,423 students were enrolled in public elementary and high schools and 4,132 students were enrolled in private elementary and high schools in the 2005-2006 school year. An additional 535 students, including middle and high school students, were home schooled during the 2004-2005 school year.<sup>7</sup>

**Cemeteries**

Map 62 shows the location of public cemeteries in the County as of 2006. There are 97 public cemeteries in the County, encompassing about 250 acres. The name, location, and size of each public cemetery is set forth in Table 89.

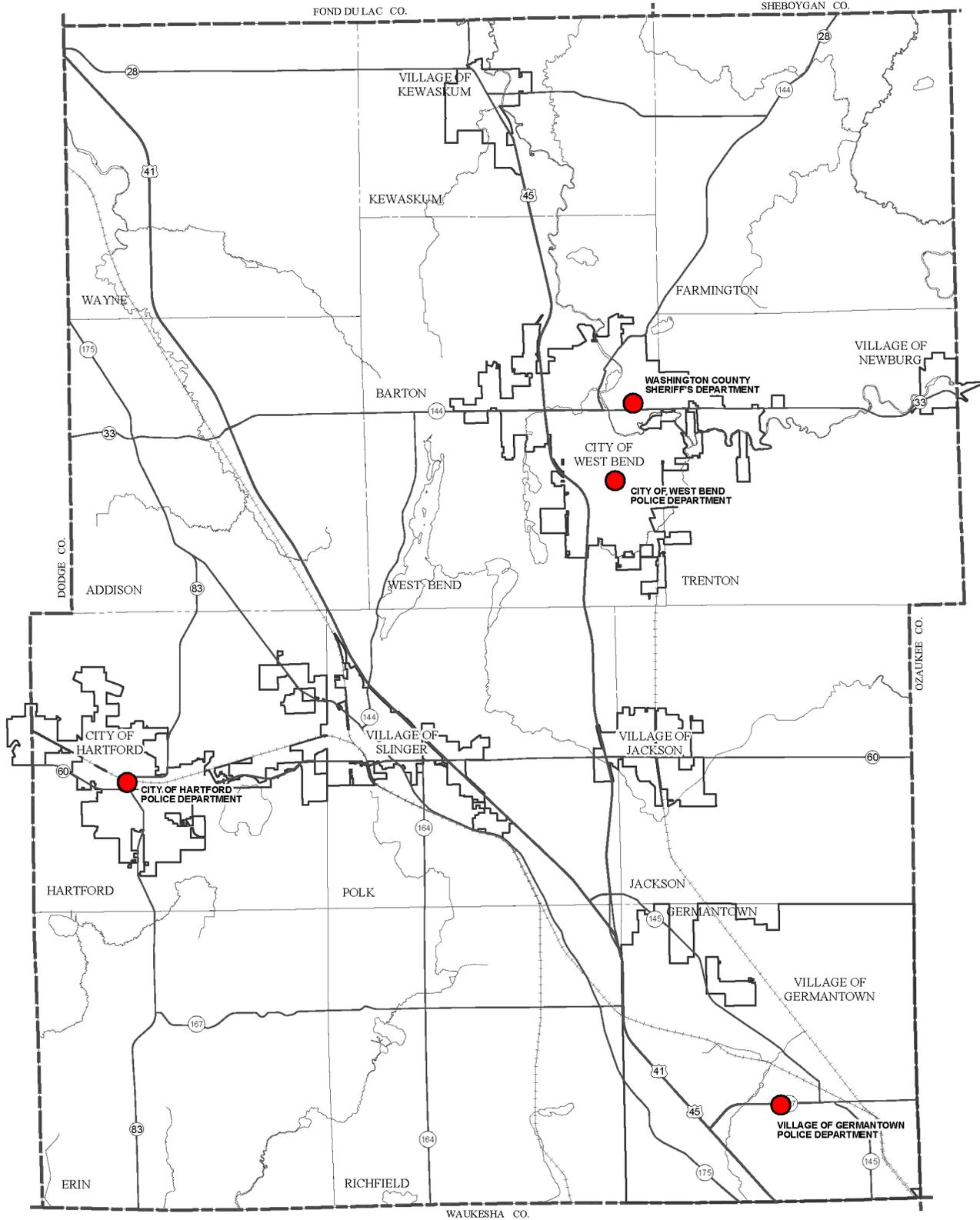


There are 97 public cemeteries in the County, encompassing about 250 acres.

<sup>7</sup>The most recent information for the number of home-schooled students is for the 2004-2005 school year.

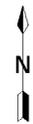
Map 60

PUBLIC SAFETY ANSWERING POINTS IN WASHINGTON COUNTY: 2006



● PUBLIC SAFETY ANSWERING POINTS (DISPATCH CENTER)

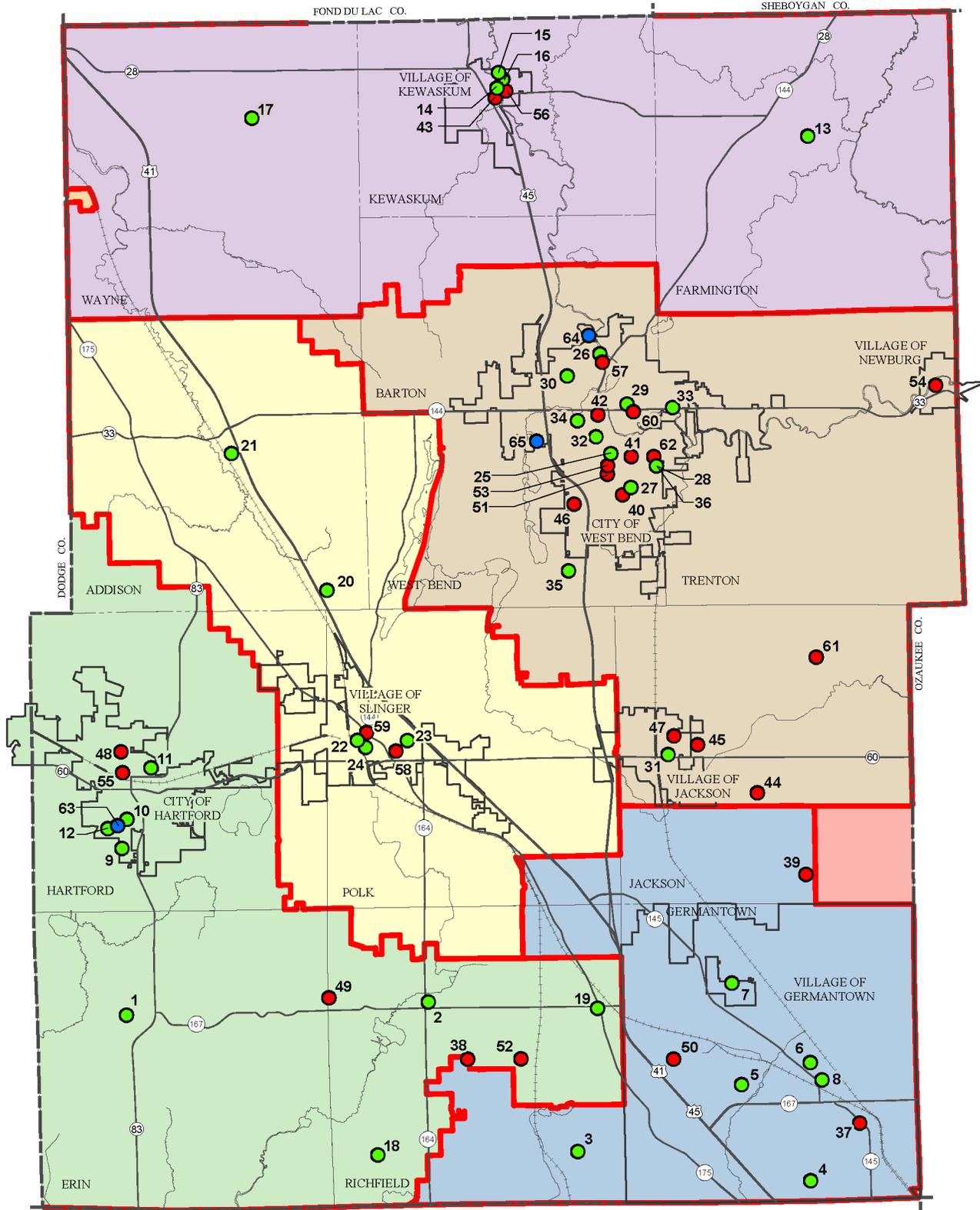
Source: Washington County and SEWRPC.



0 0.5 1 2 3 MILES

# Map 61

## PUBLIC AND PRIVATE SCHOOLS AND PUBLIC HIGH SCHOOL DISTRICTS IN WASHINGTON COUNTY: 2008



**HIGH SCHOOL DISTRICTS**

- CEDARBURG
- GERMANTOWN
- HARTFORD UNION H.S.
- KEWASKUM
- LOMIRA
- SLINGER
- WEST BEND
- SCHOOL DISTRICT BOUNDARY

**SCHOOL TYPES**

- PUBLIC
- PRIVATE
- COLLEGE / UNIVERSITY
- 25** SCHOOL TYPE REFERENCE NUMBER (SEE TABLE 88)

Source: Washington County, School Districts, and SEWRPC.

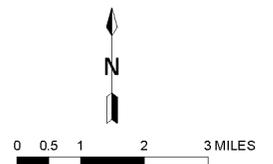


Table 88

## PUBLIC AND PRIVATE SCHOOLS AND SCHOOL DISTRICTS IN WASHINGTON COUNTY: 2005-2006

Number on Map 61	Public Schools	Grades <sup>a</sup>	Enrollment <sup>b</sup>	Street Address <sup>c</sup>
1	Erin School District Erin Elementary School .....	PK-8	378	6901 CTH O, Hartford (Town of Erin)
2	Friess Lake School District Friess Lake School .....	PK-8	328	1750 STH 164, Hubertus (Town of Richfield)
3	Germantown School District .....			
3	Amy Belle Elementary School.....	PK-5	392	3294 Willow Creek Road, Colgate (Town of Richfield)
4	County Line Elementary School.....	PK-5	541	W159 N9939 Butternut Road, Germantown
5	Germantown High School.....	9-12	1,323	W180 N11501 River Lane, Germantown
6	Kennedy Middle School.....	6-8	876	W160 N11836 Crusader Court, Germantown
7	Rockfield Elementary School .....	K-5	200	N132 W18473 Rockfield Road, Germantown
8	MacArthur Elementary School .....	PK-5	399	W154 N11492 Fond Du Lac Avenue, Germantown
	Hartford J1 Public Schools			
9	Central Middle School.....	6-8	539	1100 Cedar Street, Hartford
10	Lincoln Elementary School .....	PK-5	556	755 S. Rural Street, Hartford
11	Rossman Elementary School.....	PK-5	541	600 Highland Avenue, Hartford
	Hartford UHS School District			
12	Hartford High School .....	9-12	1,704	805 Cedar Street, Hartford
	Kewaskum School District			
13	Farmington Elementary School.....	PK-5	245	8736 Boltonville Road, Kewaskum (Town of Farmington)
14	Kewaskum Elementary School .....	PK-5	413	1415 Bilgo Lane, Kewaskum
15	Kewaskum Middle School.....	6-8	419	1510 Bilgo Lane, Kewaskum
16	Kewaskum High School.....	9-12	655	1676 Reigle Drive, Kewaskum
17	Wayne Elementary School.....	PK-5	128	W5760 County Road H, Campbellsport
	Richfield J1 School District			
18	Plat Elementary School .....	PK-2	116	4908 Monches Road, Colgate (Town of Richfield)
19	Richfield Elementary School .....	3-8	296	3117 Holy Hill Road, Richfield
	Rubicon J6 School District			
	Saylesville Consolidated School <sup>d</sup> .....	K-8	158	N3501 CTH P, Rubicon
	Slinger School District			
20	Addison Elementary School.....	PK-5	373	5050 Indian Road, Hartford
21	Allenton Elementary School.....	PK-5	390	228 Weis Street, Allenton (Town of Addison)
22	Slinger Elementary School.....	PK-5	479	203 Polk Street, Slinger
23	Slinger Middle School .....	6-8	670	521 Olympic Drive, Slinger
24	Slinger High School .....	9-12	924	209 Polk Street, Slinger
	West Bend School District			
25	Badger Middle School.....	6-8	507	710 S. Main Street, West Bend
26	Barton Elementary School .....	PK-5	405	614 School Place, West Bend
27	Decorah Elementary School .....	PK-5	408	1225 Sylvan Way, West Bend
28	East High School .....	9-12	1,264	1305 E. Decorah Road, West Bend
29	Fair Park Elementary School .....	PK-5	466	519 N. Indiana Avenue, West Bend
30	Green Tree Elementary School.....	K-5	498	1330 Green Tree Road, West Bend
31	Jackson Elementary School.....	K-5	494	W204 N16850 Jackson Drive, Jackson
32	McLane Elementary School .....	K-5	563	833 Chestnut Street, West Bend
33	Phoenix Academy High School.....	9-12	75	1710 E. Washington Street, West Bend
34	Silverbrook Middle School .....	6-8	603	120 N. Silverbrook Drive, West Bend
35	Silver Maple PK .....	PK	42	5190 S. 18 <sup>th</sup> Avenue, West Bend
36	West High School.....	9-12	1,213	1305 E. Decorah Road, West Bend
--	Private Schools	Grades <sup>a</sup>	Enrollment <sup>e</sup>	Street Address <sup>c</sup>
37	Bethlehem Evangelical Lutheran School.....	PK-4	173	N108 W14290 Bel Aire Lane, Germantown
38	Crown of Life Evangelical Lutheran School.....	PK-7	47	1292 Tally Ho Trail, Hubertus (Town of Richfield)
39	David's Star Evangelical Lutheran School.....	PK-8	158	2750 David's Star Drive, Jackson
40	First Baptist Academy School .....	K-7	15	224 Butternut Street, West Bend
41	Good Shepherd Lutheran School.....	PK-8	237	777 Indiana Avenue, West Bend
42	Holy Angels School.....	PK-8	389	230 N. 8 <sup>th</sup> Avenue, West Bend

**Table 88 (continued)**

Number on Map 61	Private Schools	Grades <sup>a</sup>	Enrollment <sup>e</sup>	Street Address <sup>c</sup>
43	Holy Trinity Catholic School .....	PK-8	177	305 Main Street, Kewaskum
44	Kettle Moraine Lutheran High School.....	9-12	410	3399 Division Road, Jackson
45	Living Word Lutheran High School.....	9-12	151	2230 Living Word Lane, Jackson
46	Montessori Children House West School .....	PK-K	100	1701 Vogt Drive, West Bend
47	Morning Star Lutheran School.....	PK-8	167	N171W20131 Highland Road, Jackson
48	Peace Lutheran School.....	PK-8	223	1025 Peace Lutheran Drive, Hartford
49	St. Augustine School Inc.....	K-11	63	1810 CTH CC, Hartford
50	St. Boniface Elementary School.....	PK-8	307	W204 N11968 Goldendale Drive, Germantown
51	St. Frances Cabrini School .....	PK-8	400	529 Hawthorn Drive, West Bend
52	St. Gabriel Elementary School .....	PK-8	122	3733 Hubertus Road, Hubertus (Town of Richfield)
53	St. John's Lutheran School .....	PK-8	226	899 S. 6 <sup>th</sup> Avenue, West Bend
54	St. John's Lutheran School .....	PK-8	63	623 Congress Street, Newburg
55	St. Kilian Elementary School.....	PK-8	199	245 High Street, Hartford
56	St. Lucas Grade School .....	PK-8	107	1410 Parkview Drive, Kewaskum
57	St. Mary Immaculate Conception School .....	PK-8	144	415 Roosevelt Drive, West Bend
58	St. Paul's School.....	PK-8	75	799 Saint Paul Drive, Slinger
59	St. Peter Catholic Grade School .....	PK-8	67	206 E. Washington Street, Slinger
60	Tri-Center Alternative School .....	8-12	11	515 E. Washington Street, West Bend
61	Trinity Lutheran School .....	PK-8	74	1268 Pleasant Valley Road, West Bend
62	West Bend Christian School.....	PK-2	27	1110 E. Decorah Road, West Bend
63	Moraine Park Technical College – Hartford.....	--	-- <sup>f</sup>	805 Cedar Street, Hartford
64	Moraine Park Technical College – West Bend ..	--	-- <sup>f</sup>	2151 N. Main Street, West Bend
65	University of Wisconsin-Washington County .....	--	1,018	400 University Drive, West Bend

<sup>a</sup>K is kindergarten and PK is pre-kindergarten.

<sup>b</sup>Enrollment is based on 2005 data.

<sup>c</sup>Street address is the school's mailing address.

<sup>d</sup>A portion of the Rubicon J6 School District is located in the southwestern portion of the Town of Hartford, but the district school is located in the Town of Rubicon in Dodge County.

<sup>e</sup>Enrollment is based on 2006 data.

<sup>f</sup>Enrollment at individual Moraine Park Technical college (MPTC) campuses is not available. Total enrollment at all MPTC campuses was 21,886 students in 2006.

Source: Wisconsin Department of Public Instruction and SEWRPC.



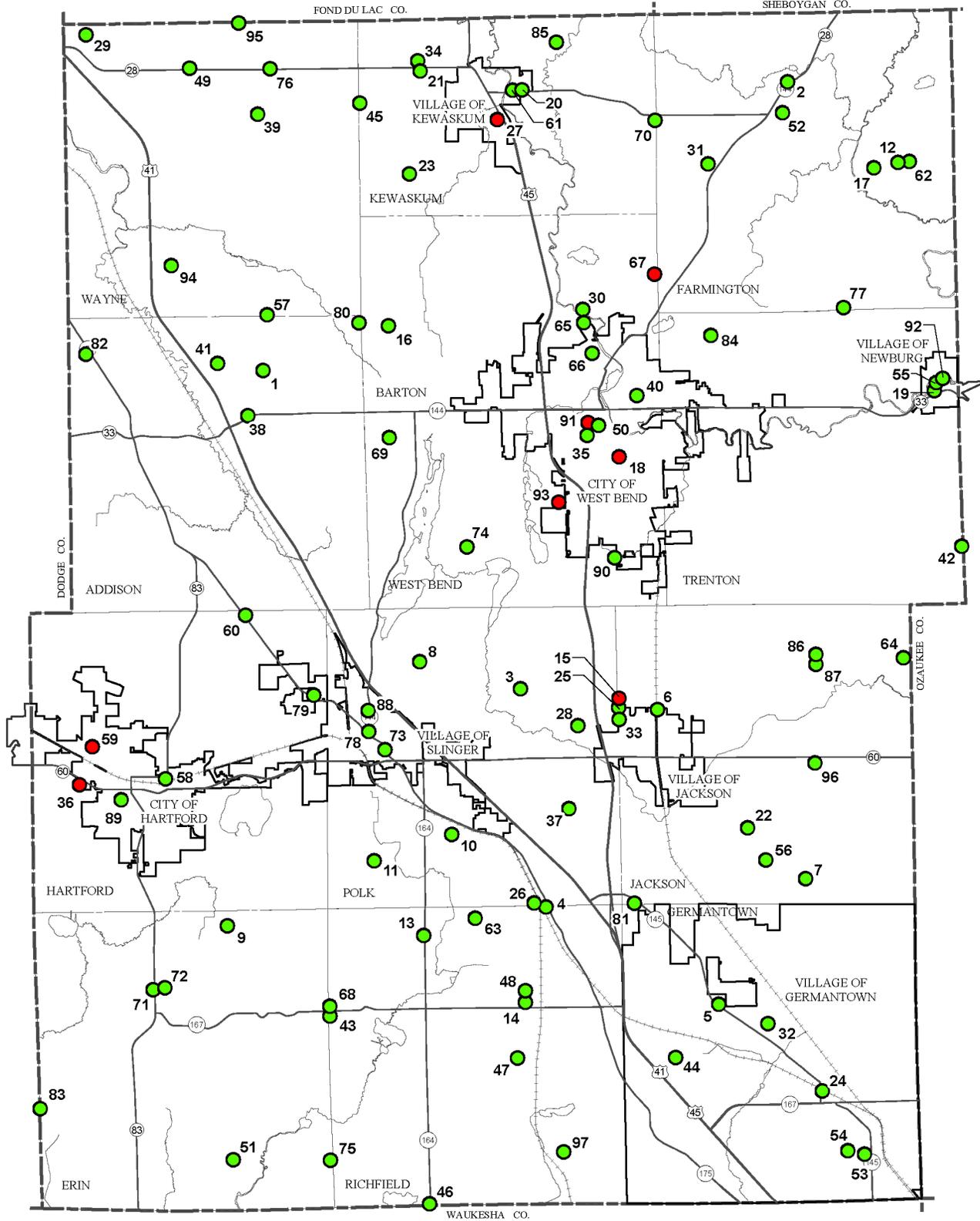
St. Joseph's Community Hospital in the Town of Polk is one of two hospitals in the County offering a full range of medical services.

### Health Care Facilities

Map 63 shows hospitals and clinics for non-specialized medical services in the County in 2006. There are two hospitals offering a full range of medical services. They are Saint Joseph's Hospital located in the Town of Polk and Aurora Medical Center of Washington County located in the City of Hartford. Saint Joseph's Hospital had 138 beds and Aurora Medical Center of Washington County had 71 beds in 2006. Table 90 sets forth the location of hospitals and clinics in 2006. Residents in the southern portion of Washington County may also receive service from health care facilities in Menomonee Falls (Waukesha County). Menomonee Falls has one hospital, Community Memorial Hospital, with 237 beds that is located on Town Hall Road. There are two clinics located in Menomonee Falls. They include the Advanced Healthcare Clinic on Menomonee Avenue and the Medical Associates Health Center on North Corporate Circle. Clinics are defined as an establishment that provides a variety of medical services by more than one physician and/or medical personnel on an out-patient basis.

# Map 62

## CEMETERIES IN WASHINGTON COUNTY: 2006



- SMALLER THAN 5 ACRES
- 5 ACRES OR GREATER
- 25** CEMETERY REFERENCE NUMBER (SEE TABLE 89)

Source: Washington county and SEWRPC.

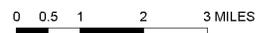
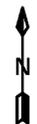


Table 89

## CEMETERIES IN WASHINGTON COUNTY: 2006

Number on Map 62	Name	Location (Local Government)	Size (acres)	Number on Map 62	Name	Location (Local Government)	Size (acres)
1	Addison Township Cemetery .....	Town of Addison	0.3	45	St. Bridget Catholic Cemetery .....	Town of Kewaskum	2.6
2	Boltonville Union Cemetery .....	Town of Farmington	2.8	46	St. Columba Catholic Cemetery .....	Town of Richfield	2.2
3	Cedar Creek Cemetery .....	Town of Polk	0.9	47	St. Hubert Catholic Cemetery .....	Town of Richfield	4.0
4	Cedar Park Cemetery .....	Town of Richfield	0.8	48	St. Jacobi Congregational Cemetery .....	Town of Richfield	0.8
5	Christ Evangelical & Reformed Cemetery .....	Village of Germantown	1.4	49	St. Jacob's Reformed Cemetery .....	Town of Wayne	0.9
6	Christ Lutheran Cemetery .....	Town of Jackson	1.4	50	St. James Episcopal Church Columbarium .....	City of West Bend	-- <sup>b</sup>
7	David's Star Evangelical Lutheran Cemetery .....	Town of Jackson	2.4	51	St. John Catholic Cemetery .....	Town of Erin	2.6
8	Diefenbach Corners Cemetery .....	Town of Polk	0.8	52	St. John of God Catholic Cemetery .....	Town of Farmington	1.6
9	Emmanuel United Methodist Cemetery .....	Town of Erin	0.8	53	St. John United Church of Christ Cemetery .....	Village of Germantown	1.4
10	Faith Cemetery .....	Town of Polk	1.3	54	St. John's Evangelical Cemetery .....	Village of Germantown	0.9
11	Faith United Church of Christ Cemetery .....	Town of Polk	0.7	55	St. John's Evangelical Lutheran Cemetery .....	Village of Newburg	1.4
12	Fillmore Union Cemetery .....	Town of Farmington	1.4	56	St. John's Lutheran Cemetery .....	Town of Jackson	2.5
13	First Presbyterian Cemetery .....	Town of Richfield	0.4	57	St. John's Memorial Cemetery .....	Town of Wayne	1.8
14	Forest Home Cemetery .....	Town of Richfield	0.5	58	St. Kilian Catholic Cemetery (Old) .....	City of Hartford	3.3
15	Friedens United Church of Christ Cemetery .....	Town of Jackson	5.5	59	St. Kilian Catholic Cemetery (New) .....	City of Hartford	14.5
16	German Methodist (Kopp's) Cemetery .....	Town of Barton	0.5	60	St. Lawrence Catholic Cemetery .....	Town of Hartford	3.9
17	German Methodist Episcopal Cemetery .....	Town of Farmington	0.2	61	St. Lucas Evangelical Lutheran Cemetery (Old) .....	Village of Kewaskum	1.1
18	Holy Angels Catholic Cemetery (New) .....	City of West Bend	10.7	62	St. Martin's Union Cemetery .....	Town of Farmington	1.9
19	Holy Trinity Catholic Cemetery .....	Village of Newburg	4.2	63	St. Mary Catholic Cemetery .....	Town of Richfield	2.0
20	Holy Trinity Catholic Cemetery (Old) .....	Village of Kewaskum	0.8	64	St. Mary Immaculate Conception Catholic Cemetery .....	Town of Jackson	1.4
21	Holy Trinity Catholic Cemetery (New) .....	Town of Kewaskum	2.3	65	St. Mary Immaculate Conception Catholic Cemetery (1st) .....	Town of Barton	1.0
22	Immanuel Lutheran Cemetery .....	Town of Jackson	0.7	66	St. Mary Immaculate Conception Catholic Cemetery (2nd) .....	City of West Bend	2.7
23	Kewaskum Union Cemetery .....	Town of Kewaskum	0.8	67	St. Mary Immaculate Conception Catholic Cemetery (3rd) .....	Town of Barton	8.7
24	Last Home Cemetery .....	Village of Germantown	2.0	68	St. Mary of the Hill Cemetery .....	Town of Richfield	3.2
25	Last Home Cemetery .....	Town of Jackson	0.9	69	St. Mathias Catholic Cemetery .....	Town of West Bend	2.3
26	Leid Cemetery <sup>a</sup> .....	Town of Polk	0.7	70	St. Michael Catholic Cemetery .....	Town of Kewaskum	1.4
27	Lutheran Memorial Park .....	Village of Kewaskum	5.2	71	St. Patrick Catholic Cemetery (Old) .....	Town of Erin	2.6
28	Mayfield Cemetery .....	Town of Polk	0.7	72	St. Patrick Catholic Cemetery (New) .....	Town of Erin	1.2
29	Methodist Episcopal Cemetery .....	Town of Wayne	0.4	73	St. Paul Evangelical Lutheran Cemetery .....	Village of Slinger	0.8
30	Newark Cemetery .....	Town of Barton	3.3	74	St. Paul Evangelical Lutheran Cemetery .....	Town of West Bend	0.4
31	Orchard Grove Cemetery .....	Town of Farmington	1.0	75	St. Paul United Church of Christ Cemetery .....	Town of Erin	1.3
32	Our Savior's United Church of Christ Cemetery .....	Village of Germantown	0.6	76	St. Paul's Evangelical Lutheran Cemetery .....	Town of Wayne	0.5
33	Peace United Church of Christ Cemetery .....	Town of Jackson	0.9	77	St. Peter Catholic Cemetery .....	Town of Farmington	1.6
34	Peace United Church of Christ Cemetery .....	Town of Kewaskum	3.6	78	St. Peter Catholic Cemetery (Old) .....	Village of Slinger	2.6
35	Pilgrim Rest Cemetery .....	City of West Bend	1.1	79	St. Peter Catholic Cemetery (New) .....	Town of Hartford	4.0
36	Pleasant Hill Cemetery .....	City of Hartford	14.3	80	St. Peter's Evangelical Lutheran Cemetery .....	Town of Addison	1.5
37	Polk Dairy Cemetery .....	Town of Polk	0.8	81	St. Peter's United Church of Christ Cemetery .....	Town of Jackson	1.1
38	Sacred Heart Catholic Cemetery .....	Town of Addison	3.2	82	Sts. Peter & Paul Catholic Cemetery .....	Town of Addison	1.7
39	Salem United Church of Christ Cemetery .....	Town of Wayne	1.4	83	Toland Methodist Cemetery .....	Town of Erin	0.2
40	Samaritan Cemetery .....	City of West Bend	0.8				
41	St. Anthony of Padua Cemetery .....	Town of Addison	0.9				
42	St. Augustine Catholic Cemetery .....	Town of Trenton	2.6				
43	St. Augustine Catholic Cemetery (Old) .....	Town of Richfield	0.8				
44	St. Boniface Catholic Cemetery (New) .....	Village of Germantown	2.5				

**Table 89 (continued)**

Number on Map 62	Name	Location (Local Government)	Size (acres)
84	Trenton Township Cemetery .....	Town of Trenton	0.7
85	Trinity Evangelical Lutheran Cemetery .....	Town of Kewaskum	0.9
86	Trinity Evangelical Lutheran Cemetery (Old) .....	Town of Jackson	0.3
87	Trinity Evangelical Lutheran Cemetery (New) .....	Town of Jackson	1.7
88	Union Cemetery .....	Village of Slinger	2.7
89	Union Cemetery .....	City of Hartford	3.9
90	Union Cemetery .....	Town of West Bend	0.4

Number on Map 62	Name	Location (Local Government)	Size (acres)
91	Union Cemetery .....	City of West Bend	6.0
92	Union Cemetery .....	Village of Newburg	0.9
93	Washington County Memorial Park .....	Town of West Bend	48.4
94	Zion Evangelical Lutheran Cemetery .....	Town of Wayne	1.7
95	Zion German Baptist Cemetery .....	Town of Wayne	0.8
96	Zion Lutheran Cemetery .....	Town of Jackson	0.1
97	Zion United Methodist Cemetery .....	Town of Richfield	2.0
Total – 97 Sites		--	249.5

<sup>a</sup>Leid Cemetery is also referred to as Erling Cemetery.

<sup>b</sup> Less than 0.05 acres.

Source: Washington County, local governments, and SEWRPC 2000 land use inventory.

### Child Care Facilities

Child care facilities are regulated by the Bureau of Regulation and Licensing (BRL) in the Wisconsin Department of Health and Family Services. There are two types of child care facilities regulated by the BRL, family child care centers and group child care centers. Family child care centers are facilities that provide care for four to eight children. These programs are generally operated in a provider’s home and are licensed by the BRL under *Wisconsin Administrative Code* Chapter HFS 45. Group child care centers are facilities that provide care for nine or more children. These programs are generally operated outside the provider’s home and are licensed by the BRL under *Wisconsin Administrative Code* Chapter HFS 46. In 2006, there are 14 licensed family child care centers and 62 licensed group child care centers in Washington County. Licensed child care centers are shown on Map 64 and listed in Table 91.

### Assisted Living Facilities

#### *Facilities for Persons of Advanced Aged*

Facilities for persons of advanced aged (60-plus years of age) licensed by the Wisconsin Department of Health and Family Services as of February 2006 are listed in Table 92 and shown on Map 65. Facilities for the advanced aged include nursing homes, community based residential facilities (CBRF), adult day care, adult family homes, and residential care apartments. There are five nursing homes in Washington County offering skilled nursing facilities. There are 17 CBRFs serving persons of advanced age that offer room and board, supervision, support services, and may include up to three hours of nursing care per week. There are two adult day care facilities in the County. Adult day care is a day program that provides the elderly and other adults with services when their caregivers are at work or need relief.

There are seven residential care apartments in the County, which are independent apartment units in which the following services are provided: room and board, up to 28 hours per week of supportive care, personal care, and nursing services. There is one adult family home for persons of advanced aged in the County where a resident will receive care, treatment, or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident.



The Fields of Washington County is a residential care apartment facility providing supportive care, personal care, and nursing services.

Demand for facilities offering assisted living services for the advanced aged may increase over the planning period. The number of available rooms at nursing homes varies at any point during the year, but typically, nursing homes in the County have been able to accommodate the demand for people indicating an interest in residing in a nursing home. Funding, however, is a problem. The County Department of Social Services stated that approximately 100 people are on a waiting list to get financial assistance from the State to help fund nursing home residency or other services provided by the County. In 2000, about 11 percent of Washington County residents were age 65 or older. This percentage is projected to increase by 190 percent to about 24 percent of the County's population in 2035, with the number of County residents in this age group increasing from 13,212 to 38,325 persons. The number of residents age 85 and older in the County is projected to increase from 1,665 persons in 2000 to 5,627 persons in 2035.

### ***Facilities for the Mentally and Physically Disabled***

Facilities for the mentally and physically disabled licensed by the Wisconsin Department of Health and Family Services as of February 2006 are listed in Table 93 and shown in Map 66. Facilities for the developmentally and mentally disabled include nursing homes, community based residential facilities (CBRF), and adult family homes. There are five nursing homes in Washington County offering skilled nursing facilities in 2006. There are four CBRF's serving mentally and physically disabled persons that offer room and board, supervision, support services, and may include up to three hours of nursing care per week. And there are 26 adult family homes for the mentally and physically disabled in the County where a resident will receive care, treatment or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident. Washington County supports about 400 physically disabled people. According to the County Department of Social Services, about 80 families have "indicated interest" in placing a family member in long term care, but currently, the County has no residency available for physically disabled persons. However, about five of the 80 families that "indicated interest" for a family member urgently need services for residency, the remaining 75 people are considered a "watch group" that may need assistance in the future. Once a vacancy becomes available, the County decides which person that has "indicated interest" would best be served by the room available.

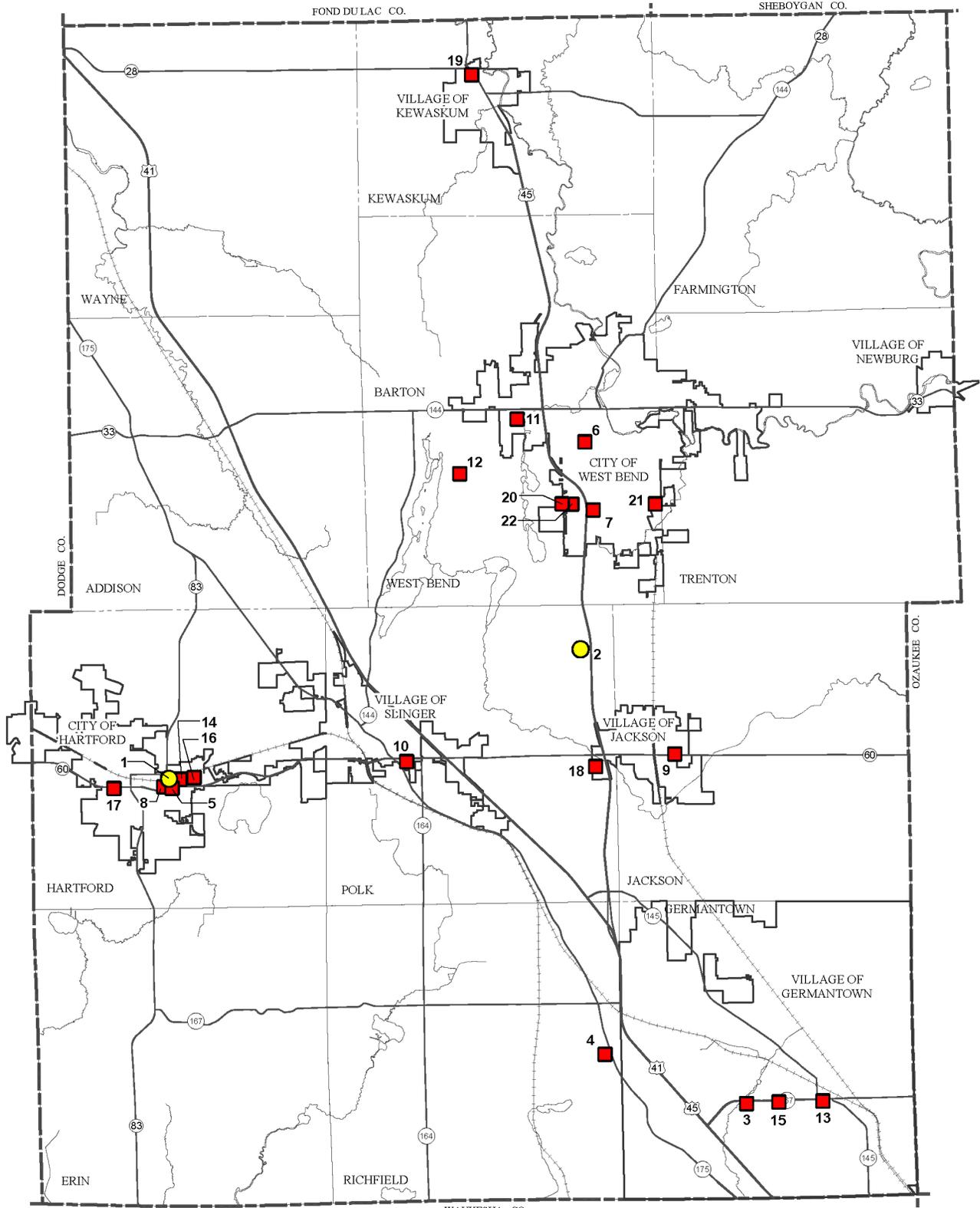
## **SUMMARY**

This chapter provides inventory information on existing utilities and community facilities in Washington County. The planning recommendations set forth in the utilities and community facilities element chapter of this report, Chapter XII, are directly related to the inventory information presented in this chapter. The following is a summary of the information in this Chapter:

- Sewer service areas within the County include the Cities of Hartford and West Bend and surrounding areas; the Villages of Jackson, Kewaskum, Newburg, and Slinger and surrounding areas; portions of the Village of Germantown; and the unincorporated hamlet of Allenton in the Town of Addison. About 50,128 acres, or 18 percent of the County, were within existing planned sanitary sewer service areas in 2006. About 15,084 acres, or about 5 percent of the County, and 71,500 residents, or 61 percent of the population, were served by public sanitary sewers in 2000.
- Sanitary districts in Washington County include the Allenton Sanitary District in the Town of Addison, the Bark Lake Sanitary District in the Town of Richfield, the Hilldale Sanitary District in the Town of Hartford, the Sand Drive Sanitary District and the Scenic Drive Sanitary District in the Town of Trenton, the Silver Lake Sanitary District in the Town of West Bend, and the Wallace Lake Sanitary District in the Towns of Barton and Trenton. The Bark Lake and Sand Drive sanitary districts do not currently provide sewage treatment or other services and are apparently inactive. There are also two utility districts in the County; the Bark Lake Utility District in Richfield and the Pike Lake Utility District in the Town of Hartford. The Bark Lake Utility District provides street lighting service. The Pike Lake utility district includes land within the boundaries of the Pike Lake Protection and Rehabilitation District, but extends outside lake district boundaries. Sanitary sewer service is provided by the Pike Lake utility district, which discharges to the City of Hartford sewage treatment plant.

# Map 63

## HOSPITALS AND CLINICS IN WASHINGTON COUNTY: 2006



- HOSPITAL
- CLINIC
- 4 REFERENCE NUMBER (SEE TABLE 90)

Source: Washington County and SEWRPC.

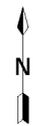


Table 90

HOSPITALS AND CLINICS IN WASHINGTON COUNTY: 2006

Number on Map 63	Facility Name	Street Address	Number on Map 63	Facility Name	Street Address
1	Hospitals <sup>a</sup> Aurora Medical Center of Washington County .....	1032 E. Sumner Street, Hartford	12	Clinics <sup>b</sup> (continued) Cedar Community Health Care Services .....	5595 CTH Z, West Bend
2	St. Joseph's Community Hospital .....	3200 Pleasant Valley Road, Polk	13	Columbia St. Mary's - Germantown .....	N112 W15415 Mequon Road, Germantown
3	Clinics <sup>b</sup> Advanced Healthcare - Germantown .....	N112 W17975, Mequon Road, Germantown	14	Hartford Care Center .....	1202 E. Sumner Street, Hartford
4	Advanced Healthcare - Hubertus/Falls Medical Group .....	3055 Hubertus Road, Hubertus	15	Medical Associates - Germantown .....	W168 N11237 Western Avenue, Germantown
5	Albrecht Free Clinic - Hartford ..	1032 E. Sumner Street, Hartford	16	Medical Associates - Hartford/Lone Oak .....	110 Lone Oak Lane, Hartford
6	Albrecht Free Clinic - West Bend .....	1201 Oak Street, West Bend	17	SynergyHealth Hartford Clinic .....	402 W. Sumner Street, Hartford
7	Aurora Clinic Medical Group.....	1130 Gateway Court, West Bend	18	SynergyHealth Jackson Clinic .....	W225 N16711 Cedar Park Court, Jackson
8	Aurora Health Center - Hartford .....	1004 East Sumner Street, Hartford	19	SynergyHealth Kewaskum Clinic .....	1701 Fond du Lac Avenue, Kewaskum
9	Aurora Health Center - Jackson .....	N168 W20060 Main Street, Jackson	20	SynergyHealth West Bend Clinic .....	1700 W. Paradise Drive, West Bend
10	Aurora Health Center - Slinger .....	1061 East Commerce Boulevard, Slinger	21	SynergyHealth West Bend Clinic-East.....	1190 E. Paradise Drive, West Bend
11	Aurora Health Center - West Bend.....	205 Valley Avenue, West Bend	22	SynergyHealth West Bend Surgery Center.....	1710 Vogt Drive, West Bend

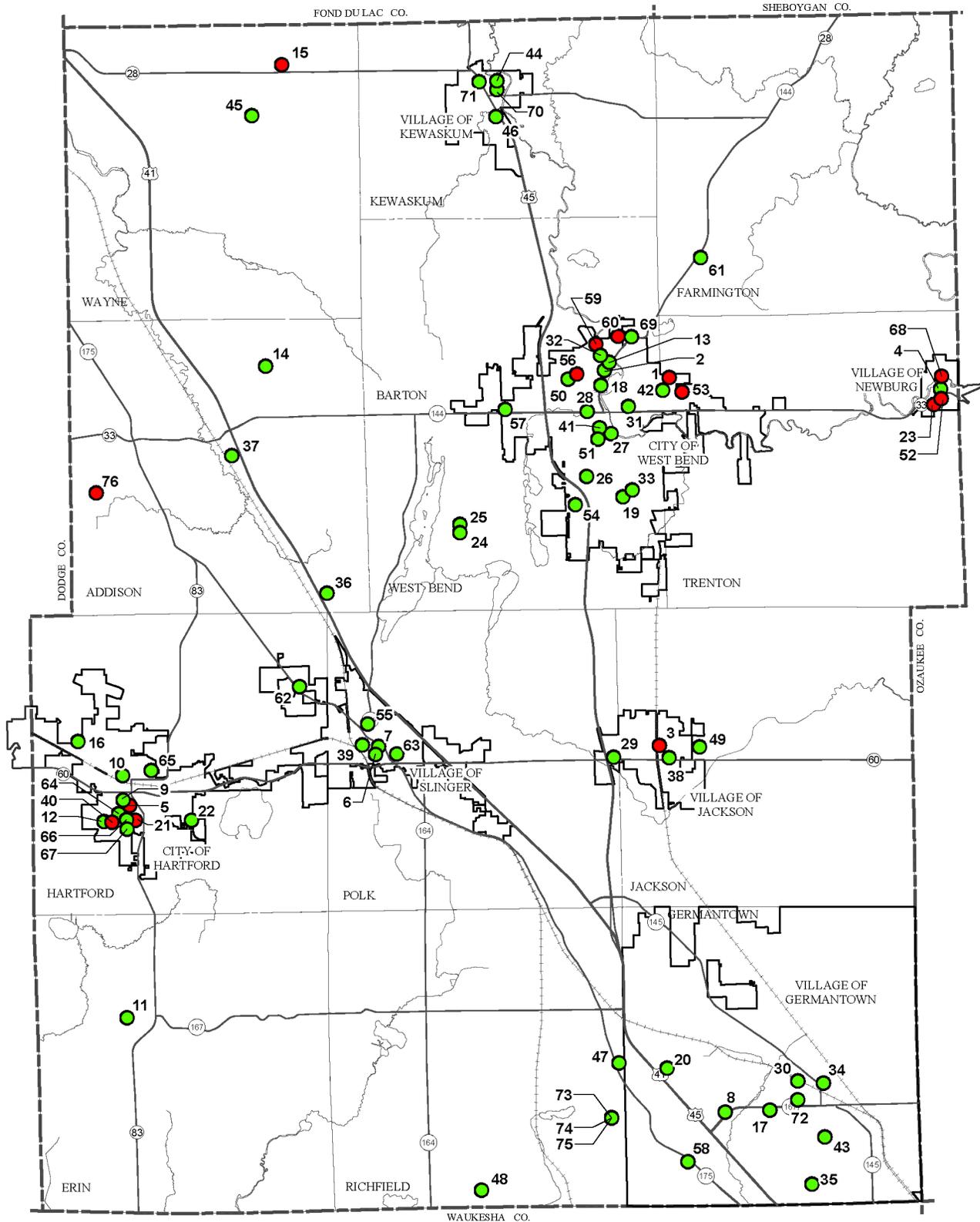
<sup>a</sup>A hospital is defined as a place that provides 24-hour nursing/medical care to diagnose and treat short-term illnesses and/or injuries.

<sup>b</sup>A clinic is defined as an establishment that provides a variety of medical services by more than one physician and/or other medical personnel on an out-patient basis. Clinics limited to treating a specific type of illness are not listed.

Source: Washington County and SEWRPC.

- The Big Cedar Lake Management District and the Little Cedar Lake Protection and Rehabilitation Districts, both located partially in the Town of West Bend and partially in the Town of Polk, have adopted sanitary district powers in addition to their lake district powers, but neither district provides sanitary sewerage services. The Big Cedar Lake District provides trash collection services for properties in the district.
- Washington County regulates private onsite waste treatment systems (POWTS) for any development that is not served by sanitary sewer. Development in this case applies to residential, commercial, and industrial uses. Chapter 25 of the Washington County Code of Ordinances sets forth the regulations for POWTS in both incorporated (city and village) and unincorporated (town) areas of the County. Between 1980 and 2006, permits were issued for 10,913 POWTS in Washington County.
- Groundwater is the source of water for residential, commercial, and industrial uses in Washington County. Portions of Washington County served by public water utilities encompassed about 13,800 acres, or about 5 percent of the County, in 2000. An estimated 66,800 County residents, or about 57 percent of the County population, were served by public water utilities in 2000. Private water supply systems in the County served about 260 acres in 2000. Other users get their water from private wells.

# Map 64 CHILD CARE CENTERS IN WASHINGTON COUNTY: 2006



- LICENSED FAMILY CHILD CARE
- LICENSED GROUP CHILD CARE CENTER
- 25** CHILD CARE LOCATION REFERENCE NUMBER (SEE TABLE 91)

Source: Wisconsin Department of Health and Family Services, Washington County, and SEWRPC.

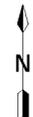


Table 91

## CHILD CARE CENTERS IN WASHINGTON COUNTY: 2006

Number on Map 64	Facility Name	Street Address <sup>a</sup>	Class	Capacity
1	Ahlers Child Care .....	1607 Williams Court, West Bend	Family	8
2	All My Children Care Center.....	419 Roosevelt Drive, West Bend	Group	40
3	Amy's Family Learning Center .....	N170 W20658 Parkview Drive, Jackson	Family	8
4	Apple Blossom Child Development Center .....	517 Congress Street, Newburg	Group	70
5	Briar Patch Family Day Care Center .....	337 S. Rural Street, Hartford	Family	8
6	Busy Bee Learning Tree, LLC.....	204 Slinger Road, Slinger	Group	100
7	Busy Bee Learning Tree, LLC.....	437 E. Washington Street, Slinger	Group	40
8	Children's Tender Care .....	W188 N11927 Maple Road Unit 20, Germantown	Group	60
9	Child's Place .....	244 W. Loos Street, Hartford	Group	60
10	Child's Place – St. Killian's Center .....	245 High Street, Hartford	Group	48
11	Child's Place, Inc. - Erin Site .....	6901 CTH O, Hartford	Group	17
12	Child's Place Preschool.....	738 W. Monroe Avenue, Hartford	Group	12
13	Club Rap .....	415 Roosevelt Drive, West Bend	Group	44
14	Country Corner Child Care.....	6912 CTH W, West Bend	Group	45
15	Dickman Family Day Care.....	5573 Deer Wood Lane, Campbellsport	Family	8
16	Dreams Learning Center, LLC .....	1190 Western Drive, Hartford	Group	15
17	Faith Lutheran Preschool .....	W172 N11183 Division Road, Germantown	Group	24
18	Family Ties Child Care Center .....	1116 N. Main Street, West Bend	Group	62
19	First Baptist Preschool & Child Care .....	224 Butternut Street, West Bend	Group	20
20	Germantown Learning Center CC.....	W205 N11855 Deppert Road, Germantown	Group	62
21	Good Buddies .....	617 S. Main, Hartford	Family	8
22	Happy Hollow Learning Center .....	3265 CTH K, Hartford	Group	87
23	Jenni's Family Day Care .....	803 Steeple View Road, Newburg	Family	8
24	Kettle Moraine YMCA Cedar Lake CC .....	5505 CTH Z, West Bend	Group	55
25	Kettle Moraine YCMA Learning Center .....	5595 CTH Z, West Bend	Group	55
26	Kettle Moraine YMCA Our Savior.....	1044 S. Silver Brook Drive, West Bend	Group	74
27	Kettle Moraine YMCA Tot Time 5 <sup>th</sup> Ave. ....	323 5 <sup>th</sup> Avenue, West Bend	Group	20
28	Kettle Moraine YMCA Tot Time CC .....	1111 W. Washington Street, West Bend	Group	72
29	Kiddie Kampus .....	N168 W22224 Main Street, Jackson	Group	103
30	Kinder Haus Day Care and Preschool.....	N116 W16326 Main Street, Germantown	Group	40
31	KLC School Partnership – Fair Park .....	519 N. Indiana Avenue, West Bend	Group	55
32	Kool Kids Club – Barton .....	614 School Place, West Bend	Group	32
33	Kool Kids Club – Decorah .....	1225 Sylvan Way, West Bend	Group	32
34	Kool Kids Club – Mac Arthur .....	W154 N11492 Fond du Lac Avenue, Germantown	Group	32
35	Kool Kids Club County Line.....	W159 N9939 Butternut Road, Germantown	Group	49
36	Kool Kids Club Inc. – Addison .....	5050 Indian Drive, Hartford	Group	32
37	Kool Kids Club Inc. – Allenton.....	228 Weis Street, Allenton	Group	20
38	Kool Kids Club Inc. – Jackson.....	W204 N16850 Jackson Drive, Jackson	Group	80
39	Kool Kids Club Inc. – Slinger.....	203 Polk Street, Slinger	Group	75
40	Lane Family Child Care Center.....	733 Court Drive, Hartford	Family	8
41	Learning Center (The).....	148 S. 8 <sup>th</sup> Avenue, West Bend	Group	24
42	Learning Garden – River Road .....	929 N. River Road, West Bend	Group	80
43	Learing Tree Preschool – Pilgrim Road.....	N 10660 Pilgrim Road, Germantown	Group	18
44	Little Folks School Club.....	1415 Bilgo Street, Kewaskum	Group	23
45	The Learning Garden (formerly Little Folks School Club).....	5760 Mohawk Road, Campbellsport	Group	25
46	Little Folks Schoolhouse .....	1040 Milan, Kewaskum	Group	30
47	Little Hands Child Care II .....	1274 STH 175, Hubertus	Group	60
48	Little Red Schoolhouse DC .....	285 Hillside Road, Colgate	Group	88
49	Living Word Child Development Center .....	2240 Living Word Lane, Jackson	Group	117
50	Medallion School – Green Tree.....	1330 Green Tree Road, West Bend	Group	50

**Table 91 (continued)**

Number on Map 64	Facility Name	Street Address <sup>a</sup>	Class	Capacity
51	Medallion School – Mc Lane.....	833 Chestnut Street, West Bend	Group	50
52	Momma Mary's Daycare.....	613 STH 33 East, West Bend	Family	8
53	Monday's Day Care.....	2014 Hemlock Street, West Bend	Family	8
54	Montessori Children's HSE.....	1701 Vogt Street, West Bend	Group	140
55	Once Upon a Child Care Corp.....	205 Kettle Moraine Drive, Slinger	Group	50
56	Our Little Blessings.....	1364 Wayne Road, West Bend	Family	8
57	Precious One's Learning Center Inc.....	3022 W. Washington Street, West Bend	Group	90
58	Rainbows End Quality Child Care.....	W200 N10320 Lannon Road, Germantown	Group	65
59	Riverside Day Care Center.....	2110 N. River Drive, West Bend	Family	8
60	Rocky's Little Angels.....	220 Barbie Drive, West Bend	Family	8
61	St. Andrew Lutheran E C Campus.....	7750 N. STH 144, West Bend	Group	26
62	St. John's Wee Care Preschool & Daycare.....	520 W. Washington Street, Slinger	Group	45
63	St. Paul's Little Learners.....	799 St. Paul Drive, Slinger	Group	45
64	Sycamore Tree Christian Presch/CCC.....	255 W. Lincoln Avenue, Hartford	Group	72
65	Sycamore Tree House Rossman Campus.....	600 Highland Avenue, Hartford	Group	48
66	Sycamore Tree Seedling Center.....	209 W. Lincoln Avenue, Hartford	Group	32
67	Sycamore Treehouse Lincoln Campus.....	755 S. Rural Street, Hartford	Group	60
68	The Kid's Family Day Care.....	6777 Enge Drive, West Bend	Family	6
69	Tiny Tots Treehouse Care Center.....	7019 STH 144 Suite B, West Bend	Group	40
70	Tuttle Creek Club Cool.....	1415 Bilgo Lane, Kewaskum	Group	46
71	Tuttle Creek Learning Center Inc.....	1623 Fond du Lac Avenue, Kewaskum	Group	52
72	Willow Creek Child Care.....	W164 N11310 Squire Drive, Germantown	Group	148
73	YMCA Camp Mini Kani, Coffman Lodge.....	860 Amy Belle Lake Road, Hubertus	Group	20
74	YMCA Camp Minikani Wright Lodge.....	860 Amy Belle Lake Road, Hubertus	Group	24
75	YMCA Preschool Camp MiniKani.....	860 Amy Belle Lake Road, Hubertus	Group	20
76	Young Cubs Day Care.....	7143 Hillcrest Drive, Hartford	Family	8

<sup>a</sup>Street address is the center's mailing address.

Source: Wisconsin Department of Health and Human Services.

- In 2006, curb and gutter stormwater management facilities served the Cities of Hartford and West Bend and the Villages of Jackson, Newburg, and Slinger; portions of the Villages of Germantown and Kewaskum, and portions of the hamlet of Allenton. The Towns of Barton, Erin, Farmington, Germantown, Hartford, Kewaskum, Polk, Trenton, Wayne, and rural portions of the Town of Addison outside Allenton generally rely on roadside swales and culverts to collect stormwater and runoff.
- Solid waste collection in Washington County was provided by a combination of public and private services in 2006. Solid waste is deposited at general-use landfills accepting municipal waste in adjacent counties. There are no landfills in Washington County that accept municipal or residential waste. Each local government in the County operates a recycling program.
- Government and institutional buildings in the County include the County Courthouse and Federal, State, and County offices, 19 municipal halls, five libraries, and 11 U.S. post offices as of 2006.
- The Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, and Slinger each have a municipal police department that provides service 24 hours a day, seven days a week. The Village of Newburg and the Town of Trenton also have police departments. These two department do not operate 24 hours a day, seven days a week, and the Washington County Sheriff's Department provides service to these areas when the municipal police departments are not operating. All unincorporated areas in the County and the Villages of Newburg and Richfield are served by the Washington County Sheriff's Department.

Table 92

## ASSISTED LIVING FACILITIES FOR THE ADVANCED AGED IN WASHINGTON COUNTY: 2006

Number on Map 65	Name	Street Address <sup>a</sup>	Capacity
	<b>Nursing Homes</b>		
1	Cedar Lake Health Care Center .....	5595 CTH Z, West Bend	229
2	Hartford Healthcare Center.....	1202 E. Sumner Street, Hartford	106
3	Samaritan Health Center .....	531 E. Washington Street, West Bend	212
4	Samaritan Health Center Sub-Acute Unit.....	551 Silverbrook Drive, West Bend	23
5	Virginia Highlands Health and Rehabilitation Centers.....	W173 N10915 Bernies Way, Germantown	121
	<b>Community Based Residential Facilities</b>		
6	Autumn Oaks LLC .....	227 E. Washington Street, Slinger	30
7	Countryview Group Home .....	N112 W12850 Mequon Road, Germantown	8
8	Deerview Meadows Assisted Living I .....	109 Lone Oak Lane, Hartford	14
9	Deerview Meadows Assisted Living II .....	111 Lone Oak Lane, Hartford	8
10	Everly House .....	N168 W22022 Main Street, Jackson	16
11	Friendship House.....	5595 CTH Z, West Bend	20
12	Hawthorn Manor Inc. ....	321 Hawthorn Drive, West Bend	15
13	Hawthorn Manor Inc. ....	346 S. Main Street, West Bend	12
14	Ivy Manor of Jackson.....	W194 N16744 Eagle Drive, Jackson	22
15	Landmark at Jackson Crossing (The).....	N168 W22022 Main Street, Jackson	20
16	Legacy (The).....	1025 Bell Avenue, Hartford	12
17	Maple Dale Manor Kewaskum I.....	1038 Fond du Lac Avenue, Kewaskum	20
18	Maple Dale Manor Kewaskum II.....	1042 Fond du Lac Avenue, Kewaskum	14
19	River Way Place LLC.....	831 E. Washington Street, West Bend	40
20	Touchstone West Bend .....	1707 Carrie Lane, West Bend	8
21	Tri Manor LTD.....	1937 N. Main Street, West Bend	19
22	Wellington Place of Hartford.....	615 Hilldale Road, Hartford	28
	<b>Residential Care Apartment Complexes</b>		
23	Cedar Bay East.....	5577 Home Drive, West Bend	54
24	Cedar Bay West.....	5555 Cedar Bay Drive, West Bend	107
25	Fields (The).....	675 East Washington Street, West Bend	24
26	Hawthorn Manor Apartments.....	275 W. Decorah Road, West Bend	12
27	Lakeshore at Jackson Crossing (The) .....	N168 W22026 Main Street, Jackson	30
28	Legacy (The).....	1025 Bell Avenue, Hartford	28
29	Maple Manor of Kewaskum .....	1038 Fond du Lac Avenue, Kewaskum	20
	<b>Adult Family Homes</b>		
30	Legate AFH.....	229 W. Paradise Drive, West Bend	4
31	Symicek AFH.....	834 Center Street, Hartford	4
	<b>Adult Day Care Facilities</b>		
32	Aurora Medical Center Adult Day Service .....	1022 E. Sell Drive, Hartford	20
33	LSS Adult Day Center.....	140 N. 7 <sup>th</sup> Street, West Bend	20

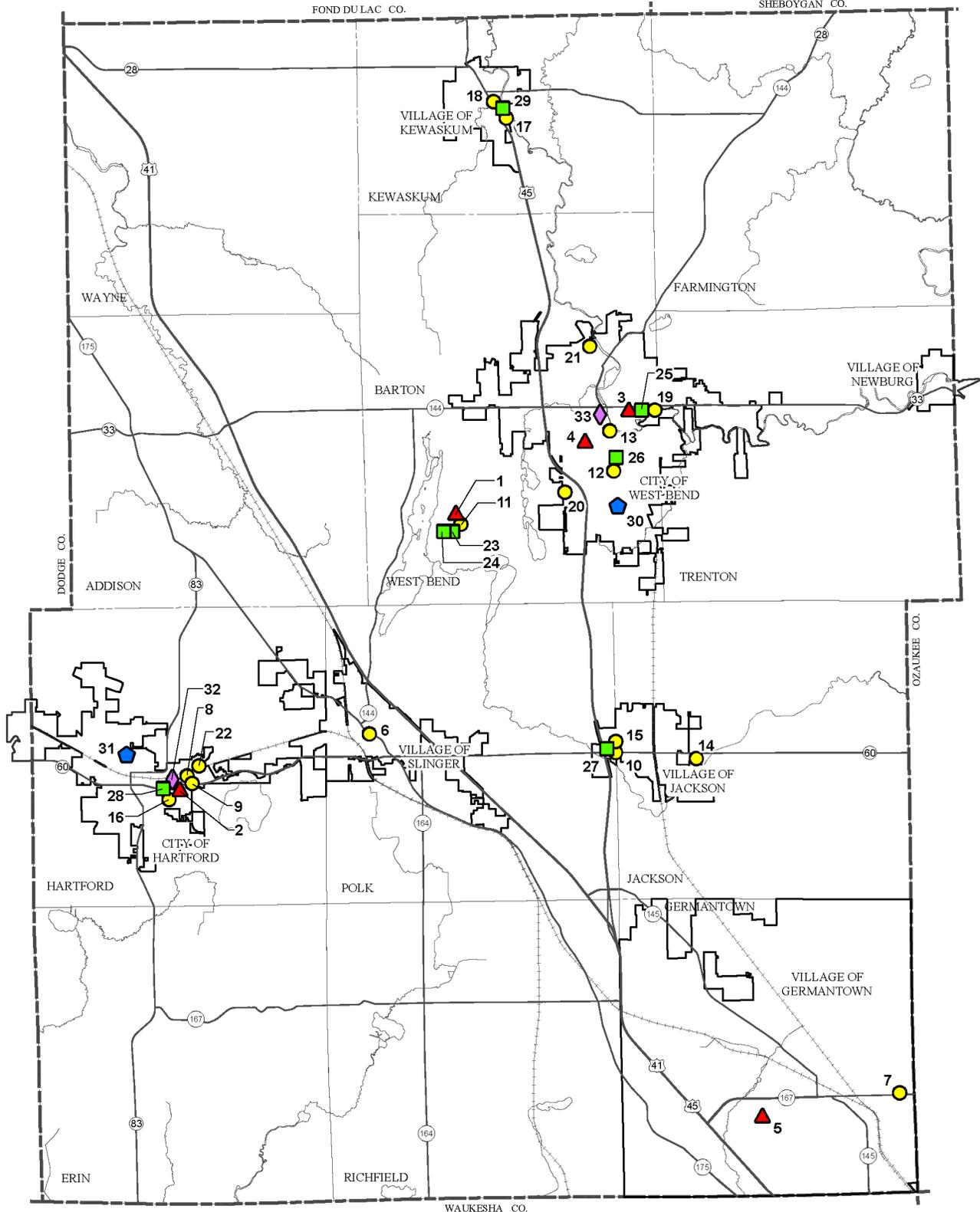
<sup>a</sup>Street address is the facility's mailing address.

Source: Wisconsin Department of Health and Family Services.

- There were 14 fire departments serving the County in 2006, which include the Allenton Volunteer, Ashippun Volunteer (Dodge County), Boltonville Volunteer, Fillmore Volunteer, Germantown, Hartford, Jackson, Kewaskum, Kohlsville Volunteer, Newburg Volunteer, Richfield, Slinger Volunteer, St. Lawrence Volunteer, and West Bend fire departments. There were also 32 emergency medical service (EMS) zones in the County served by 15 EMS departments in 2006.

Map 65

ADVANCED AGED ASSISTED LIVING FACILITIES IN WASHINGTON COUNTY: 2006



- ▲ NURSING HOME
- COMMUNITY BASED RESIDENTIAL FACILITY
- RESIDENTIAL CARE APARTMENT COMPLEX
- ⬠ ADULT FAMILY HOME
- ◆ ADULT DAY CARE
- 12 ASSISTED LIVING FACILITY  
REFERENCE NUMBER (SEE TABLE 92)

Source: Wisconsin Department of Health and Family Services, Washington County, and SEWRPC.

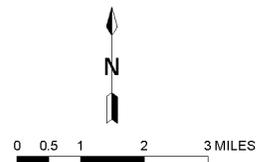


Table 93

## ASSISTED LIVING FACILITIES FOR PERSONS WITH DISABILITIES IN WASHINGTON COUNTY: 2006

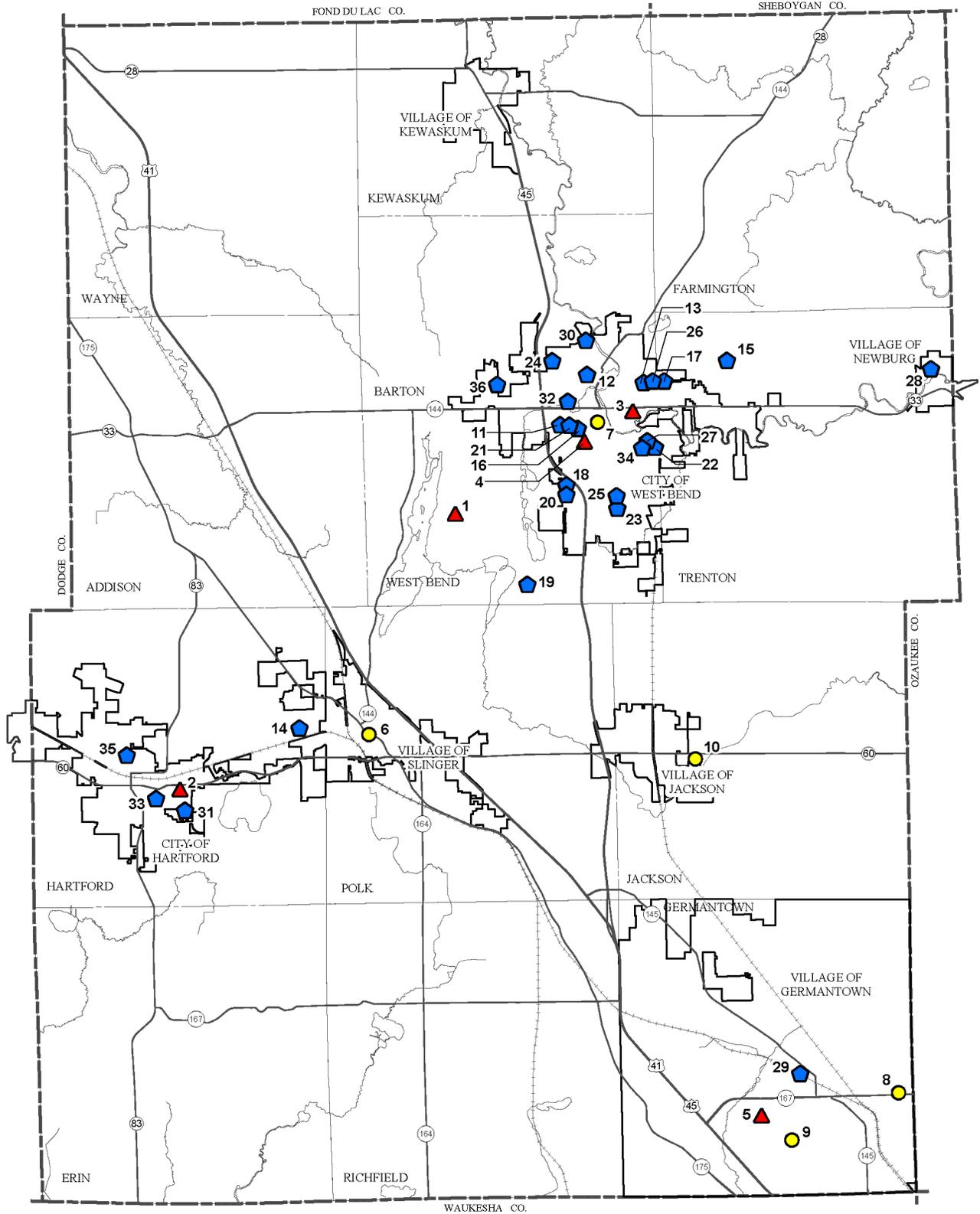
Number on Map 66	Name	Street Address <sup>a</sup>	Capacity
<b>Nursing Homes</b>			
1	Cedar Lake Health Care Center .....	5595 CTH Z, West Bend	229
2	Hartford Healthcare Center.....	1202 E. Sumner Street, Hartford	106
3	Samaritan Health Center .....	531 E. Washington Street, West Bend	212
4	Samaritan Health Center Sub-Acute Unit.....	551 Silverbrook Drive, West Bend	23
5	Virginia Highlands Health and Rehabilitation Centers .....	W173 N10915 Bernies Way, Germantown	121
<b>Community Based Residential Facilities</b>			
6	Autumn Oaks LLC .....	227 E. Washington Street, Slinger	30
7	Calm Harbor .....	139 South 8 <sup>th</sup> Avenue, West Bend	8
8	Countryview Group Home .....	N112 W12850 Mequon Road, Germantown	8
9	Timberline Group Home .....	W164 N10502 Timberline Road, Germantown	5
10	Ivy Manor of Jackson.....	W194 N16744 Eagle Drive, Jackson	22
<b>Adult Family Homes</b>			
11	17 <sup>th</sup> Avenue Adult Family Home .....	233 S. 17 <sup>th</sup> Avenue, West Bend	4
12	Beverly Tessar.....	1230 N. 10 <sup>th</sup> Avenue, West Bend	4
13	CLA Lee Ave.....	1102 Lee Avenue, West Bend	4
14	CLA Slinger Adult Family Home .....	3941 Elaines Way, Slinger	4
15	Dennis Path Adult Family Home.....	6874 Dennis Path, West Bend	3
16	Ellman Adult Family Home .....	260 S. Silverbrook Drive, West Bend	4
17	Hans Street.....	1505 Hans Street, West Bend	3
18	HIL Carrie Lane .....	1628 Carrie Lane, West Bend	4
19	HIL Columbus House.....	5096 Valley Trail, West Bend	4
20	HIL Drake House .....	1630 Carrie Lane, West Bend	4
21	HIL Magellan House .....	212 S. 16 <sup>th</sup> Avenue, West Bend	4
22	Imperial Court AFH .....	722 Imperial Court, West Bend	3
23	Legate AFH.....	229 W. Paradise Drive, West Bend	4
24	Pamme Court Adult Family Home .....	1545 Pamme Court, West Bend	4
25	PS LLC – Eder Lane.....	1620-1622 Eder Lane, West Bend	3
26	PS LLC – Firethorn .....	1209 Firethorn Drive, West Bend	3
27	PS LLC- Hillcrest .....	1017 Hillcrest Street, West Bend	4
28	REM Wisconsin II Diane Drive.....	6799 Diane Drive, Newburg	4
29	REM Wisconsin II Germantown.....	N116 W16105 Main Street, Germantown	4
30	REM Wisconsin II Greentree Road.....	2205 Greentree Road, West Bend	3
31	REM Wisconsin II INC, Patton Drive .....	1354 Patton Drive, Hartford	4
32	REM Wisconsin II INC, Meadowbrook Drive .....	505 Meadowbrook Drive, West Bend	4
33	REM Wisconsin II INC, Loos Street.....	735 E. Loos Street, Hartford	3
34	REM Wisconsin II Judith Court.....	708 Judith Court, West Bend	4
35	Symicek AFH .....	834 Center Street, Hartford	4
36	Villa Park.....	1031 Villa Park Drive, West Bend	4
31	REM Wisconsin II INC, Patton Drive .....	1354 Patton Drive, Hartford	4
32	REM Wisconsin II INC, Meadowbrook Drive .....	505 Meadowbrook Drive, West Bend	4
33	REM Wisconsin II INC, Loos Street.....	735 E. Loos Street, Hartford	3
34	REM Wisconsin II Judith Court.....	708 Judith Court, West Bend	4
35	Symicek AFH .....	834 Center Street, Hartford	4
36	Villa Park.....	1031 Villa Park Drive, West Bend	4

<sup>a</sup>Street address is the facility's mailing address.

Source: Wisconsin Department of Health and Family Services.

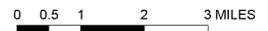
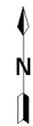
Map 66

ASSISTED LIVING FACILITIES FOR PERSONS WITH DISABILITIES IN WASHINGTON COUNTY: 2006



-  NURSING HOME
-  COMMUNITY BASED RESIDENTIAL FACILITY
-  ADULT FAMILY HOME
- 12 DISABLED ADULT ASSISTED LIVING FACILITY REFERENCE NUMBER (SEE TABLE 93)

Source: Wisconsin Department of Health and Family Services, Washington County, and SEWRPC.



- There were four public safety answering points (dispatch centers) in Washington County taking emergency calls 24 hours a day.
- There were 36 public schools in five high school districts and 26 private schools in the County in 2006 serving elementary and secondary grades. There is also one college and one technical college.
- There were 97 cemeteries in the County encompassing about 250 acres in 2006.
- There were two hospitals in the County offering a full range of medical services in 2006, Saint Joseph's Hospital located in the Town of Polk and Aurora Medical Center of Washington County located in Hartford. Saint Joseph's Hospital had 138 beds and Aurora Medical Center of Washington County had 71 beds in 2006.
- In 2006, there were 14 licensed family child care centers and 62 licensed group child care centers in the County.
- In 2006, there were five nursing homes, 17 community based residential facilities, two adult day care facilities, seven residential care apartments, and one adult family home for the advanced aged in Washington County.
- In 2006, there were five nursing homes, four community based residential facilities, and 26 adult family homes for the mentally and physically disabled in the County.

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## Chapter VI

# EXISTING PLANS AND ORDINANCES: 2006

This multi-jurisdictional comprehensive plan is intended, in part, to review the land use plans adopted by participating local governments, update those plans as necessary to comply with the comprehensive planning law, and to reflect changes that have occurred since the plans were adopted. This plan is also intended to refine and detail the regional land use plan and other areawide plans, such as County and local park and open space plans, sewer service area plans, and transportation plans. In addition, this plan takes into account local planning objectives identified by local officials and also those reflected in locally adopted land use plans and regulatory ordinances. Accordingly, an important step in the planning process was a review of the existing framework of areawide and local plans and related land use regulations. This chapter presents a summary of that review. Plans and ordinances described in this chapter summarize those documents as they existed in 2006. Plans summarized in this chapter may conflict with the recommendations regarding various issues made in this comprehensive plan.

### PART 1: REGIONAL PLANS

#### Regional Land Use Plan

The regional land use plan sets forth the fundamental concepts that are recommended to guide the development of the seven-county Southeastern Wisconsin Region. The recommended regional land use plan<sup>1</sup> map, as it pertains to Washington County, is shown on Map 67. The key recommendations of the plan include:

- ***Environmental Corridors***

The regional land use plan recommends that primary environmental corridors be preserved, with limited exceptions. The regional plan includes guidelines for essential facilities and other limited development that can be accommodated within environmental corridors while maintaining the basic integrity of the corridors, as shown on Table 94. Limited development on the fringes of upland environmental corridors may also be accommodated under specified conditions. Primary environmental corridors are shown on Map 67. The regional plan further recommends the preservation, to the extent practicable, of the remaining secondary environmental corridors and isolated natural resource areas, as determined through county and local planning efforts.

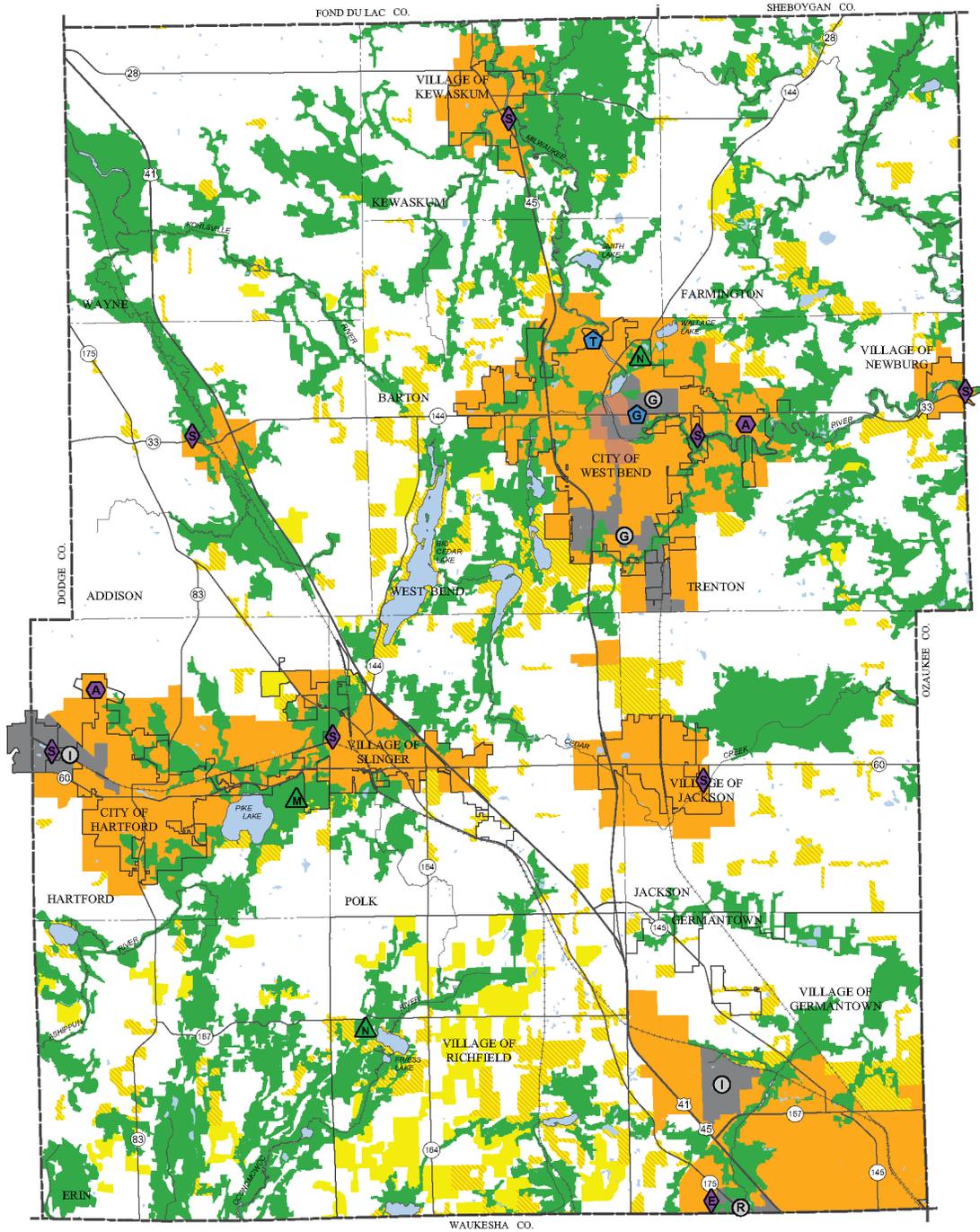


The regional land use plan recommends that primary environmental corridors be preserved, with limited exceptions.

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<sup>1</sup>Documented in SEWRPC Planning Report No. 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035, June 2006. The plan was adopted by the Regional Planning Commission on June 21, 2006.

2035 REGIONAL LAND USE PLAN AS IT PERTAINS TO WASHINGTON COUNTY



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| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #8B4513; margin-right: 5px;"></span> <b>HIGH DENSITY URBAN AREA</b><br/>(RESIDENTIAL AND OTHER URBAN LAND — AT LEAST 7.0 DWELLING UNITS PER NET RESIDENTIAL ACRE)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #FF8C00; margin-right: 5px;"></span> <b>MEDIUM DENSITY URBAN AREA</b><br/>(RESIDENTIAL AND OTHER URBAN LAND — 2.3 TO 6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #FFD700; margin-right: 5px;"></span> <b>LOW DENSITY URBAN AREA</b><br/>(RESIDENTIAL AND OTHER URBAN LAND — 0.7 TO 2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #FFFF00; margin-right: 5px;"></span> <b>SUB-URBAN DENSITY AREA</b><br/>(RESIDENTIAL LAND — 0.2 TO 0.6 DWELLING UNITS PER NET RESIDENTIAL ACRE)</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #808080; margin-right: 5px;"></span> <b>MAJOR ECONOMIC ACTIVITY AREA</b><br/>- INDUSTRIAL (AT LEAST 3,500 INDUSTRIAL JOBS)<br/>- RETAIL (AT LEAST 2,000 RETAIL JOBS)<br/>- GENERAL PURPOSE (AT LEAST 3,500 TOTAL JOBS)</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> <b>RURAL AREA</b><br/>(PRIME AGRICULTURAL LAND, OTHER AGRICULTURAL LAND, AND RURAL DENSITY RESIDENTIAL — NO MORE THAN 0.2 DWELLING UNITS PER ACRE)</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #008000; margin-right: 5px;"></span> <b>PRIMARY ENVIRONMENTAL CORRIDOR</b></li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #ADD8E6; margin-right: 5px;"></span> <b>SURFACE WATER</b></li> <li><span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 10px solid #008000; margin-right: 5px;"></span> <b>MAJOR OUTDOOR RECREATION CENTER</b><br/>M - MULTI-USE SITE<br/>N - NATURE STUDY SITE</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; background-color: #800080; margin-right: 5px;"></span> <b>MAJOR TRANSPORTATION CENTER</b><br/>A - AIRPORT</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; background-color: #800000; margin-right: 5px;"></span> <b>MAJOR UTILITY CENTER</b><br/>S - PUBLIC SEWAGE TREATMENT PLANT<br/>E - ELECTRIC POWER GENERATION PLANT</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; background-color: #000080; margin-right: 5px;"></span> <b>MAJOR GOVERNMENTAL OR INSTITUTIONAL CENTER</b><br/>G - COUNTY ADMINISTRATION OFFICE<br/>T - TECHNICAL / VOCATIONAL</li> </ul> |
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NOTE: THE 2035 REGIONAL LAND USE PLAN WAS ADOPTED BY THE REGIONAL PLANNING COMMISSION ON JUNE 21, 2006.



Source: SEWRPC.

Table 94

**GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS**

Component Natural Resource and Related Features within Environmental Corridors <sup>a</sup>	Permitted Development															Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)												
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities <sup>b</sup>	Trails <sup>c</sup>	Picnic Areas	Family Camping <sup>d</sup>	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings		
Lakes, Rivers, and Streams .....	-- <sup>e</sup>	-- <sup>f,g</sup>	--	-- <sup>h</sup>	-- <sup>i</sup>	--	X	X	--	--	--	--	--	--	--	--	--
Shoreland <sup>j</sup> .....	X	X	X	X	X	--	X	X	--	X	--	--	X	X	--	--	--
Floodplain <sup>k</sup> .....	-- <sup>l</sup>	X	X	X	X	--	X	X	--	X	X	--	X	X	--	--	--
Wetland <sup>m</sup> .....	-- <sup>l</sup>	X	--	--	X <sup>n</sup>	--	--	X	--	-- <sup>o</sup>	--	--	--	--	--	--	--
Wet Soils .....	X	X	X	X	X	--	X	X	--	X	--	--	X	X	--	--	--
Woodland .....	X	X	X <sup>p</sup>	--	X	X	--	X	X	X	X	X	X	X <sup>q</sup>	X	X	X
Wildlife Habitat .....	X	X	X	--	X	X	--	X	X	X	X	X	X	X	X	X	X
Steep Slope .....	X	X	--	--	-- <sup>r</sup>	--	--	--	--	X <sup>s</sup>	X	--	--	--	--	--	--
Prairie .....	--	-- <sup>g</sup>	--	--	-- <sup>r</sup>	--	--	--	--	--	--	--	--	--	--	--	--
Park .....	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Historic Site .....	--	-- <sup>g</sup>	--	--	-- <sup>r</sup>	--	--	--	--	--	--	--	X	--	--	--	--
Scenic Viewpoint .....	X	X	--	--	X	X	X	--	X	X	X	--	X	X	X	X	X
Natural Area or Critical Species Habitat Site .....	--	--	--	--	-- <sup>q</sup>	--	--	--	--	--	--	--	--	--	--	--	--

NOTE: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary and secondary environmental corridors and isolated natural resource areas.

Under the regional plan:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
- Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

GENERAL DEVELOPMENT GUIDELINES

- Transportation and Utility Facilities:** All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Recreational Facilities:** In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis.

The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Rural Density Residential Development:** Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

Table 94 (continued)

- **Other Development:** In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered homesites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.

- **Pre-Existing Lots:** Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.
- All permitted development presumes that sound land and water management practices are utilized.

## FOOTNOTES

<sup>a</sup>The natural resource and related features are defined as follows:

**Lakes, Rivers, and Streams:** Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U. S. Geological Survey quadrangle maps.

**Shoreland:** Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.

**Floodplain:** Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.

**Wetlands:** Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

**Wet Soils:** Includes areas covered by wet, poorly drained, and organic soils.

**Woodlands:** Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.

**Wildlife Habitat:** Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.

**Steep Slope:** Includes areas with land slopes of 12 percent or greater.

**Prairies:** Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.

**Park:** Includes public and nonpublic park and open space sites.

**Historic Site:** Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archaeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.

**Scenic Viewpoint:** Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.

**Natural Area and Critical Species Habitat Sites:** Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

<sup>b</sup>Includes such improvements as stream channel modifications and such facilities as dams.

<sup>c</sup>Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.

<sup>d</sup>Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles which remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.

<sup>e</sup>Certain transportation facilities such as bridges may be constructed over such resources.

<sup>f</sup>Utility facilities such as sanitary sewers may be located in or under such resources.

<sup>g</sup>Electric power transmission lines and similar lines may be suspended over such resources.

<sup>h</sup>Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.

<sup>i</sup>Bridges for trail facilities may be constructed over such resources.

<sup>j</sup>Consistent with Chapter NR 115 of the Wisconsin Administrative Code.

<sup>k</sup>Consistent with Chapter NR 116 of the Wisconsin Administrative Code.

<sup>l</sup>Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the Wisconsin Administrative Code.

<sup>m</sup>Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

<sup>n</sup>Only and appropriately designed boardwalk/trail should be permitted.

<sup>o</sup>Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.

<sup>p</sup>Generally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.

<sup>q</sup>Only if no alternative is available.

<sup>r</sup>Only appropriately designed and located hiking and cross-country ski trails should be permitted.

<sup>s</sup>Only an appropriately designed, vegetated, and maintained ski hill should be permitted.

Source: SEWRPC 2035 Regional Land Use Plan.

- ***Urban Development***

The regional land use plan recommends a centralized regional settlement pattern within defined urban service areas. New urban development is encouraged to occur largely as infill in existing urban centers and in urban growth areas emanating outward from existing urban centers. The regional plan also recommends that existing developed areas be conserved and enhanced; that new urban development occur at densities which can efficiently and effectively be supported by public sanitary sewerage, water supply, and other services; and that urban development occur only in those areas that are covered by soils suitable for such development and which are not subject to special hazards such as flooding or erosion.



The regional land use plan recommends new development to occur largely as infill in existing urban centers and in urban growth areas emanating outward from existing urban centers.

- ***Prime Agricultural Land***

The regional land use plan recommends that prime agricultural land be preserved for long-term agricultural use and not be converted to either urban development or to other forms of rural development. An exception is prime agricultural land located adjacent to existing urban centers and within planned urban growth/sewer service areas, which is proposed to be converted to urban use to provide for orderly growth of those urban centers. The regional plan defers to county plans to identify prime agricultural land. Prime agricultural land is identified by the Washington County farmland preservation plan, which was adopted in 1981. The 2020 Washington County park and open space plan, adopted in 2004, updated farmland preservation areas to reflect farmland converted to urban uses since 1981 (see Map 70 in this chapter). This comprehensive plan recommends farmland protection areas to the year 2035, which are described in the Land Use Element (Chapter IX).



The regional land use plan recommends that prime agricultural land be preserved for long-term agricultural use and not be converted to either urban development or to other forms of rural development, except when adjacent to urban centers and within sewer service areas.

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

In addition to preserving prime agricultural lands and environmental corridors, the regional land use plan seeks to maintain the rural 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 no more than one dwelling unit per five acres. Where rural residential development is accommodated, the regional plan encourages the use of conservation design, with homes grouped together on relatively small lots surrounded by permanently preserved agricultural, recreational, or natural resource areas such as woodlands, wetlands, or prairies sufficient to maintain the maximum recommended density of no more than one home per five acres.

### Regional Transportation System Plan

The regional transportation system plan<sup>2</sup> is intended to provide a vision for, and guide to, transportation system development in the Region for 20 or more years into the future. It is a multimodal plan of recommended transportation actions designed to address existing and anticipated future transportation problems and needs. The plan consists of four principal elements: public transit, systems management, bicycle and pedestrian facilities, and arterial streets and highways. Future needs for transit, street and highway, and other transportation improvements considered in the regional transportation planning process are derived from the future growth proposed in the regional land use plan. The 2035 regional transportation system plan, and modifications to that plan recommended by the Washington County jurisdictional highway system plan advisory committee and through this planning process, are described in the Transportation Element (Chapter XI).

### Regional Natural Areas Plan

The regional natural areas plan as it pertains to Washington County is depicted on Maps 25 and 26 in Chapter III. The natural areas plan<sup>3</sup> identifies the most significant remaining natural areas, critical species habitats, geological sites, and archaeological sites in the Region, and recommends means for their protection and management. The plan identifies potential sites to be placed in public or private protective ownership, and other sites to be protected, insofar as it is possible, through zoning or other regulatory means without protective ownership. It also recommends that a detailed management plan be prepared and implemented for each site placed under protective ownership. The recommendations of the regional natural areas plan were incorporated into, and adjusted by, the Washington County 2020 Park and Open Space Plan.



The 2035 regional transportation plan recommendations are based on anticipated future land use development patterns and the related forecasts of future traffic volumes, not current traffic volumes.



The public transit element of the regional transportation plan envisions significant improvement and expansion of public transit in southeastern Wisconsin.



The bicycle and pedestrian facility element of the adopted regional plan is intended to encourage bicycle and pedestrian travel as an alternative to personal motor vehicle travel.

<sup>2</sup>Documented in SEWRPC Planning Report No. 49, A Regional Transportation System Plan for Southeastern Wisconsin: 2035, June 2006. The plan was adopted by the Regional Planning Commission on June 21, 2006.

<sup>3</sup>Documented in SEWRPC Planning Report No. 42, A Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997. An update to the plan is expected to be completed in 2009.

An inventory of natural areas, critical species habitat sites, and geological areas in the County is included in Chapter III. Recommendations for the acquisition and management of natural areas, critical species habitat sites, and geological areas are presented in Chapter VII, the Agricultural, Natural, and Cultural Resources Element.

### **Water Quality Management Plan**

In 1979, the Regional Planning Commission adopted an areawide water quality management plan<sup>4</sup> for Southeastern Wisconsin as a guide to achieving clean and healthy surface waters within the seven-county Region. The plan has five elements: a land use element; a point source pollution abatement element; a non-point source pollution abatement element; a sludge management element; and a water quality monitoring element.

The point source pollution abatement element of the regional water quality management plan is of particular importance to land use planning. 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. Under Wisconsin law, major sewerage system improvements and all sewer service extensions must conform with the water quality management plan.

Sanitary sewer service areas in Washington County are shown on Map 49 of Chapter V. A list of adopted sewer service area plans in Washington County is set forth in Table 95. Additional information regarding areas provided with sewer service and sewerage facilities is provided in Chapter V.

### **Water Quality Management Plan Update**

The Commission worked with the Milwaukee Metropolitan Sewerage District (MMSD) to update the regional water quality management plan<sup>5</sup> for the area within the Kinnickinnic River, Menomonee River, Milwaukee River, Root River, and Oak Creek watersheds; the Milwaukee Harbor estuary; and the adjacent nearshore areas draining to Lake Michigan. The planning area included that portion of Washington County located east of the subcontinental divide, or about 59 percent of the County (see Map 20 in Chapter III). The interagency effort used the U.S. Environmental Protection Agency's recommended watershed approach to update the water quality management plan and to develop the MMSD's 2020 Facilities Plan for the study area, called the Greater Milwaukee Watersheds. The plan recommends standards to control point and nonpoint pollution sources, and provides the basis for decisions on community, industrial, and private waste disposal systems.

### **Regional Water Supply Plan**

The Commission is conducting a regional water supply study for the Southeastern Wisconsin Region. The regional water supply plan together with the abovementioned groundwater inventories and a ground water simulation model will form the SEWRPC regional water supply management program. The preparation of these three elements includes interagency partnerships with the U.S. Geological Survey, the Wisconsin Geological and Natural History Survey, the University of Wisconsin-Milwaukee, the Wisconsin Department of Natural Resources, and many of the area's water supply utilities.

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<sup>4</sup>*Documented in the three-volume SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, as amended. An update to the plan is expected to be completed in late 2008.*

<sup>5</sup>*Documented in SEWRPC Planning Report No. 50, A Regional Water Quality Management Plan Update for the Greater Milwaukee Watersheds, (publication pending).*

Table 95

## ADOPTED SEWER SERVICE AREA PLANS IN WASHINGTON COUNTY: DECEMBER 2007

Sanitary Sewer Service Area	SEWRPC Report Number	Date of Adoption by:		
		Community	SEWRPC	Wisconsin Department of Natural Resources
Allenton Area	Community Assistance Planning Report No. 103 (2nd Edition), dated March 2004	01/26/04	03/03/04	06/16/04
Village of Germantown	Community Assistance Planning Report No. 70, dated July 1983	06/20/83	09/08/83	03/19/84
	Amended March 1989	05/01/89	03/06/89	06/05/89
	Amended March 1998	10/06/97	03/03/98	01/05/99
	Amended December 2003	11/17/03	12/03/03	06/16/04
City of Hartford and Environs	Community Assistance Planning Report No. 92 (3rd Edition), dated September 2001	08/28/01	09/12/01	05/09/02
	Amended June 2005	05/24/05	06/15/05	09/08/05
	Amended December 2005	11/22/05	12/07/05	03/10/06
	Amended September 2006	8/22/06	9/13/06	1/3/07
Village of Jackson and Environs	Community Assistance Planning Report No. 124 (2nd Edition), dated September 1997	08/27/97	09/10/97	08/03/98
	Amended September 2001	08/14/01	09/12/01	03/08/02
	Amended June 2003	05/29/03	06/18/03	07/09/03
	Amended June 2004	06/08/04	06/16/04	09/24/04
Village of Kewaskum and Environs	Community Assistance Planning Report No. 161, dated March 1988	02/29/88	03/07/88	12/07/89
	Amended June 2001	05/07/01	06/20/01	11/13/01
	Amended December 2004	11/15/04	12/01/04	01/18/05
	Amended December 2005	11/21/05	12/07/05	03/10/06
Village of Newburg and Environs	Community Assistance Planning Report No. 205, dated March 1993	02/25/93	03/03/93	06/21/93
Village of Slinger and Environs	Community Assistance Planning Report No. 128 (3 <sup>rd</sup> Edition), dated December 1998	11/18/98	12/04/98	08/31/99
	Amended June 2002 (Village of Slinger)	06/17/02	06/19/02	08/15/02
	Amended September 2003	09/09/03	09/10/03	12/30/03
City of West Bend and Environs	Community Assistance Planning Report No. 35 (2 <sup>nd</sup> Edition), dated June 1998	06/01/98	06/17/98	03/29/99

Source: SEWRPC.

The regional water supply plan will include the following major components:

- Water supply service areas and forecast demand for water use.
- Recommendations for water conservation efforts to reduce water demand.
- Evaluation of alternative sources of supply, recommended sources of supply, and recommendations for development of the basic infrastructure required to deliver that supply.
- Identification of groundwater recharge areas to be protected from incompatible development.
- Specification of new institutional structures necessary to carry out plan recommendations.
- Identification of constraints to development levels in subareas of the Region due to water supply sustainability concerns.

## Regional Telecommunications Plan

Telecommunications have become increasingly important in the local, national, and global economies. SEWRPC has undertaken a regional telecommunications planning effort to create a better understanding of telecommunications networks and the provision of services such as wireless and wireline telecommunications and high speed, broadband telecommunications throughout the Region. An inventory of wireless telecommunications providers and antennas providing cell phone service in Washington County is included in SEWRPC Planning Report No. 51, *A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin*, published in September 2006. In addition to presenting inventories of both infrastructure and performance for the existing cellular/PCS mobile wireless networks operating in the Region, the plan describes a recommended wireless telecommunications plan for the Region.

The wireless communications plan recommended in Planning Report No. 51 consists of two levels of wireless networks – a wireless backhaul network<sup>6</sup> plan and a community-level wireless access network plan. The plan sets forth an approach to implement both the regional wireless backhaul network and community level wireless network plans. The proposed plan implementation process is intended to influence, rather than replace, existing competitive private sector, market-driven planning in order to promote the public interest within the Region. The Towns of Addison and Wayne are both working with SEWRPC to develop a community level wireless access network plan.

A regional broadband access plan, which built upon the wireless telecommunications plan, was completed in 2007.<sup>7</sup> Upon implementation, this plan will support a mix of wireline and wireless networks that will provide fourth generation (4G) video, voice, and data communications services to the entire Region. A central feature of the recommended plan is the potential for cooperative efforts between the public and private sectors in which infrastructure costs are shared between the public safety and commercial networks. Implementation of the recommended plan will require county or multi-county action, although partial implementation can be achieved at the community or multi-community level.



The regional telecommunications planning program was initiated by SEWRPC in 2003 to provide a comprehensive broadband telecommunications infrastructure plan for the Region.

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<sup>6</sup>A backhaul network is designed to convey wireless communications data from multiple users in a relatively small service area to a centralized access point. Multiple access points in a larger service area in turn transmit wireless data to a cable Internet connection (gateway) maintained by a local exchange company. Information is also disseminated from the Internet to the access network, then to local users through the backhaul network.

<sup>7</sup>Documented in SEWRPC Planning Report No. 53, A Regional Broadband Telecommunications Plan for Southeastern Wisconsin, October 2007.

## PART 2: COUNTY PLANS AND ORDINANCES

### County Development Plan

Although Washington County has not previously adopted a County development plan or a comprehensive plan, the County Board did adopt the 2020 regional land use plan for Southeastern Wisconsin on February 9, 1999. The regional land use plan update to 2035, which is described in Part 1, has been provided to the County Board for County endorsement.

### Washington County Park and Open Space Plan

An updated County park and open space plan was adopted by the Washington County Board in March 2004.<sup>8</sup> That plan consists of both an open space preservation element and an outdoor recreation element, intended to, respectively, protect areas containing important natural resources and to provide major parks, areawide trails, and resource-oriented recreational facilities. Major parks are defined as publicly-owned parks at least 100 acres in size providing opportunities for such resource-oriented activities as camping, golfing, picnicking, and swimming. Responsibility for providing community parks, neighborhood parks, and local trails is assigned to cities, villages, and towns. Map 68 shows the outdoor recreation element of the park and open space plan. The outdoor recreation element recommends three new major park sites and two smaller County parks on Tilly and Big Cedar Lakes; new facilities and improvements at existing major parks; the development of areawide trails; and boat access facilities to major lakes.



The County Park and Open Space Plan is intended to protect areas containing important natural resources and to provide major parks, areawide trails, and resource-oriented recreational facilities.

The open space preservation element of the plan recommends that 77,334 acres of land be protected for park and open space preservation purposes through a combination of public or non-profit conservation organization ownership or through the application of protective zoning. The plan recommends that Washington County acquire about 2,900 acres for resource protection purposes and about 1,700 acres for new or expanded County parks. Map 69 shows the open space preservation element of the park and open space plan.

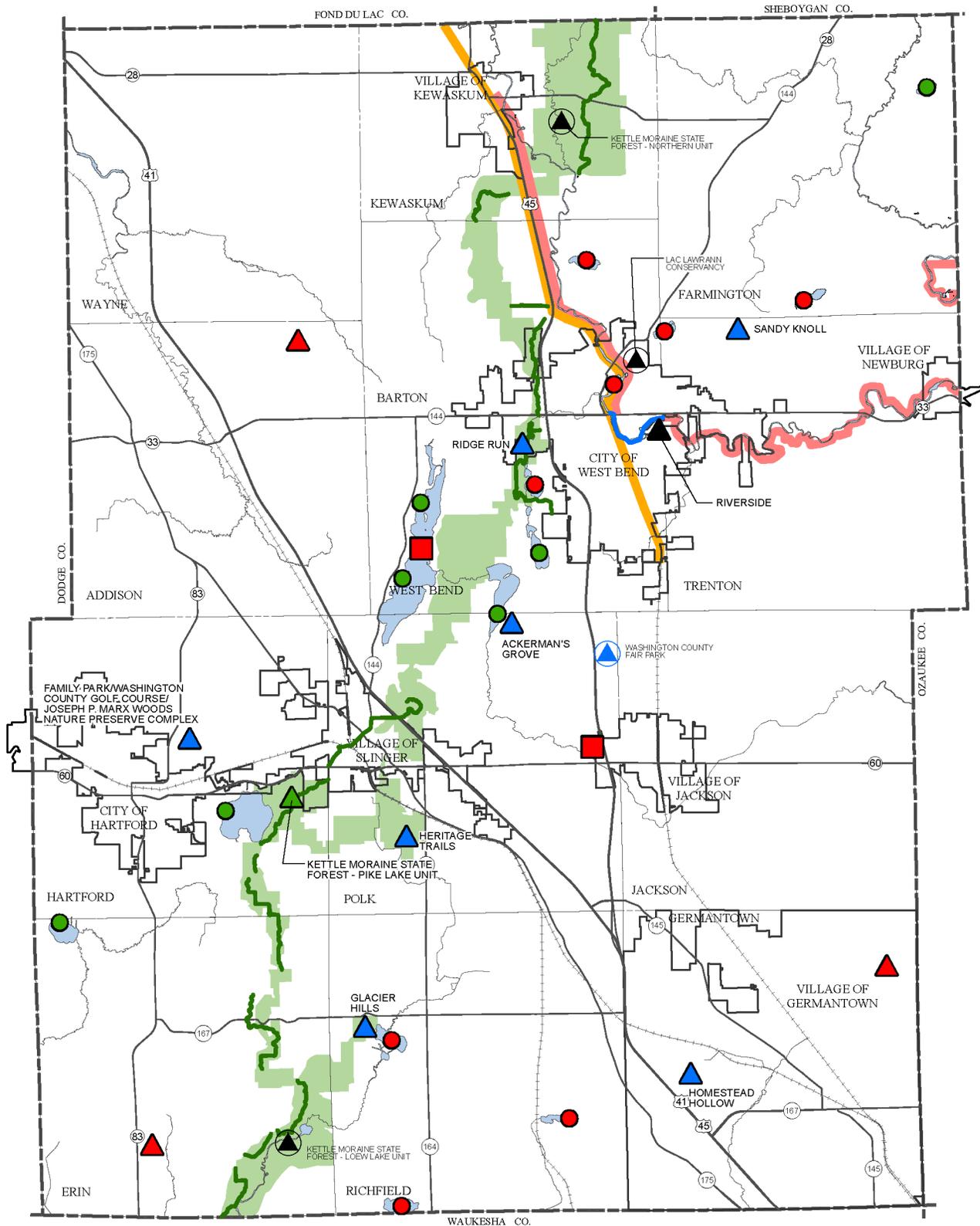
### Washington County Farmland Preservation Plan

Prime agricultural lands are those lands which, in terms of farm size, the aggregate area being farmed, and soil characteristics, are best suited for the production of food and fiber. A number of important public purposes are served by the preservation of prime agricultural lands. Such public purposes include maintenance of agricultural reserves; maintenance of open space; control of public costs by avoiding the need to provide urban services such as sanitary sewer, public water, and full-time police and fire protection; and preservation of the local economic base.

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<sup>8</sup>Documented in SEWRPC Community Assistance Planning Report No. 136, 3rd Edition, A Park and Open Space Plan for Washington County, Wisconsin, March 2004.

OUTDOOR RECREATION ELEMENT OF THE WASHINGTON COUNTY PARK AND OPEN SPACE PLAN: 2020



**MAJOR PARKS**

- ▲ STATE
- ▲ COUNTY
- ▲ LOCAL
- ▲ PROPOSED COUNTY

**OTHER PARKS AND OUTDOOR RECREATION SITES**

- PROPOSED OTHER COUNTY
- ▲ SPECIAL OUTDOOR RECREATION SITE
- ▲ WASHINGTON COUNTY FAIR PARK

**RECREATION CORRIDORS**

- EXISTING MILWAUKEE RIVER TRAIL
- EXISTING ICE AGE TRAIL
- PROPOSED MILWAUKEE RIVER TRAIL
- ICE AGE TRAIL CORRIDOR

**OTHER TRAILS**

- EISENBahn STATE TRAIL

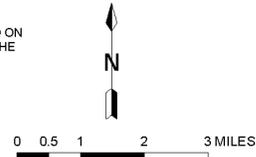
**BOAT ACCESS FACILITIES**

- EXISTING FACILITY MEETING WISCONSIN DEPARTMENT OF NATURAL RESOURCES STANDARDS
- LAKE NEEDING NEW OR EXPANDED FACILITY

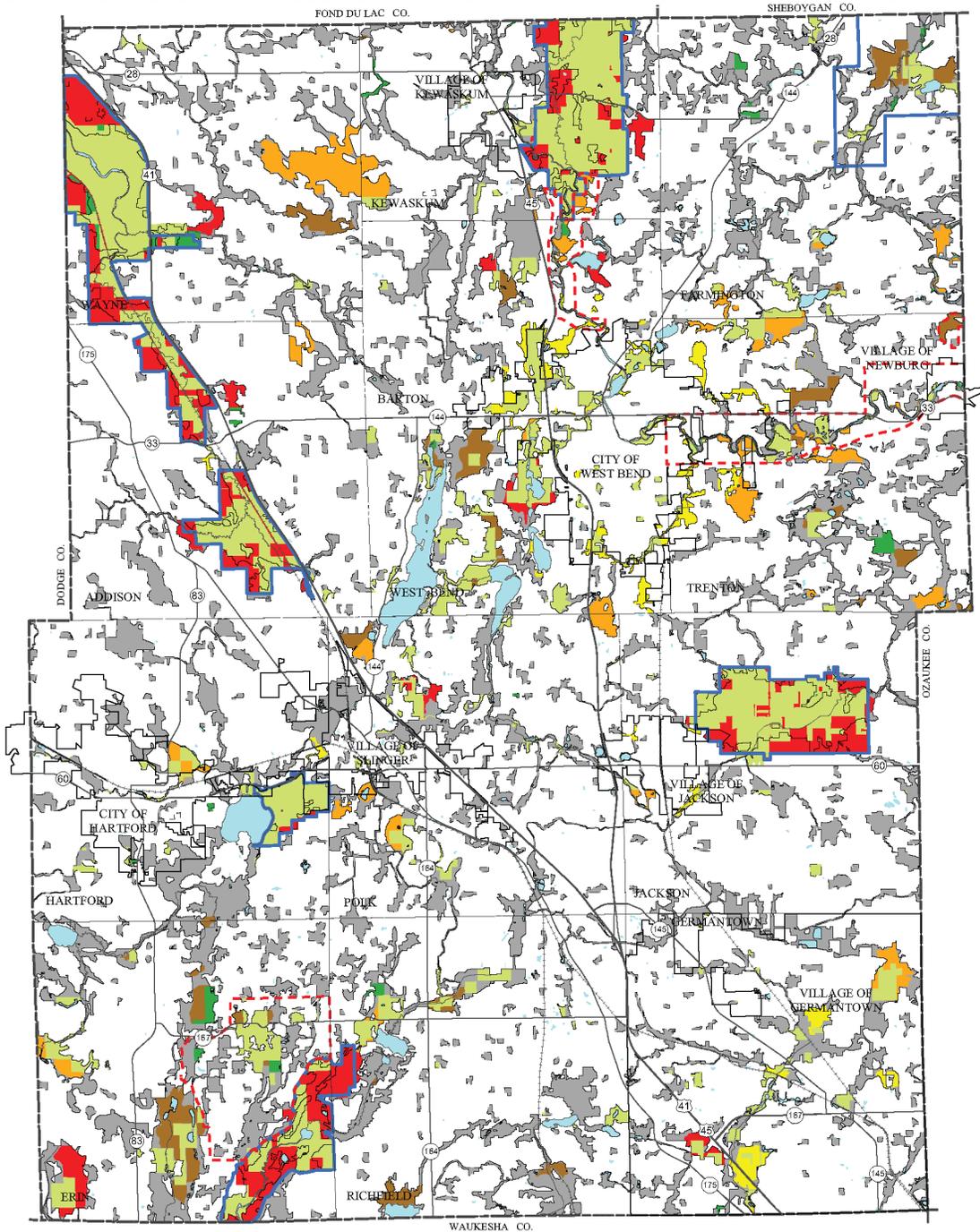
NOTE: A BOAT ACCESS SITE HAS BEEN DEVELOPED ON SILVER LAKE IN THE TOWN OF WEST BEND SINCE THE ADOPTION OF THE PARK AND OPEN SPACE PLAN.

NOTE: OTHER EXISTING COUNTY PARKS NOT SPECIFICALLY RECOMMENDED FOR IMPROVEMENT OR EXPANSION UNDER THE PLAN ARE NOT SHOWN.

Source: Washington County and SEWRPC.



OPEN SPACE PRESERVATION ELEMENT OF THE WASHINGTON COUNTY PARK AND OPEN SPACE PLAN



**EXISTING PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS**

- STATE, COUNTY, LOCAL, NONPROFIT CONSERVATION ORGANIZATION, LAKE OR SANITARY DISTRICT, OR COMPATIBLE PRIVATE OUTDOOR RECREATION OR OPEN SPACE SITES
- LANDS UNDER CONSERVATION EASEMENT

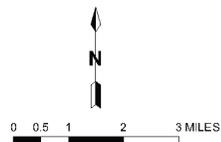
**PROPOSED PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS**

- STATE
- COUNTY
- CITY, VILLAGE, TOWN
- NONPROFIT CONSERVATION ORGANIZATION

- OPEN SPACE LANDS TO BE PROTECTED BY PUBLIC LAND USE REGULATION
- SURFACE WATER
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- PROJECT BOUNDARY ADOPTED BY THE WISCONSIN NATURAL RESOURCES BOARD
- OZAUKEE WASHINGTON LAND TRUST FOCUS AREA

NOTE: EXISTING OWNERSHIP HAS BEEN UPDATED TO REFLECT ACQUISITIONS MADE SINCE THE ADOPTION OF THE COUNTY PARK AND OPEN SPACE PLAN.

Source: SEWRPC.





Farmland preservation areas in Washington County were identified by the Washington County farmland preservation plan, which was adopted by the Washington County Board in 1981.

1981 and 1995. Map 70 also shows prime agricultural lands in the Village of Germantown, which were not included in the County farmland preservation plan. The Washington County Farmland Preservation Plan was amended in 2004. The amendments included a change in the advisory guidelines for secondary farmland areas, advising that housing developments should be primarily limited to farm related dwellings, and updates to the maps identifying farmland preservation areas in the Towns of Hartford and Kewaskum. The amendments were approved by the Wisconsin Land and Water Conservation Board on December 30, 2003.

At the time this comprehensive plan was being prepared, the State of Wisconsin was considering changes to the State Farmland Protection Program as part of its “Working Lands Initiative.” The Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) launched the Working Lands Initiative in 2005 and established a steering committee to develop a consensus vision on managing Wisconsin’s farm and forest lands. The Working Lands Initiative Steering Committee in August 2006 issued a report with a set of recommendations intended to update and expand policies and programs affecting Wisconsin farmlands and forests. The report recommends an update to the Wisconsin Farmland Preservation Program, which would include setting a flat per-acre tax credit for landowners instead of basing the credit on household income; requiring all land in the program to be zoned for exclusive agricultural use; and streamlining the process of applying for the program and claiming the tax credits. Proposed changes to the Farmland Preservation Program were included in DATCP’s 2007-09 budget request. The Committee’s report also recommends establishing a number of programs, including a Working Lands Enterprise Areas program, a purchase of development rights program, and a beginning farmer/logger program. Any new State laws and regulations resulting from the Working Lands Initiative will likely require a new Farmland Preservation Plan to be prepared by the County.

A number of local land use and comprehensive plans recommend farmland preservation, which are described later in this chapter.

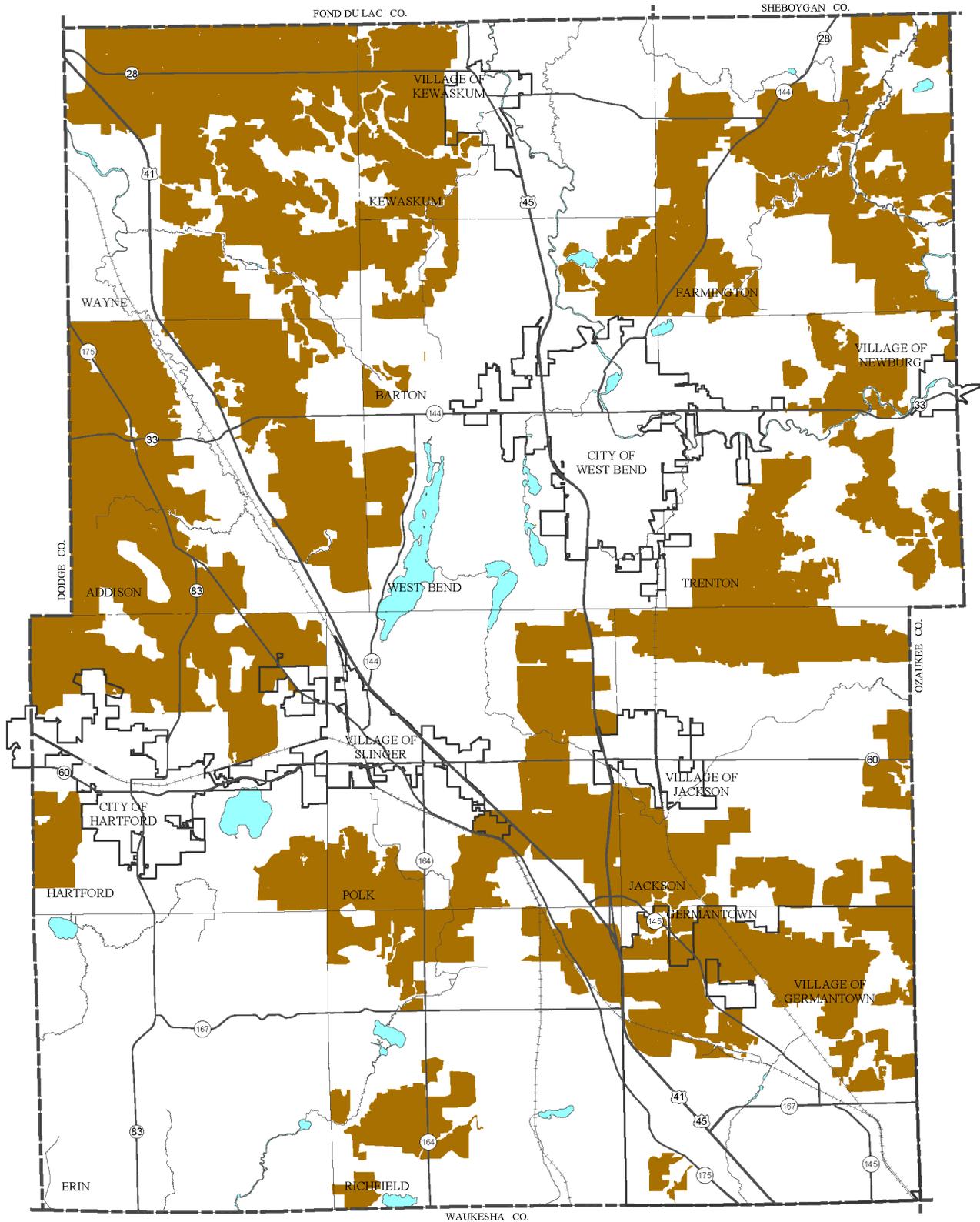
### **Farmland and Open Space Preservation Tools**

In 2004 the Washington County Planning, Conservation, and Parks Committee requested the Planning and Parks Department to study various means of preserving farmland and open space in Washington County. This study’s goal was to objectively research and analyze different tools and funding sources that could be used in Washington

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<sup>9</sup>*Documented in Farmland Preservation Plan, Washington County, Wisconsin, August 1981, prepared by the firm of Stockham and Vandewalle under the direction of the Washington County Park and Planning Commission and the Washington County Farmland Preservation Planning Technical Advisory Committee.*

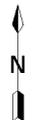
FARMLAND PRESERVATION AREAS ADOPTED AS PART OF THE WASHINGTON COUNTY 2020 PARK AND OPEN SPACE PLAN



-  FARMLAND PRESERVATION AREAS
-  SURFACE WATER

NOTE: PRECISE BOUNDARIES SHOWN VARY FROM THE OFFICIAL WASHINGTON COUNTY FARMLAND PRESERVATION PLAN PREVIOUSLY ADOPTED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS.

Source: SEWRPC.



County for farmland and open space preservation. The Farmland and Open Space Preservation Study Group composed the following mission statement to provide a framework for the study; “To objectively research, analyze, and develop a variety of tools and techniques for farmland and open space preservation accommodating projected growth in Washington County.” The study was intended to assist the Planning, Conservation, and Parks Committee in making decisions regarding farmland and open space preservation as recommended in the County park and open space plan.

The preservation tools described and analyzed represent existing and potential strategies for the protection of farmland and open space within Washington County. Preservation tools are grouped into three categories:

- Regulatory Based Tools – These tools control or define the activities or modifications that a landowner may conduct on his or her land through ordinances.
- Incentive Based Tools – These tools support or encourage a specific activity or modification that a landowner may conduct on his or her land and, although some of these tools may be incorporated into an ordinance, they are voluntary.
- Economic Viability Tools – These tools focus on improving/enhancing the economic environment for the agricultural industry.

### **Purchase of Development Rights Program**

In 2005, in the interest of preserving prime farmland in Washington County, the Planning, Conservation, and Parks Committee recommended the formation of a Purchase of Development Rights Task Force. The Task Force analyzed the potential for a Purchase of Development Rights (PDR) Program in Washington County and developed a strategic plan of action to implement such a program. The proposed PDR Program was designed to preserve prime farmland and associated natural areas in priority areas of the County by purchasing land preservation easements or titles from willing landowners, working in cooperation with local governments, following adopted plans, and leveraging other funding sources to the maximum extent possible.

The PDR strategic report was completed in February 2006 and action was taken by the County Board in March 2006 to create the PDR program. The Board rescinded establishment of the PDR program in July 2006.

### **Land and Water Resources Management Plan**

An updated land and water resources management plan<sup>10</sup> was adopted by the County Board in December 2005. The plan identifies eight priority issues related to County land and water resources. These issues include development, fertilizer and pesticides, stormwater, animal waste, groundwater, soil sustainability and sedimentation, nonmetallic mining, and waste management. To address these issues the plan identifies the following goals: improve and implement planning strategies that protect/preserve land and water resources; improve and protect surface and ground water through the proper use of fertilizers and pesticides; reduce the quantity and improve the quality of stormwater runoff from developed and developing areas; reduce the human and environmental risks posed by animal waste; protect and improve the quality and quantity of groundwater; protect and enhance the



Animal waste management is one of eight priority issues identified by the Land and Water Resources Management Plan.

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<sup>10</sup>Documented in Land and Water Resources Management Plan, Washington County, Wisconsin, December 2005, prepared by the Land and Water Conservation Division of the Washington County Planning and Parks Department.

productivity and sustainability of all cropland; reduce sediment delivery into streams, lakes, and wetlands; assure reclamation of mines when operations are terminated; and reduce the human and environmental risks posed by hazardous waste. The plan defines a work plan. The work plan sets forth the objectives and actions that will be carried out in order to achieve the goals associated with each issue and identifies the agency or organization responsible for carrying out the listed action steps.

The land and water resources management plan also incorporates the agricultural performance standards for runoff management required by Chapters NR 151 and ATCP 50 of the *Wisconsin Administrative Code*. The standards were also incorporated into the County Land and Water Conservation Ordinance (Chapter 15 of the Washington County Code of Ordinances), which specifies soil erosion control standards and animal waste prohibitions for farmland owners participating in the farmland preservation program.

Additionally, several lake management districts and communities have developed lake management and lake protection plans. These plans are generally designed to address specific water resource objectives, such as reducing point and non-point source pollution, managing aquatic plants, or developing water quality monitoring strategies. Such plans are listed in Table 96.



Class III water, comprising those waterbodies that have been historically more intensively developed for residential and recreational use, are those lakes and streams in need of restoration and active management.

### Surface Water Resources

The surface water resources of Washington County lake and stream classification project<sup>11</sup> established a system that classifies lakes and streams into three groups. The classifications are as follows: Class I waters are those lakes and streams that are relatively pristine or undeveloped and should be protected or preserved as high-quality resource waters. These waters are generally small, shallow lakes and streams with a high-quality fishery and are the most susceptible to water pollution problems. Class II waters are those lakes and streams that currently have limited development and should be maintained in their current good quality. Class III waters, comprising those waterbodies that have been historically more intensively developed for residential and recreational use, are those lakes and streams in need of restoration and active management. These are generally large, deep waterbodies. A fourth class was added that accommodates all waterbodies not included in the other three classes. Waterbodies within Class IV can be developed utilizing Class II criteria or the applicant can utilize the criteria established within the County shoreland, wetland, and floodplain zoning ordinance (Chapter 23) to determine an accurate classification for the waterbody.

The surface water classifications were incorporated into the County's shoreland, wetland, and floodplain zoning ordinance, which includes certain types of regulations, such as development with increased setbacks from lakes and streams, based on the classification of the adjacent lake or stream. The regulations are designed to offer a higher level of protection to higher-quality lakes and streams. The classification of each navigable lake and stream in the County in 2006 is shown in Table 97.

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<sup>11</sup>Documented in *SEWRPC Memorandum Report No. 139*, Surface Water Resources of Washington County, Wisconsin, Lake and Stream Classification Project: 2000, *September 2001*.

Table 96

## EXISTING LAKE MANAGEMENT PLANS IN WASHINGTON COUNTY: 2007

Community	Report	Prepared By	Date of Publication
Town of Erin	<i>Druid Lake Management Plan</i>	R.A. Smith & Associates, Inc.	1995
Town of Hartford and City of Hartford	<i>A Lake Management Plan for Pike Lake, Washington County, Wisconsin</i>	SEWRPC	2005
Town of Richfield	<i>A Water Quality Management Plan for Friess Lake, Washington County, Wisconsin (2nd Edition)<sup>a</sup></i>	SEWRPC	1997
Town of West Bend	<i>A Lake Protection and Recreational Use Plan for Silver Lake, Washington County (2nd Edition)<sup>b</sup></i>	SEWRPC	2005
Towns of West Bend and Polk	<i>A Water Quality Protection and Stormwater Management Plan for Big Cedar Lake, Washington County, Wisconsin, Volume 1 – Inventory Findings, Water Quality Analyses, and Recommended Management Measures; Volume 2 – Stormwater Management Plans for Three Pilot Subbasins</i>	SEWRPC, Washington County Land Conservation Department, Big Cedar Lake Protection and Rehabilitation District, and Cedar Lakes Conservation Foundation	2001
Towns of West Bend and Polk	<i>An Aquatic Plant Management Plan for Little Cedar Lake, Washington County, Wisconsin</i>	SEWRPC	2004
Town of West Bend	<i>Environmental Analysis of the Lands at the Headwaters of Gilbert Lake and Big Cedar Lake</i>	SEWRPC	1999
Washington County	<i>Surface Water Resources of Washington County, Wisconsin – Lake and Stream Classification Project: 2000</i>	SEWRPC, Washington County Planning and Parks Department, WDNR, and UW- Extension	2001

<sup>a</sup>The first edition of the Water Quality Management Plan for Friess Lake was completed by SEWRPC in 1983.

<sup>b</sup>The first edition of the Lake Protection and Recreational Use Plan for Silver Lake was completed by SEWRPC in 1997 with assistance from the Silver Lake Protection and Rehabilitation District.

Source: UW-Extension and SEWRPC.

### Quaas Creek Watershed Protection Plan

A Quaas Creek Watershed Protection Plan was adopted by the County Board in February 2004. The plan, summarized on Map 71, was created to address issues impacting the water quality and recreational use of Quaas Creek, located in the City of West Bend and Towns of Polk, Trenton, Jackson, and West Bend. These issues focus on future land development, especially the changing of rural land use to urban land use, and the detrimental effects these land use changes may have on the hydrology, water quality, habitat quality, bank stability, and fisheries within Quaas Creek.

Management measures, developed by the Quaas Creek Watershed Protection Committee, have been recommended to address five major issues of concern. These issues include land conservation and management; runoff management and pollution reduction; stream protection and enhancement; watershed education and outreach; and monitoring and evaluation. The recommendations in this plan focus on those measures that are applicable to all landowners and also to the public agencies with jurisdiction within the watershed. Local units of government are encouraged to adopt these recommendations and implement this protection plan through the use of existing policies, practices, and programs.

### Wisconsin Department of Natural Resources (DNR) Master Plans

Each DNR property is required to have a "master plan" that establishes the goals and objectives for the property and identifies how the area will be managed and developed. These plans are designed to clearly communicate to the public how the property will "look" and what benefits the area will provide. The DNR has adopted master plans for the Allenton Wildlife Area, the Kettle Moraine State Forest – Northern Unit, the Kettle Moraine State Forest – Loew Lake Unit, and the Theresa Wildlife Area. The DNR is currently preparing a master plan for the Kettle Moraine State Forest – Pike Lake Unit, which lies within the Town of Hartford. The Jackson Marsh Wildlife Area does not have an adopted master plan, but does have a management plan. Summaries of adopted master plans and the management plan for the Jackson Marsh Wildlife Area are provided in the following sections.

Table 97

**LAKE AND STREAM CLASSIFICATIONS UNDER THE  
WASHINGTON COUNTY SHORELAND ZONING ORDINANCE: 2006**

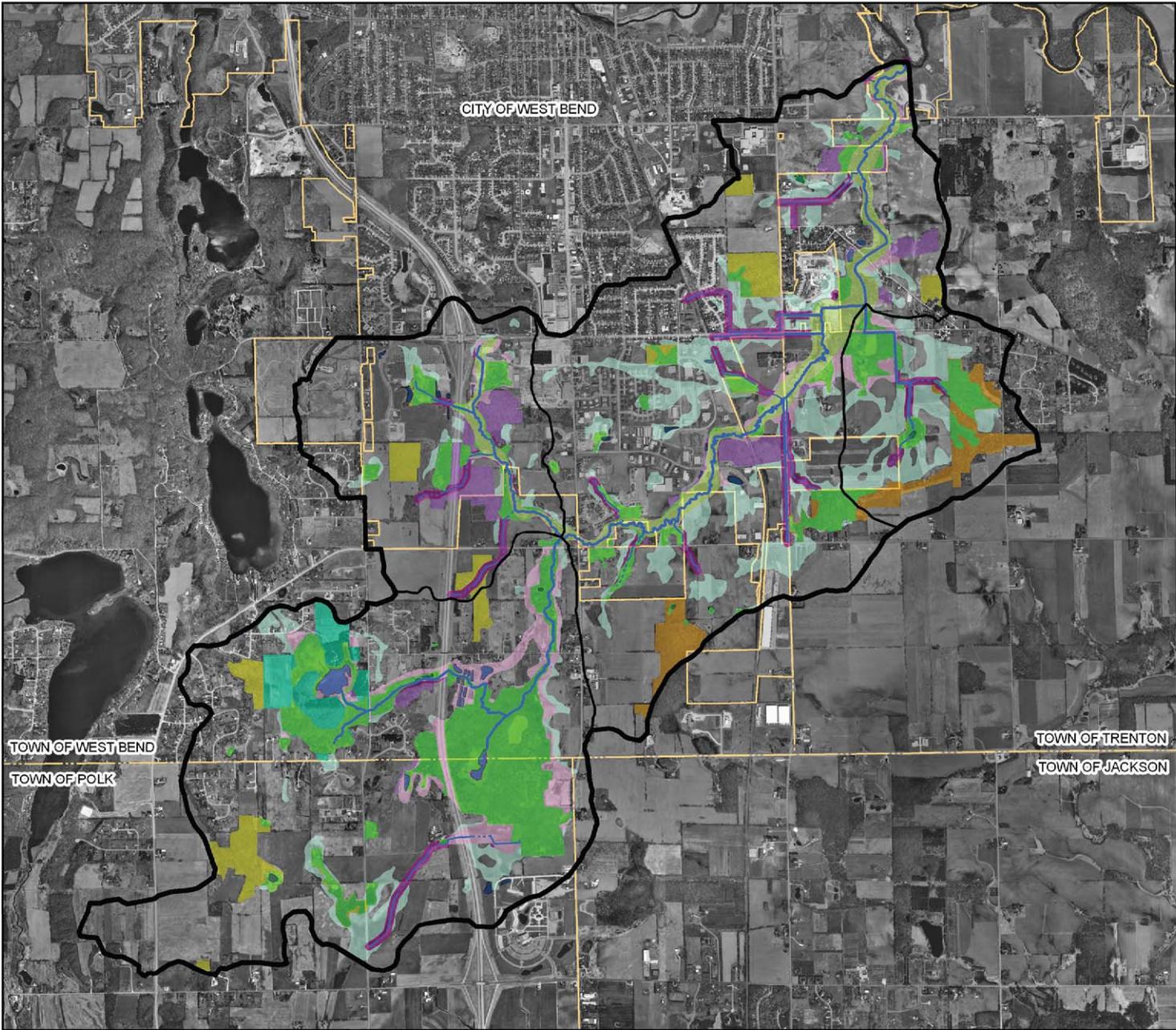
Lake or Stream	Classification			Lake or Stream	Classification		
	Class 1	Class 2	Class 3		Class 1	Class 2	Class 3
Lakes:				Lakes(contined):			
Allis.....	--	2	--	Smith (Drickens) .....	--	2	--
Amy Belle .....	--	--	3	Tily (Tilly) .....	--	2	--
Bark.....	--	--	3	Twelve .....	--	--	3
Beck .....	1	--	--	Wallace .....	--	--	3
Big Cedar .....	--	--	3	Werner Pond.....	1	--	--
Boltonville Pond.....	--	2	--	Streams:			
Brickyard .....	--	2	--	Allenton Creek .....	1	--	--
Druid.....	--	--	3	Ashippun River.....	--	2	--
Ehne (Ehny).....	--	2	--	Bark River .....	--	2	--
Erler.....	--	2	--	Cedar Creek.....	--	--	3
Five.....	--	--	3	Cedarburg Creek .....	--	2	--
Friess.....	--	--	3	Coney River .....	1	--	--
Gilbert.....	1	--	--	East Branch Milwaukee River .....	--	--	3
Green .....	--	--	3	East Branch Rock River .....	--	--	3
Hackbarth/L. Silver .....	--	2	--	Engmon Creek.....	1	--	--
Hartford Millpond .....	1	--	--	Erler Outlet.....	--	2	--
Hasmer .....	--	2	--	Evergreen Creek.....	1	--	--
Hawthorn .....	1	--	--	Flynn Creek.....	--	2	--
Hickey.....	--	2	--	Goldendale Creek .....	1	--	--
Keown .....	--	2	--	Junk Creek.....	1	--	--
Kewaskum Millpond.....	1	--	--	Kewaskum Creek.....	--	2	--
Kohlsville Millpond .....	--	2	--	Kohlsville River .....	--	2	--
Lehner .....	1	--	--	Kressin Branch.....	--	--	3
Lent .....	--	2	--	Lehner Outlet .....	1	--	--
Lenwood .....	--	--	3	Limestone Creek.....	--	2	--
Little Cedar .....	--	--	3	Little Cedar Creek .....	--	2	--
Little Drickens .....	--	2	--	Little Oconomowoc River .....	--	2	--
Little Friess (Bony).....	--	2	--	Mason Creek.....	1	--	--
Lohr Pond.....	--	2	--	Meadow Brook Creek.....	--	--	3
Lowe (Loews) .....	--	2	--	Menomonee River.....	--	--	3
Lucas .....	--	2	--	Milwaukee River.....	--	--	3
Malloy .....	1	--	--	Myra Creek .....	1	--	--
Mayer Millpond .....	1	--	--	Nolan Creek .....	--	2	--
Mayfield Pond.....	1	--	--	North Branch Cedar Creek.....	--	2	--
McConville .....	1	--	--	North Branch Milwaukee River .....	--	--	3
Miller.....	--	2	--	Oconomowoc River.....	--	2	--
Mud <sup>a</sup> .....	1	--	--	Polk Springs Creek .....	--	2	--
Mud <sup>b</sup> .....	--	2	--	Quaas Creek.....	--	2	--
Mueller.....	--	2	--	Rubicon River .....	--	2	--
Murphy .....	--	2	--	Silver Creek .....	1	--	--
Newburg Pond.....	1	--	--	Stoney Creek .....	1	--	--
Pike .....	--	--	3	Wallace Creek.....	--	2	--
Proschinger .....	--	2	--	Wayne Creek .....	--	2	--
Quaas.....	--	2	--	West Branch Milwaukee River .....	1	--	--
Radtke .....	--	2	--	Willow Creek.....	--	2	--
Rockfield Quarry Pond.....	--	2	--	Wayne Creek .....	--	2	--
Silver .....	--	--	3				

Note: This table should not be used to determine regulations that may apply in shoreland areas. Refer to Chapter 23 of the Washington County Code of Ordinances for current lake and stream classifications and related requirements.

<sup>a</sup>The Mud Lake classified as a Class 1 waterbody is located in the Village of Richfield.

<sup>b</sup>The Mud Lake classified as a Class 2 waterbody is located in the Town of Polk.

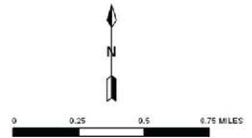
Source: Washington County and SEWRPC.



**Map 71**  
**QUAAS CREEK WATERSHED**  
**PROTECTION PLAN**

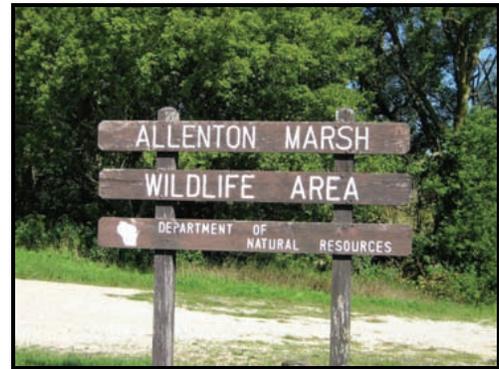
- WATERSHED BOUNDARY
  - SUBWATERSHED BOUNDARY
  - CITY OF WEST BEND BOUNDARY
  - TOWN BOUNDARY
  - PERENNIAL STREAMS
  - INTERMITTENT STREAMS
  - NATURAL OR ARTIFICIAL WATERBODY
- LANDS PROTECTED UNDER REGULATIONS**
- FLOODWAY ZONE
  - WETLANDS
  - MANAGED FOREST PROGRAM
- LANDS RECOMMENDED FOR PROTECTION**
- FLOODPLAIN ZONE
  - 100 FOOT BUFFER ZONE
  - PRIMARY ENVIRONMENTAL CORRIDOR
  - SECONDARY ENVIRONMENTAL CORRIDOR
  - ISOLATED NATURAL RESOURCE AREAS
  - HYDRIC SOILS

Source: Washington County and SEWRPC.



### ***Allenton Wildlife Area Master Plan***

The Wisconsin Natural Resources Board adopted a master plan in 1984 to guide management of the Allenton Wildlife Area, which lies in the Town of Addison. Major recommendations include the development of a minimum of four runoff ponds and 3,000 feet of dikes and associated control structures, maintenance of existing dikes; continued cropping; treatment of brush and forest management activities; maintaining roads, parking areas and informational signing to accommodate hunters and other users; stocking of wildlife; and surveying the area for endangered or threatened species and sites of archaeological or historical significance. The plan will be updated when staff and other resources are available.



The Wisconsin Natural Resource Board adopted a master plan in 1984 to guide management of the Allenton Wildlife Area, which lies in the Town of Addison.

### ***Kettle Moraine State Forest – Northern Unit Master Plan***

The Wisconsin Natural Resources Board adopted a master plan in 1991 to guide management of the Kettle Moraine State Forest – Northern Unit, which lies in the Town of Kewaskum and extends north into Fond du Lac and Sheboygan Counties. The major recommendations include land acquisitions (6,849 additional acres to a total of 36,391 acres); improvements to timber and vegetation areas; construction and management of recreation facilities (including designating specific trails for mountain bike use and areas for archery hunting); designating State Natural Resource Areas and implementing programs to protect and restore State endangered, threatened, and special concern species; developing, restoring, and maintaining wildlife areas (includes restoring 48 wildlife impoundments/wetlands, and cropping 2 percent of the forest land); lake improvements, and cultural resource management.

### ***Kettle Moraine State Forest – Loew Lake Unit Master Plan***

The Wisconsin Natural Resources Board adopted a master plan in 1996 to guide management of the Kettle Moraine State Forest – Loew Lake Unit, which lies in the Towns of Erin and Richfield. The major recommendations include additional land acquisitions (2,133 acres); vegetation management activities (includes thinning to promote growth and desired species composition, restoring prairie and grasslands, and developing forest-management demonstration areas); construction and management of recreation facilities (including trails and support facilities such as parking lots and a hostel or other public/private partnership facility at the log house); developing, restoring, and maintaining wildlife areas (includes restoring wetlands, a turkey management zone and a deer management unit for muzzle-loading weapons, trapping opportunities, and wildlife habitat-management demonstration areas); lake improvements (includes protecting and enhancing the habitat for both game and non-game fish species); protecting endangered resources; and cultural resource management.

### ***Theresa Wildlife Area Master Plan***

The Wisconsin Natural Resources Board adopted a master plan in 1985 to guide management of the Theresa Wildlife Area, which lies in the Towns of Addison and Wayne. The plan recommends modifying the property boundary to encompass the wetland corridor of the Rock River between Allenton and the Theresa Marsh Wildlife Area, while deleting areas along the western boundary and east of USH 41. Development and management recommendations include the development of additional runoff ponds, maintaining six parking lots and three observation points, designation of alternate snowmobile routes, and stocking of pheasants and fish species. The plan will be updated when staff and other resources are available.



The Theresa Wildlife Area Master Plan includes several recommendations, including the stocking of pheasants and fish species.

### ***Jackson Marsh Wildlife Area Management Plan***

DNR staff prepared a management plan in 1985 to guide management of the Jackson Marsh Wildlife Area, which lies in the Town of Jackson. The major recommendations include land acquisition and property development and management. No major boundary changes were proposed. Property development and management recommendations include the development of up to five additional parking lots, renovating two developed flowages, additional potholes in wet meadow areas, continued cropping, stocking of pheasant, timber management, and the preservation and protection of identified natural areas. A master plan has not been completed for the Jackson Marsh Wildlife Area.

### ***North Branch Milwaukee River Wildlife and Farming Heritage Area Feasibility Study***

Following approval by the Natural Resources Board in August 2002, the DNR established the North Branch Milwaukee River Wildlife and Farming Heritage Area. The North Branch Milwaukee River Wildlife and Farming Heritage Area project boundary encompasses 19,487 acres. Approximately 9,100 acres of cropland and pasture, 5,900 acres of wetlands, and 700 acres of forest occur within the boundary. The core area of wetlands and agricultural upland near the North Branch of the Milwaukee River makes up 16,549 acres and corridors along the five tributary streams make up an additional 2,938 acres. The project area encompasses river and stream corridors, large wetland complexes, three major lakes, numerous minor lakes and ponds, and rural/agricultural lands. The entire study area lies within the Milwaukee River basin in northeastern Washington, northwestern Ozaukee, and southwestern Sheboygan counties.

In addition to protecting forests and wetlands, one of the primary goals of the project is to help maintain farming as a viable land use in the area. To achieve this goal, the DNR may offer to purchase development rights on farms. This technique allows landowners to sell the value of the right to develop their property while retaining underlying ownership. The DNR has set up a locally-based citizen advisory committee to both guide the purchase of land and development rights in the area as well as advise the DNR on how lands that it does purchase are used and managed. By doing so, the DNR hopes to ensure that its actions positively affect farming's future in the North Branch area. The study recommends that a variety of real estate tools be used to protect the natural resources of the 19,487-acre boundary. These include the purchase of development rights, fee simple acquisition, conservation easements, donations, public-private partnership/cost-shared acquisitions, and landowner participation in other State and Federal land conservation programs (ie, Conservation Reserve, Wildlife Habitat Improvement, and Wetland Reserve programs).

### ***Ice Age Trail Corridor Plan***

The Ice Age Trail, which is planned to extend approximately 1,000 miles across the State of Wisconsin along the terminus of the continental glacier, was designated as a National Scenic Trail by the United States Congress in 1980. The Trail is administered by the National Park Service in cooperation with the DNR and the Ice Age Park and Trail Foundation. A trail corridor was established by the National Park Service in October 1995 and approved by the Wisconsin Natural Resources Board in April 1996. In Southeastern Wisconsin, the trail is located or is proposed to be located in the western portions of Walworth, Waukesha, and Washington Counties. About 27 miles of the proposed 37-mile length of the Trail within Washington County had been completed by 2006. Existing segments of the Ice Age Trail in the County, as well as the Ice Age Trail corridor adopted by the three managing agencies, is shown on Map 68. Existing segments of the trail are open to pedestrian travel only, which includes hiking, snowshoeing, and limited cross-country skiing. Such uses as biking, horseback riding, and snowmobiling are not permitted.



About 27 miles of the proposed 37-mile length of the Ice Age National Scenic Trail within Washington County had been completed by 2006.

### **Jurisdictional Highway System Plan**

In 1975 the Washington County Board of Supervisors adopted an initial jurisdictional highway system plan. That plan, with a design year of 1990, was intended to help provide the County, over time, with an integrated highway transportation system that would effectively serve and promote a desirable land use pattern in the County, abate traffic congestion, reduce travel time and costs, and reduce accident exposure. The initial plan has been amended periodically to cope with growing traffic demands; maintain an integrated County highway system; adjust the existing jurisdictional highway system to better serve the major changes in traffic patterns taking place within the County; and achieve an equitable distribution of arterial street and highway development and maintenance costs and revenues among the various levels and units of government. The County jurisdictional highway plan was updated in 2007 and 2008 to reflect the recommendations of the new regional plan, and is described in Chapter XI.

### **A Public Transit Plan for Washington County**

The current public transit plan for Washington County<sup>12</sup> sets forth the findings and recommendations from a study of transit service needs in Washington County and the means by which those needs might best be met. The primary focus of the plan was to provide transit service for Milwaukee County residents to jobs in Washington County through the establishment of the Washington County Commuter Express Service (described in Chapter V). The service has evolved over time to primarily provide traditional work commute trips from Washington County to downtown Milwaukee and Wauwatosa. The transit plan also recommended the establishment of shared-ride taxicab services. Shared taxicab services are currently provided by Washington County and the Cities of Hartford and West Bend. Additional information regarding public transit in Washington County is provided in Chapters IV and XI.



The Washington County shoreland zoning ordinance includes restrictions on the removal of vegetation and filling, grading, and excavating within the shoreland area.

### **County Shoreland and Floodplain Zoning Ordinance**

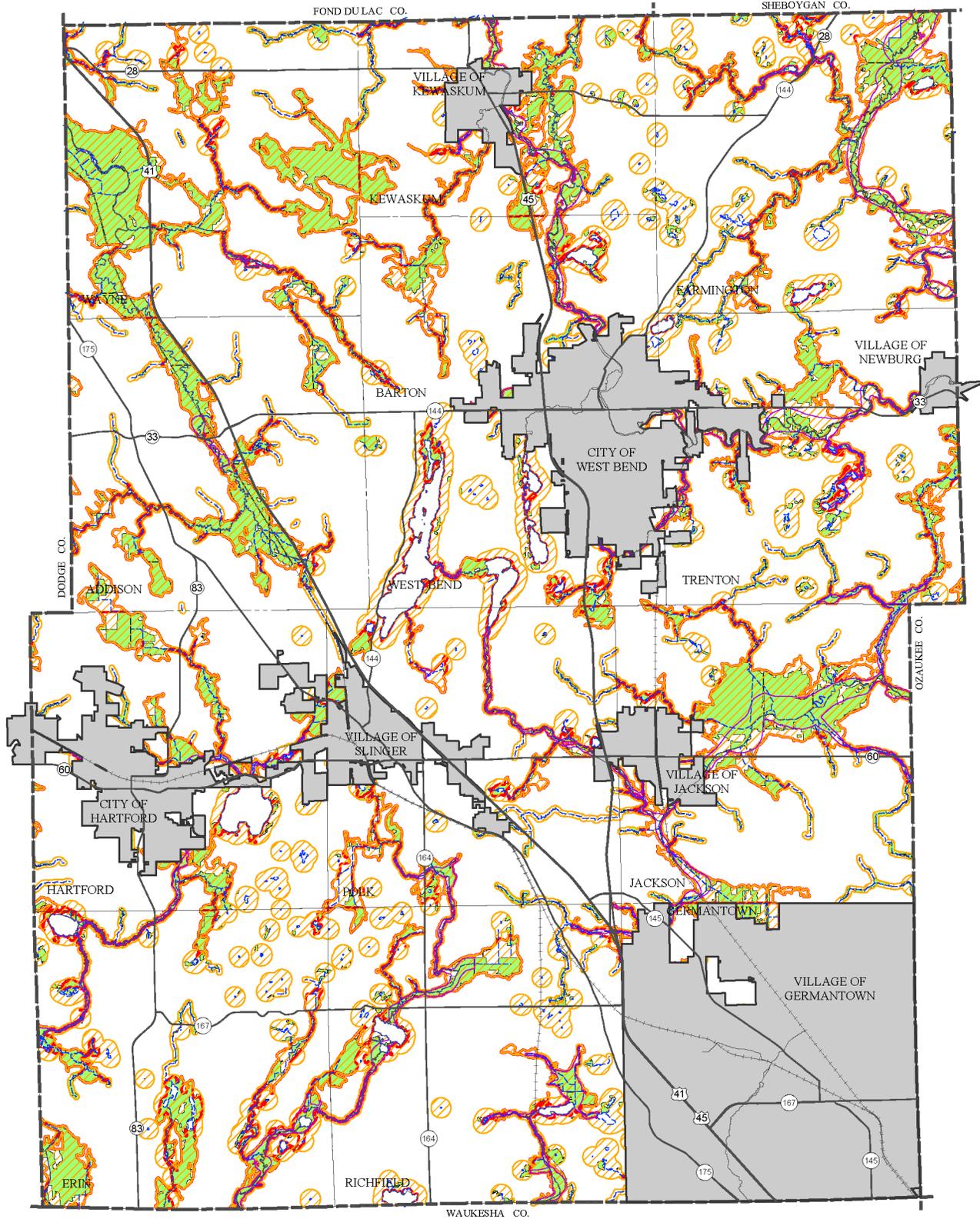
Under Section 59.692 of the *Wisconsin Statutes* and Chapter NR 115 of the *Wisconsin Administrative Code*, counties are responsible for regulating shoreland areas within unincorporated (town) areas. Shorelands are defined as all land lying within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds, and flowages; or within 300 feet of the ordinary high-water mark of navigable rivers and streams or to the landward side of the floodplain, whichever distance is greater. The Washington County shoreland, wetland, and floodplain zoning ordinance is set forth in Chapter 23 of the Washington County Code of Ordinances and applies to shorelands, shoreland-wetlands, and floodplains in all towns within the County. Map 72 shows those areas in the County regulated under Chapter 23. The County ordinance generally protects these areas from intensive development.

The shoreland zoning ordinance includes restrictions on uses in wetlands of two acres or more located within the shoreland, and limits the types of uses that can occur within the 100-year floodplain zoning district to prevent damage to structures and property and to protect the floodwater conveyance and storage capacity of floodplains. The ordinance also includes restrictions on the removal of vegetation and filling, grading, and excavating within the shoreland area. Most structures must be set back a minimum of 75 feet from the ordinary high-water mark if

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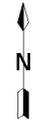
<sup>12</sup>See *SEWRPC Community Assistance Planning Report No. 223, A Public Transit Plan for Washington County: 1998-2002, November 1996.*

SHORELAND AND FLOODPLAIN ZONING IN UNINCORPORATED PORTIONS OF WASHINGTON COUNTY: 2006



- 100-YEAR FLOODPLAIN BOUNDARY
- 100-YEAR FLOODWAY BOUNDARY
- - - NAVIGABLE STREAM OR WATERBODY
- AREAS REGULATED BY THE WASHINGTON COUNTY SHORELAND AND FLOODPLAIN ZONING ORDINANCE
- SHORELAND WETLANDS

Source: Washington County and SEWRPC.



adjacent to a Class 3 waterbody, 100 feet if adjacent to a Class 2 waterbody, and 125 feet if adjacent to a Class 1 waterbody, although the setbacks along Class 1 and 2 waterbodies may be reduced to 100 feet and 75 feet, respectively, subject to approval of mitigation measures. Minimum requirements for uses in unincorporated shoreland areas are set forth in Chapter NR 115 of the *Wisconsin Administrative Code*. Minimum floodplain requirements are set forth in Chapter NR 116.

Under Section 59.692 of the *Statutes*, County shoreland regulations continue to apply in areas annexed by a city or village after May 7, 1982, unless the city or village adopts shoreland regulations that are at least as restrictive as those included in the County ordinance. Where County regulations continue in effect, the city or village is responsible for enforcing the regulations. Cities and villages are also required to regulate wetlands within shoreland areas, including those that were in the city or village prior to 1982, under Chapter NR 117 of the *Administrative Code*; and to enforce the minimum floodplain standards set forth in Chapter NR 116 of the *Administrative Code* within all floodplain areas of the city or village.

### **County Nonmetallic Mining Reclamation Ordinance**

The Washington County nonmetallic mining reclamation ordinance (Chapter 18 of the County Code of Ordinances) was established to ensure the effective reclamation of nonmetallic mining sites in Washington County in compliance with Chapter NR 135 of the *Wisconsin Administrative Code* and Chapter 295 of the *Wisconsin Statutes*. The requirements of the ordinance apply to all operators of nonmetallic mining sites within Washington County operating or commencing operation after August 1, 2001, except for nonmetallic mining sites located in a city, village, or town that has adopted a local mining reclamation ordinance that meets State requirements, in which case the local ordinance requirements apply. The Towns of Farmington, Germantown, Hartford, Jackson, Wayne, and West Bend have adopted a Town nonmetallic mining ordinance and administer the Town ordinance. The Towns of Barton and Kewaskum have adopted a Town nonmetallic mining ordinance, but



The Washington County nonmetallic mining reclamation ordinance was established to ensure the effective reclamation of nonmetallic mining sites in Washington County.

have each entered an agreement with the County for administration of the ordinance by the County. The County nonmetallic mining ordinance applies in the Towns of Addison, Erin, Polk, Richfield, and Trenton, and in all cities and villages in the County. Washington County is responsible for the review and approval of reclamation plans for nonmetallic mines in these local governments in accordance with County ordinance requirements.

The County ordinance requires that a reclamation plan be prepared and submitted for approval by the Land and Water Conservation Division of the Planning and Parks Department. The ordinance includes minimum standards for surface water and wetland protection, groundwater protection, topsoil management, final grading and slopes, topsoil redistribution for reclamation, and re-vegetation and site stabilization, and also sets forth the criteria for assessing completion of successful site reclamation, intermittent mining, and maintenance.



The Washington County Erosion and Stormwater Control Ordinance includes requirements for land development and land disturbing activities to minimize environmental damage caused by soil erosion and stormwater runoff during and after construction.

### **Erosion Control and Stormwater Management**

The Washington County Erosion Control and Stormwater Management Ordinance is set forth in Chapter 17 of the Washington County Code of Ordinances. The ordinance includes requirements for land development and land disturbing activities designed to minimize sedimentation, water pollution, flooding, and related property and environmental damage caused by soil erosion and uncontrolled stormwater runoff during and after construction. The ordinance applies to all unincorporated lands in Washington County unless a Town Board has adopted an ordinance at least as restrictive as the County ordinance. County ordinance requirements continue in effect in any area annexed by a city or village, unless the city or village enforces a city or village ordinance which complies with the minimum standards established by the Wisconsin Department of Natural Resources (DNR) and is at least as restrictive as Washington County's ordinance.

The Towns of Addison, Jackson, Kewaskum, Wayne, and West Bend have adopted and administer a Town Erosion Control and Stormwater Management Ordinance. The Towns of Farmington, Polk, Richfield, and Trenton have adopted a Town Erosion Control and Stormwater Management Ordinance, and have each entered into an intergovernmental agreement with Washington County for County administration of the ordinances. The Towns of Barton, Erin, Germantown, and Hartford are regulated under the County Erosion Control and Stormwater Management Ordinance.

Chapter NR 216 of the *Wisconsin Administrative Code*, which is intended to reduce the discharge of pollutants carried by stormwater, requires county and local governments in urbanized areas, which are identified based on population and density, to obtain a Wisconsin Pollutant Discharge Elimination System (WPDES) Stormwater Discharge Permit. The code requires that the designated county or local government meet State standards to control pollution that enters a municipal storm sewer system and develop a storm sewer system map, a public information and education program, a stormwater and erosion control ordinance, an illicit discharge detection program, and a plan to reduce suspended solids. An annual report on progress in meeting the requirements must be submitted to the DNR.

Chapter NR 151 of the *Wisconsin Administrative Code* requires that municipalities with a WPDES permit reduce the amount of total suspended solids in stormwater runoff by 20 percent by 2008 and by 40 percent by 2013, with respect to stormwater runoff from areas of existing development with no controls as of October 2004. The Village of Germantown is part of the Milwaukee urbanized area and must obtain a permit from the DNR under Phase I stormwater regulations. The Village of Germantown has applied for a permit as part of a group of other communities in the Menomonee River watershed. Phase II of NR 216 requires municipalities outside urbanized

areas with a population greater than 10,000 and a density over 1,000 persons per square mile to obtain a WPDES Stormwater Discharge Permit. As a result of Phase II requirements, the Cities of Hartford and West Bend, Washington County, and the Town of Richfield will be required to obtain permits. Washington County is required to obtain a permit only for coverage of its facilities in the City of West Bend, City of Hartford, and the urbanized portions of the Village of Germantown and Town of Richfield.

In addition, regardless of whether a municipality is required to have a stormwater discharge permit under Chapter NR 216, Chapter NR 151 requires that all construction sites that have one acre or more of land disturbance must achieve an 80 percent reduction in the amount of sediment that runs off the site. With certain limited exceptions, those sites required to have construction erosion control permits must also have post-development stormwater management practices to reduce the total suspended solids (sediment) that would otherwise run off the site by 80 percent for new development, 40 percent for redevelopment, and 40 percent for infill development occurring prior to October 1, 2012. After October 1, 2012, infill development will be required to achieve an 80 percent reduction. If it can be demonstrated that the solids reduction standard cannot be met for a specific site, total suspended solids must be controlled to the maximum extent practicable.

Under the requirements of Chapter NR 151, by March 10, 2008, incorporated municipalities with average population densities of 1,000 people or more per square mile that are not required to obtain municipal stormwater discharge permits must implement public information and education programs relative to specific aspects of nonpoint source pollution control; municipal programs for management of leaf and grass clippings; and site specific programs for application of lawn and garden fertilizers on municipally-owned properties with over five acres of pervious surface. This requirement will apply to virtually all cities and villages.

#### **Washington County Land Division Ordinance**

The Washington County Land Division Ordinance is set forth in Chapter 24 of the Washington County Code of Ordinances. The ordinance supplements the provisions of Chapter 236 of the *Wisconsin Statutes*, which sets forth minimum requirements for land divisions in Wisconsin. Information about the County and local land division ordinances is provided in Part 4 of this Chapter.

### **PART 3: CITY, TOWN, AND VILLAGE PLANS**

#### **Local Land Use, Master, and Comprehensive Plans**

Section 62.23 of the *Wisconsin Statutes* grants cities and Section 61.35 grants villages the authority to prepare and adopt local master plans or plan elements, such as a community land use plan. Section 60.10(2)(c) of the *Statutes* gives towns the authority to prepare and adopt a local master plan under Section 62.23 provided a town adopts village powers and creates a town plan commission. All of the towns in Washington County have adopted village powers and created a plan commission.

In 1999, the Wisconsin Legislature enacted legislation that greatly expanded the scope and significance of comprehensive plans within the State. The law, often referred to as Wisconsin's "Smart Growth" law, provides a new framework for the development, adoption, and implementation of comprehensive plans by city, village, and town units of government, as well as counties and regional planning commissions. The law, which is set forth in Section 66.1001 of the *Wisconsin Statutes*, requires that the administration of zoning, subdivision, and official mapping ordinances be consistent with a community's adopted comprehensive plan beginning on January 1, 2010. Up until that date, county and local governments can continue to implement zoning, subdivision, and official mapping ordinances without having an adopted comprehensive plan; and are not required to administer and enforce local ordinances in conformance with locally-adopted plans.

The City of West Bend, Towns of Richfield<sup>13</sup> and West Bend, and Villages of Germantown and Slinger all have adopted a comprehensive plan as defined in Section 66.1001 of the *Statutes*. Each of the other cities, villages, and

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<sup>13</sup>The Town of Richfield incorporated as a Village in February 2008.

towns, except the Towns of Germantown and Polk, has prepared and adopted a local land use or master plan under Section 62.23. Local land use, master, and comprehensive plans, including the date of adoption by the plan commission and governing body, are set forth in Table 98. With the exception of the Village of Germantown, each city and village plan includes adjacent town lands beyond city and village corporate limits at the time the plan was adopted. City and Village planning areas in effect at the time this comprehensive plan was adopted are shown on Map 82 in Chapter IX.

### ***City and Village Land Use, Master, and Comprehensive Plans***

Washington County's city and village future land use plans include a variety of land uses such as residential, commercial, industrial, parks, environmental corridors, government and institutional, and other land uses. City and village planning areas generally extend beyond corporate boundaries to include areas outside of those boundaries that are expected to be annexed by the city or village within the planning period. City and village planning areas are often related to the extraterritorial plat approval area granted to cities and villages under Section 236.10 of the *Statutes*. The City of West Bend and Villages of Germantown and Slinger have each adopted a comprehensive plan. The Villages of Kewaskum and Newburg are currently updating their existing plans to meet the requirements of the comprehensive planning law.

Most of the existing city and village land use and master plans address portions of the nine comprehensive planning elements required by the comprehensive planning law. In light of this fact, city and village officials may choose to update existing plans to meet current planning requirements. In many cases this process may entail updating data and providing additional information and recommendations which address planning elements that may not be included in existing plans. Housing, intergovernmental cooperation, and economic development elements are the three elements commonly not included in existing land use and master plans.

A summary of existing land use, master, and comprehensive plans for cities and villages in Washington County is provided below. Goals and objectives developed by the Village of Kewaskum for the Village comprehensive plan prepared as part of the multi-jurisdictional planning process are provided in Appendix F.

#### ***City of Hartford Neighborhood Plan***

The City of Hartford Neighborhood Plan was adopted on December 12, 1995. The emphasis of this neighborhood plan (the plan notes that the terms "neighborhood plan," "land use plan," "master plan," and "community plan" are used interchangeably throughout the document) is often placed on the development of the City, however, the plan states that the Town of Hartford has, and should continue, to play an important role in the planning process. The document promotes a partnership in the implementation of plans between the City of Hartford and Town of Hartford to assure that growth does not harm the quality of life of Town residents, and to assure the coordination and compatibility of development occurring in both jurisdictions.

The plan identifies six goals pertaining to the planning process. These include: providing a basis for sound planning techniques, citizen input, cooperation, and coordination among local officials, community leaders, and public agencies at all levels of government; providing a framework for the development of a diverse local economy in order to maintain and enhance the quality of life for Hartford residents; guiding development in a manner that assures municipal service provision will be cost-effective; preserving and protecting designated environmental corridors and isolated natural resource areas; protecting prime agricultural land from development whenever possible; and protecting and enhancing the local culture of Hartford by providing a framework for the preservation and enhancement of historically significant sites.

#### ***City of West Bend Comprehensive Plan***

The *2020 Comprehensive Plan for the City of West Bend* was adopted on April 12, 2004. The plan is an official statement setting forth the major objectives concerning the desirable physical development of the community. The plan consists of recommendations for the type, amount, and spatial locations of the various land uses required to serve the needs of the residents of the City and environs for the next 20 years. The land use recommendations are designed for a planning period extending to the year 2023. These recommendations share common objectives

Table 98

**LAND USE, MASTER, AND COMPREHENSIVE PLANS PREPARED  
BY LOCAL GOVERNMENTS IN WASHINGTON COUNTY: AUGUST 2007**

Community	Plan	Prepared By	Adoption Date <sup>a, b</sup>	
			Plan Commission	Governing Body
City of Hartford	City of Hartford Neighborhood Plans, Dodge and Washington Counties	City of Hartford with assistance from SEWRPC	8/14/95	12/12/95
City of West Bend	2020 Comprehensive Plan for the City of West Bend, April 2004	City of West Bend	3/5/04	4/12/04
Village of Germantown	Village of Germantown 2020 Smart Growth Plan, October 2004	JJR	--	10/4/04
	Amended November 2005		--	11/7/05
Village of Jackson	SEWRPC Community Assistance Planning Report No. 10, <i>Land Use and Arterial Street System Plans for the Village of Jackson</i> , December 1976 <sup>c</sup>	SEWRPC	--	12/76
	Village of Jackson and Town of Jackson Revenue Sharing Agreement and Cooperative Boundary Plan, September 1999	Village of Jackson and Town of Jackson	--	9/99
Village of Kewaskum	SEWRPC Community Assistance Planning Report No. 214, A <i>Land Use and Street System Plan for the Village of Kewaskum: 2010</i> , September 1997	SEWRPC	6/10/97	6/23/97
Village of Newburg	Village of Newburg Comprehensive Master Plan, February 1992 <sup>d</sup>	Vandewalle & Associates, Inc.	7/16/92	--
Village of Slinger	Village of Slinger Smart Growth Comprehensive Plan	Omni Associates, Crispell-Snyder, and Village of Slinger	5/16/07	8/6/07
Town of Addison	Town of Addison Land Use Plan: 2015, April 1996	Ruekert & Mielke	4/4/96	4/18/96
Town of Barton	Town of Barton Land Use Plan: 2010, July 1995	Town of Barton with assistance from Meehan & Company, Inc.	7/10/95	7/10/95
Town of Erin	Town of Erin Land Use Plan, April 2003	Town of Erin	--	4/3/03
Town of Farmington	Town of Farmington Planned Land Use Map, October 2005	Town of Farmington	--	10/18/05
Town of Germantown	None	--	--	--
Town of Hartford	Town of Hartford Land Use Plan, May 1996	Town of Hartford with assistance from Camiros, Ltd.	--	5/13/96
Town of Jackson	Village of Jackson and Town of Jackson Revenue Sharing Agreement and Cooperative Boundary Plan, September 1999 <sup>c</sup>	Village of Jackson and Town of Jackson	--	9/99
Town of Kewaskum	Town of Kewaskum Land Use Plan	Town of Kewaskum with assistance from Independent Inspections, Ltd.	3/14/06	3/20/06
Town of Polk	None	--	--	--
Town of Richfield	Richfield 2025: 20-Year Smart Growth Comprehensive Plan Amended March 2005	Omni Associates	11/11/04	11/18/04
			3/3/05	3/17/05
Town of Trenton	SEWRPC Community Assistance Planning Report No. 238, A <i>Land Use Plan for the Town of Trenton: 2010</i> , December 1997	SEWRPC	11/11/97	11/18/97
Town of Wayne	SEWRPC Community Assistance Planning Report No. 235, A <i>Land Use Plan for the Town of Wayne: 2020</i> , February 1999	SEWRPC	11/17/98	11/18/98
Town of West Bend	Town of West Bend Comprehensive Plan: 2025, October 2005	Town of West Bend with assistance from Planning and Design Institute, Inc.	--	10/12/05

<sup>a</sup> No record of adoption provided to SEWRPC if no date is listed.

<sup>b</sup> Under the master planning statute (Section 62.23 of the Wisconsin Statutes), the Plan Commission has the authority to adopt by resolution a master plan or elements thereof. SEWRPC recommends that master plans also be adopted by the governing body to show support for the plan and help assure its implementation. Under the State comprehensive planning law (Section 66.1001 of the Statutes), comprehensive plans must be approved by a resolution of the Plan Commission and adopted by an ordinance of the governing body. Plans for the City of West Bend, Village of Germantown, and Town of Richfield were adopted as comprehensive plans under Section 66.1001 of the Statutes.

<sup>c</sup> The Village of Jackson and Town of Jackson are working together to prepare a joint comprehensive plan.

<sup>d</sup> The Village of Newburg is updating its plan through participation in the Ozaukee County multi-jurisdictional comprehensive planning process.

Source: SEWRPC.

with SEWRPC's Regional Land Use Plan but refine those objectives to meet local development objectives. The plan represents a pattern of land use development that could accommodate the future physical, social, and economic needs of the City, which is only one of the many possible patterns of land use development that could accommodate the City's needs. In addition to delineating a recommended land use pattern and form of development, the plan establishes principles and standards by which other goals, such as the provision of adequate transportation facilities; meeting recreational needs; fostering needed economic growth; providing for sufficient safe and suitable housing; and preserving natural and cultural resources in the West Bend area may be met.

#### *Village of Germantown Comprehensive Plan*

The *Village of Germantown 2020 Smart Growth Plan* was adopted in October 2004. The plan is intended to guide the Village's policy on future growth and development over the next 20 years. The basis for the development of the plan was the Village's desire to ensure that it continues to be a place that exemplifies all the positive characteristics associated with a traditional mid-western community. Germantown's rural characteristics, suburban neighborhoods, natural features, and the balance between various land uses are the main components the Village strives to preserve and protect in the face of continuously increasing development pressure. The plan provides ways that the community can direct and enhance new development that will complement rather than destroy the lifestyle that has grown and developed over the last 40 years.

#### *Village of Jackson Land Use Plan*

The Village of Jackson's *Land Use and Arterial Street System Plans* was adopted by the Village Board in December 1976. The recommended land use presented in the plan was designed for growth reached by the year 2000. The plan proposed the conversion of approximately 625 acres of land from rural to urban use by the year 2000 to accommodate growth. The plan recommended that growth in the Village be based on a neighborhood unit concept. A neighborhood is defined as the area most closely associated with the daily activities of family life, such as elementary education and convenience shopping. Each neighborhood depends on the larger community for basic employment, major shopping, transportation, higher education, and cultural activities. The plan recommended residential development at a density of about four dwelling units per acre in single-family residential areas and about nine dwelling units per acre in multifamily residential areas. The Village of Jackson and Town of Jackson are working together to prepare a joint comprehensive plan.

#### *Village of Kewaskum Land Use Plan*

The *Land Use and Street System Plan for the Village of Kewaskum: 2010* was adopted the Village Plan Commission on June 10, 1997, and by the Village Board on June 23, 1997. The recommended land use plan for the Kewaskum planning area recommends the preservation of environmental corridors and other environmentally significant areas, and the preservation of the best remaining farmlands outside of the planned urban service area.

The adopted land use plan indicates those areas in which urban development now exists and those areas in which such development should be permitted and encouraged. The plan also depicts precise urban development patterns for the entire planned urban service area, including proposed street, lot, and block layouts for those areas recommended for new urban development. This more precise plan is intended to foster sound development of public facilities, including streets, parks, trails, and utility systems.

The Village of Kewaskum is updating its plan through participating in the multi-jurisdictional planning process documented in this report and the related Village of Kewaskum comprehensive plan report.

#### *Village of Newburg Comprehensive Plan*

The *Newburg Comprehensive Master Plan* was adopted by the Plan Commission on July 16, 1992. The plan provides both short-range action plan strategies that required immediate attention during the first five years, and long-range recommendations to guide the pattern of Village growth. The plan is also designed to be used by

Village officials as a policy guide for acting on specific decisions that are related to community development, and as a tool to stimulate private investment in the planned construction of housing, business, and industry in the community. The plan includes recommendations for extraterritorial areas up to one and one-half miles of the Village's corporate limits.

#### *Village of Slinger Comprehensive Plan*

The *Village of Slinger Comprehensive Plan* includes four major components: a profile of the demographic, economic, and housing characteristics of the Village; an inventory and assessment of community facilities and natural resources; visions, goals, objectives, policies and implementation strategies; and a land use map that depicts the future land use pattern in the Village. The plan updates the Village land use plan completed in 1995. The plan was adopted by the Village Board in August 2007.

The vision for the Village is set forth in the plan and states that in 2025, the Village will have grown to accommodate a balance of new residential areas and business opportunities. The Village intends to provide a high quality of living for residents of all ages, parks and recreation programs, quality schools, a family atmosphere, and community pride.

#### ***Town Land Use and Comprehensive Plans***

Town land use and comprehensive plans include a variety of recommended land uses, including agricultural, residential, commercial, industrial, parks, environmental corridors, government and institutional, and other land uses. Because towns do not have extraterritorial planning authority, town planning areas do not extend beyond town boundaries. As previously noted, city and village planning areas commonly extend into town areas, as shown on Map 82 in Chapter IX. The overlapping planning authority demonstrates the importance of intergovernmental cooperation in the comprehensive planning process and is addressed in greater detail in the Intergovernmental Cooperation Element chapter.

Most of the existing town land use plans address several of the nine comprehensive planning elements required by the comprehensive planning legislation. Ten towns in the County are participating in the multi-jurisdictional process to update existing plans to meet current planning requirements. In many cases, this process will entail updating data and providing additional information and recommendations which address planning elements that may not be included in existing plans. Typically, existing plans do not include housing, intergovernmental cooperation, or economic development elements or recommendations, which are required components of comprehensive plans. Two towns, Richfield and West Bend, have adopted a comprehensive plan under Section 66.1001 of the *Statutes*.

A summary of each existing land use and comprehensive plan for towns in Washington County is provided in the following paragraphs. Goals and objectives developed by the Towns that participated in the multi-jurisdictional planning process are provided in Appendix F.

#### *Town of Addison Land Use Plan*

The *Town of Addison Land Use Plan: 2015* was adopted on April 4, 1996 by a resolution of the Town Plan Commission and ratified by resolution of the Town Board on April 18, 1996. The Land Use Plan makes land available for future development while attempting to discourage development within environmental corridors and on the most productive farmlands. The Town's land use plan sets aside areas primarily for agricultural use and limits the intrusion of incompatible uses as a commitment to helping maintain farming as a viable economic sector. Existing residential land use densities in the Town range from five to 0.1 residential units per acre, with the majority of the densities being 1.08 residential units per acre (or about 40,000 square feet per home). Single-family dwellings are allowed in the Agricultural Zoning District at a maximum of one home per 35 acres. Density is greatest in the sewered hamlet of Allenton where residential density is one to four residential units per acre.

### *Town of Barton Land Use Plan*

The *Town of Barton Land Use Plan: 2010* was adopted by the Plan Commission and Town Board on July 10, 1995. Through this plan new growth and development is directed to areas of the Town where such growth can occur successfully without the degradation of the Town character, environment, and agricultural resources. The plan specifies avoiding the destruction of farmlands designated as exclusive agricultural lands; urban and suburban development that would convert the best remaining agricultural lands to such uses; urban and suburban development that would encroach into primary or secondary environmental corridors or other environmentally significant lands; further annexation that would result in densities exceeding those specified in the Town plan and greater destruction of the Town's open space and rural character; draining and filling of wetlands; significant grading of natural steep slope areas; and the destruction of woodlands and forest areas. Residential densities allowed in the Town range from 0.09 residential units per acre in the rural countryside to 15.02 residential units per acre in sewered high-density urban areas. Those urban areas are adjacent to the City of West Bend and are part of the City of West Bend sewer service area.

### *Town of Erin Land Use Plan*

The *Town of Erin Land Use Plan* was adopted on April 21, 2003. The Town of Erin land use plan sets forth the Town's long-range land use goals and a series of specific policies and objectives developed to achieve the Town's vision regarding land use. With this plan, the Town looks to the future with a land use plan that has the flexibility that allows for growth while maintaining the Town's rural character. A series of Town plan goals form the base of this land use plan. Specific land use policies regarding environmental corridors, agriculture, critical watersheds, Town character, residential development, commercial development, rustic roads, housing, and transportation have been developed to achieve the Town's land use plan. In addition, a series of policy standards and objectives have been developed with the intent of implementing the goals of the Town land use plan. The land use plan serves as the primary public policy document for guiding future growth and development in the Town of Erin.

The plan sets forth policies and objectives to preserve prime agricultural land to the greatest extent possible and maintain existing residential density for the Town as a whole and prohibit further division of existing low-density residential lots into higher-density residential lots. The plan also sets forth the policies and objectives to maintain the visual character of the Town's shorelands. The plan suggests locating buildings to minimize the disruption of the lakeshores and restricting new development along those lakeshores to single-family residential.

The plan is intended to be a legally adopted tool that will help the Town in its zoning, subdivision, and other development-related decisions. With this land use plan, the Town has chosen to create and adopt a new comprehensive plan and must, starting January 1, 2010, have consistency between this plan and the governing *Wisconsin Statutes*.

### *Town of Farmington Land Use Plan*

The Town Board approved a planned land use map in October 2005, which updated the Town plan adopted in 1996. The map depicts "Hamlet Growth Areas" around the three hamlets of Boltonville, Fillmore, and St. Michaels, which would accommodate new residential lots of 1.5 acres. The map also designates "Country Estates Growth Areas" adjacent to existing subdivisions intended to accommodate new residential development on lots of three acres. A future commercial area is designated at the intersection of STH 144 and CTH A, and extends east from the intersection on the north side of CTH A for one mile. A 40-acre future industrial site is designated along STH 144 at the north Town line. The remainder of the Town is designated for agricultural and open space uses.

### *Town of Germantown Land Use Plan*

The Town of Germantown does not have a Land Use or Master Plan.

### *Town of Hartford Land Use Plan*

The Town of Hartford Land Use Plan was adopted on May 13, 1996 by the Town Board. The Plan identifies priorities and intentions with respect to land use and development. They include limiting development to maintain and preserve the Town's rural character; preserving agricultural lands and protecting farming operations;

protecting environmental resources; permitting limited residential development in the Town; providing for commercial development in select locations; locating industrial development where adequate transportation facilities are available and surrounding uses are compatible; allowing gravel pits and nonmetallic mining areas in areas where impacts are minimal on adjacent land uses; establishing cooperative planning with surrounding communities; maintaining a safe and efficient transportation system in the Town; and maintaining services in the Town, including emergency services, road improvement and repair, and garbage and recycling services. The plan places large areas of the Town within the Agricultural Preservation District. Residential use areas are designated within the Rural Residential District. This district is designated to accommodate single-family residential development. New lots for development are recommended to be a minimum of 18,000 square feet in sewered areas and 40,000 square feet in unsewered areas.

#### *Town of Jackson Land Use Plan*

The Town of Jackson does not have a Land Use or Master Plan. The Village of Jackson and Town of Jackson are working together to prepare a joint comprehensive plan.

#### *Town of Kewaskum Land Use Plan*

The Town of Kewaskum Land Use Plan was adopted by the Town Board on March 20, 2006. Protection of agricultural resources and rural preservation are the focus of the plan. The plan includes an agricultural preservation classification that was established to preserve parcels at least 10 acres in size with at least 50 percent of soils rated Class I, II, or III, and protect farming operations from encroaching non-farm development. According to the plan, residential development will be restricted to existing housing development and lands surrounding the Village of Kewaskum. Existing housing developments include: the St. Michael's hamlet, the area near the southern portion of the intersection of CTH H and Kettle Moraine Drive, the area along Sandy Ridge Road, the area along CTH H west of Oak Drive, the area along Highland Drive, and the area along USH 45. Permitted uses in the residential area include only single-family homes, parks, and churches. The maximum residential density is one home per acre, except in areas identified as environmental corridor where a five acre minimum density is recommended.

#### *Town of Polk Land Use Plan*

The Town of Polk does not have a Land Use or Master Plan, but has historically relied on the regional land use plan to guide development in the Town.

#### *Town of Richfield Comprehensive Plan*

The *Richfield 2025: 20-Year Smart Growth Comprehensive Plan* was adopted in November 2004. The plan was made with the general purpose of guiding and accomplishing coordinated and harmonious development of the Town. The vision for the Town is set forth in the plan and states that in 2025, the Town's primary natural resources (e.g. wetlands, floodplains, river corridors, and lakes) will be preserved. Farmland remains a part of the landscape and housing will be available in the Town's rural subdivisions. Limited areas of high-quality business development, carefully designed and zoned to be compatible with the residential character of the community, will be permitted to develop near USH 41/45. Development adjacent to the Hubertus, Richfield, and Colgate hamlets will offer residents some small local service and dining choices, as well as housing choices for seniors and younger families.

#### *Town of Trenton Land Use Plan*

*A Land Use Plan for the Town of Trenton: 2010* was adopted by the Town Board on November 18, 1997. The Town land use plan seeks to accommodate new urban development in identified planned urban service areas, discourages incompatible urban development from occurring in primary environmental corridors and other environmentally significant lands, and, to the extent practicable, preserves the remaining prime agricultural lands in the Town. Residential densities recommended in the plan range from less than 0.1 residential units per acre in the rural countryside to 17.9 residential units per acre in sewered high-density urban areas. Those urban areas are adjacent to the City of West Bend and are part of the City of West Bend sewer service area. The plan recommends

that those areas identified as prime agricultural lands taken out of agricultural use for residential use have densities consistent with the character of the surrounding area. The plan also recommends an industrial park of approximately 345 acres in the southwestern part of the Town.

#### *Town of Wayne Land Use Plan*

*A Land Use Plan for the Town of Wayne: 2020* was adopted by the Town Board on November 18, 1998. The plan acknowledges the preservation of agricultural lands as an important factor to maintain the Town's rural character. It recommends that continuation of farmland preservation agreements between the State and individual farmers and the implementation of other farmland preservation initiatives at the local level to help slow the conversion of farmland to other uses. The plan limits urban density (greater than one housing unit per acre) residential development to infilling of existing vacant lots. The plan further recommends that most future residential development in the Town occur at rural densities (equal or less than one housing unit per five acres). The plan recommends that the hamlet of Wayne be designated as the "Town Center" area to provide a location for various institutional, recreational, and limited commercial needs to serve Town residents. A residential density of one home per three acres is recommended in the hamlets of Kohlsville and St. Kilian.

#### *Town of West Bend Comprehensive Plan*

*The Town of West Bend Comprehensive Plan: 2025* was adopted on October 12, 2005. The plan sets forth guidelines for the Town to achieve its goals and objectives, which include: limiting growth and development to identified districts; protecting environmental resources; permitting residential development in the Town; encouraging redevelopment of existing housing stock in the Big Cedar, Little Cedar, and Silver Lake districts; providing for limited commercial, retail, and office development in select locations; maintaining a safe and efficient transportation system in the Town; providing park and recreation areas throughout the Town; protecting Town lakes and streams through stringent stormwater management practices; continuing to provide Town residents with high-quality, efficient services and utilities and community facilities; and establishing cooperative planning with surrounding communities.

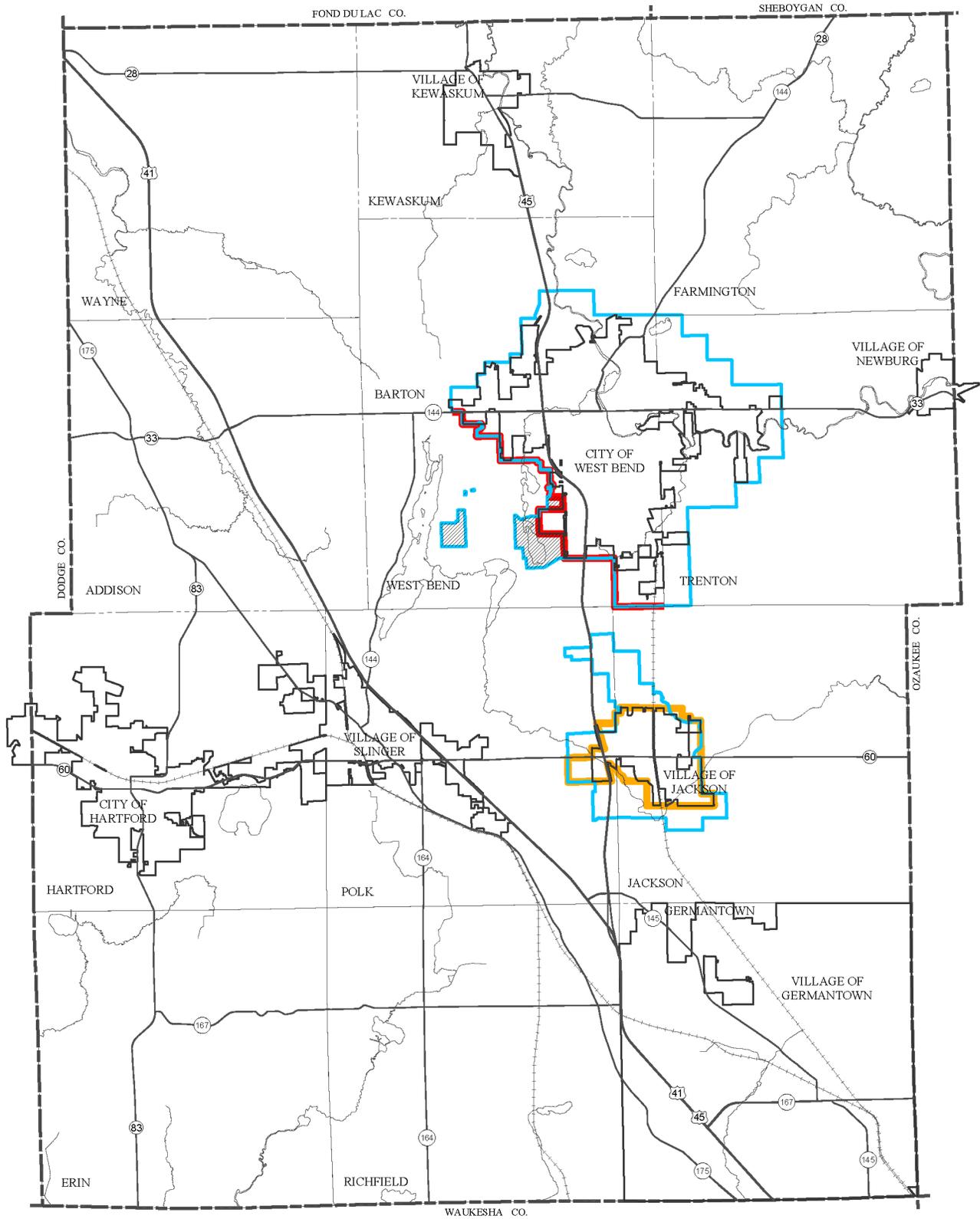
### **Municipal Boundary Agreements**

The *Wisconsin Statutes* provide several options for neighboring cities, villages, and towns to cooperatively determine common boundaries. Section 66.0307 of the *Wisconsin Statutes* allows any combination of cities, villages, and towns to determine the boundary lines between themselves under a cooperative plan. Section 66.0307 envisions the cooperative preparation of a plan for the affected area by the local units of government concerned and prescribes in detail the contents of the cooperative plan. The cooperative plan must identify agreed-upon boundary changes and existing boundaries that will not change during the planning period; identify any conditions that must be met before a boundary change may occur; include a schedule of the period during which a boundary change shall or may occur; and specify arrangements for the provision of urban services to the territory covered by the plan. A boundary agreement can also be achieved under Section 66.0225, which allows communities who are parties to a court action to enter into a written stipulation determining a common boundary. In addition, communities can agree upon common boundaries under Section 66.0301, the "Intergovernmental Cooperation" *Statute*.

#### ***Village and Town of Jackson***

The Village and Town of Jackson entered into a revenue sharing agreement and cooperative boundary agreement under Section 66.0225 of the *Statutes* in September 1999. The agreement specifies changes in the Village boundary that will occur by January 1, 2015, and other Village annexations that may occur by that date if the land is contiguous to the Village and the owner requests annexation or the Village has made improvements to the land. The Village agreed to provide sewer and water services to lands in the Town provided adequate capacity is available and all costs are paid by the Town, landowner, or developer. The Village agreed not to annex land outside the 2015 boundary area established by the agreement prior to January 1, 2015. The 2015 boundary area is shown on Map 73. The 2015 boundary includes land in the Town of Polk, which is not a party to the agreement.

COOPERATIVE BOUNDARY AGREEMENT AREAS IN WASHINGTON COUNTY: 2006



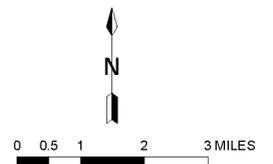
**CITY AND TOWN OF WEST BEND**

- MAXIMUM CITY LIMITS IN THE TOWN OF WEST BEND
- 2020 PLANNED SEWER SERVICE AREA
- AREAS IN THE SEWER SERVICE AREA TO REMAIN IN THE TOWN OF WEST BEND

**VILLAGE AND TOWN OF JACKSON**

- 2015 MAXIMUM VILLAGE LIMITS
- 2020 PLANNED SEWER SERVICE AREA

Source: City of West Bend, Village of Jackson, and SEWRPC.



### ***City and Town of West Bend***

In 2001, the City and Town of West Bend approved a cooperative boundary plan under Section 66.0307 of the *Statutes*. The plan specifies boundary changes between the two jurisdictions and sets forth recommended future land uses for areas affected by the plan, termed the “Boundary Adjustment Area.” The plan also identifies areas that will remain in the Town for the period of the agreement. Map 73 shows the planned sewer service area for the City, the future extent of the City of West Bend corporate limits in what is now the Town of West Bend, and areas within the City of West Bend sewer service area that will remain in the Town.

### ***City of Hartford and Towns of Erin, Hartford, and Richfield***

A boundary agreement under Section 66.0225 of the *Statutes* between the City of Hartford and the Towns of Erin, Hartford, and Richfield was signed in January 2007. The term of the agreement is 20 years, and the agreement is contingent upon the Town of Richfield’s incorporation as a Village.<sup>14</sup> As part of the agreement, the Town of Richfield will not accept or grant any annexations from the Town of Erin following Richfield’s incorporation as a Village. Richfield also agreed to not exercise extraterritorial plat or zoning authority within the Town of Erin subject to the condition that the Town of Erin not allow development inconsistent with its adopted comprehensive plan and/or comprehensive plan map in Sections 1, 12, 13, 14, 24, 25, or 36. Richfield may elect to exercise extraterritorial plat and zoning authority if the Town of Erin allows development that is not consistent with its comprehensive plan. In return, the Town of Erin adopted a resolution supporting the Town of Richfield’s incorporation petition as a Village.

### **Intergovernmental Agreements**

#### ***City of Hartford and Town of Erin***

An intermunicipal agreement between the City of Hartford and the Town of Erin to provide for orderly development and land preservation was signed in 2004. The term of the agreement is 20 years, unless superseded by a boundary agreement between the City and the Town.

As part of the agreement, the City waived its extraterritorial zoning authority in the Town and agreed to extend sewer service into the Town on request of the Town Board without requiring annexation. The City also agreed to provide fire service to the eastern two-thirds of the Town. The Town agreed not to pursue incorporation or charter town status, and also agreed to limit new commercial, industrial, and institutional development to parcels of less than two acres. The Town also agreed to support development of Arthur Road as a northern transportation route from USH 41 to Dodge Industrial Park on the west side of the City.

#### ***City of Hartford and Village of Slinger***

An intergovernmental agreement between the City of Hartford and Village of Slinger was signed in 2003. The agreement has a term of 20 years and establishes future service boundaries between the City and Village to facilitate joint planning and intergovernmental cooperation. The agreement identifies a future long-term boundary between the two municipalities, which is shown on Map 74. The City and Village will each respectively plan for and design the extension of municipal sewer, water, and electrical services for their respective long-term planning areas. The City and Village agreed to cooperate in constructing and operating a joint electric substation.

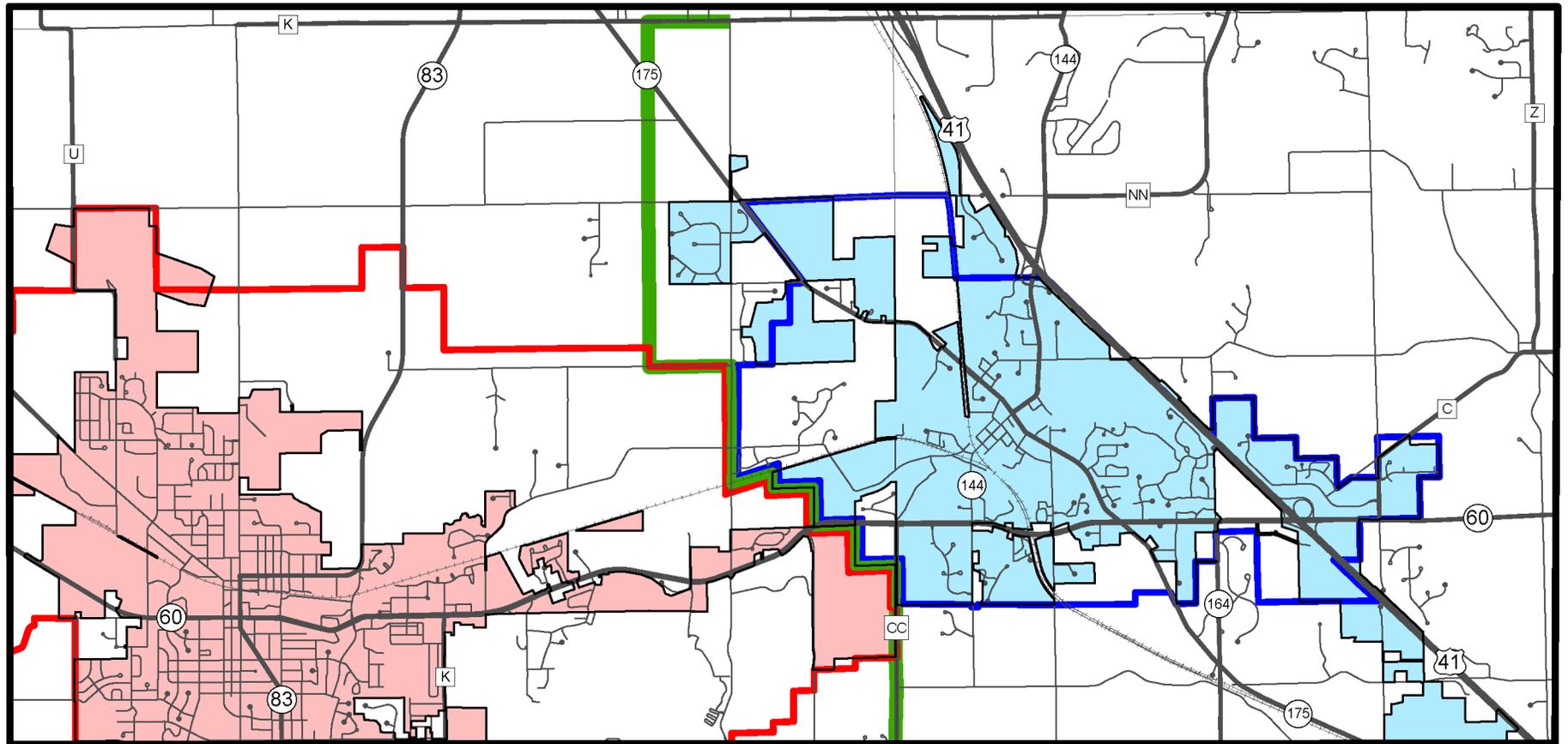
Each municipality agreed not to oppose the other’s annexation of lands that are within the respective municipality’s long-term growth area. In those areas where the Village’s extraterritorial plat review jurisdiction extends west of the “growth line” the Village will exercise its extraterritorial jurisdiction consistent with the City’s future land use plan and in those areas where the City’s extraterritorial jurisdiction extends east of the “growth line” the City will exercise its extraterritorial jurisdiction consistent with the Village’s future land use plan. In areas south of the “growth line”, the Village agreed not to exercise extraterritorial plat review jurisdiction over lands in the Town of Erin and the City agreed not to exercise extraterritorial plat review jurisdiction over lands in the Town of Richfield.

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<sup>14</sup>A referendum on incorporation of the Town of Richfield was held and approved on November 6, 2007. The Town of Richfield incorporated as the Village of Richfield on February 13, 2008.

Map 74

LONG - TERM PLANNING AREA BOUNDARY BETWEEN THE CITY OF HARTFORD AND VILLAGE OF SLINGER



-  CITY OF HARTFORD (PORTION)
-  CITY OF HARTFORD PLANNED SEWER SERVICE AREA BOUNDARY (PORTION)
-  VILLAGE OF SLINGER (PORTION)
-  VILLAGE OF SLINGER PLANNED SEWER SERVICE AREA BOUNDARY (PORTION)
-  PLANNING AREA BOUNDARY ESTABLISHED BY INTERGOVERNMENTAL AGREEMENT: JULY 2003

Source: City of Hartford, Village of Slinger, and SEWRPC.

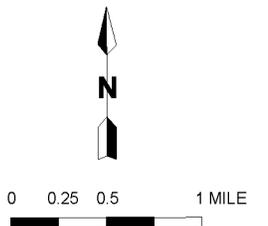


Table 99

**PARK AND OPEN SPACE PLANS ADOPTED BY  
LOCAL GOVERNMENTS IN WASHINGTON COUNTY: JUNE 2006**

Community	Plan	Prepared By	Adoption Date <sup>a, b</sup>	
			Plan Commission	Governing Body
City of Hartford	The City of Hartford Park and Open Space Plan, Five Year Park Plan, 2005 Through 2009	City of Hartford	--	5/18/05
City of West Bend	<i>A Park and Open Space Plan for the City of West Bend: 2020<sup>b</sup></i>	SEWRPC	3/2/99	4/12/99
Village of Germantown	Comprehensive Outdoor Park and Recreation Plan May 2003-2008	Village of Germantown	3/26/03	--
Village of Jackson	Community Assistance Planning Report No. 244, <i>A Park and Open Space Plan for the Village of Jackson</i>	SEWRPC	--	4/13/99
Village of Newburg	Park, Outdoor Recreation, and Open Space Plan, January 2003	Bonestroo, Rosene, Aderlik & Associates	--	3/27/03
Town of Erin	The Town of Erin Park and Open Space Plan: 2020	Planning and Design Institute, Inc.	--	2/15/99
Town of Richfield	Comprehensive Park, Outdoor Recreation, and Open Space Plan	Town of Richfield	--	4/15/04

<sup>a</sup>No record of adoption provided to SEWRPC if no date is listed. The Wisconsin Department of Natural Resources (DNR) requires that the governing body adopt a park plan by resolution in order to be eligible to apply for recreational grant funds administered by the DNR. Adoption by the Plan Commission is required only if a community wishes to adopt the park plan as an element of its local master plan.

<sup>b</sup>The City of West Bend is currently updating its park and open space plan.

<sup>c</sup>The Village of Jackson is currently updating its park and open space plan.

Source: SEWRPC.

The Village and City agreed to work cooperatively for the development of Arthur Road as a northern transportation route from USH 41 to the Dodge Industrial Park in the western part of the City, and also agreed to cooperate in designating and recognizing Kettle Moraine Road and CTH K as transportation corridors.

### **City, Village, and Town Park and Open Space Plans**

Park and open space plans adopted by local governments are set forth in Table 99. In addition to identifying needed recreational facilities, each plan was intended to establish or maintain eligibility for Federal Land and Water Conservation Fund and Wisconsin Stewardship Fund grant programs administered by the Wisconsin Department of Natural Resources.

#### ***City of Hartford***

In May 2005 the City of Hartford adopted a five year park and open space plan. The *City of Hartford Park and Open Space Plan, Five Year Park Plan, 2005 Through 2009* identifies the accelerated population growth in the City and the increased demand that population growth places on the need for parks and open space. The plan states that if the City does not add new recreation facilities and land prior to 2010 it will face a significant deficit of picnic spaces, shelters, and other outdoor recreation facilities. To meet the need of the growing population, the plan recommends that two recently acquired parks (Borlen Park and Beine Farm Park) be fully developed during the 2005 through 2009 planning period. It also recommends that the Rubicon River Corridor Project should begin as soon as possible and that lighting be added to the West Side Park ball field. The plan recommends that the City's projected park land deficit be met by acquiring land adjacent to the Beine Farm Park so that it can be upgraded to community park status and that land in the Airport Neighborhood be acquired for a neighborhood park.

### ***City of West Bend***

The City of West Bend Park and Open Space Plan was most recently updated in 1999. *A Park and Open Space Plan for the City of West Bend: 2020*<sup>15</sup> was adopted by the Common Council on April 12, 1999. The plan includes recommendations concerning open space preservation and both areawide and local outdoor recreation site and facility needs. An update to the plan is expected to be completed in mid-2006.

The plan recommends that all environmental corridors and isolated natural resource areas remaining within the City planning area be held in a combination of public or private ownership for resource protection purposes or protected through public land use regulation. Certain primary environmental corridor lands serve as the basis for a City of West Bend parkway system. The plan also recommends that 27 of the 28 identified natural areas and five of the six critical species habitat sites be protected through public interest ownership and be preserved in accordance with the regional natural areas plan. Eight new neighborhood parks are recommended by the plan, as is a joint venture between the City and school district to create a park along Quaas Creek near the West Bend High Schools. The plan also calls for an update of the master plan for the Lac Lawrann Conservancy and a local system of bicycle and pedestrian routes and paths interconnecting parks and open space sites.

### ***Village of Germantown***

The Village of Germantown's *Comprehensive Outdoor Park and Recreation Plan May 2003-2008* is an update to the Comprehensive Outdoor Recreation Plan completed in 1990. The 1990 plan set the stage for major improvements in the recreational infrastructure of the Village. The 2003-2008 revision and update continues to recognize the importance of providing quality recreational opportunities of all types to residents and visitors. The plan recognizes that as intensive development continues in the urban service district during the next five to ten years land will need to be preserved for parks and open space. The updated plan's recommendations include land acquisition, development of new park sites, and improvements to existing parks.

The plan calls for the acquisition of 10 acres of land by 2006 and a minimum of an additional 100 acres in the central portion of the Village within the next 10 years. Long-term acquisitions include 10 to 25 acres for a neighborhood park to be developed as the urban service boundary is extended and lands to accommodate the proposed Green Loop Trail. The plan calls for development of a new park, Friedenfeld Park (Peaceful Park), a 53-acre park in the eastern section of the Village. Improvements to existing parks include additional soccer fields; improvements to various parking lots, tennis courts, trails, and other paved recreation surfaces; additional pathways for access to park facilities; the addition of permanent restrooms in various parks; the addition of shelters at selected parks; lighting tennis courts and basketball courts at Haupt Strasse Park; telephones and drinking fountains at two parks; and a fishing platform at Weidenbach Park.

### ***Village of Jackson***

The current park and open space plan, *A Park and Open Space Plan for the Village of Jackson*,<sup>16</sup> was adopted in April 1999. The plan is currently being updated by the Village.

The Village plan recommends that all environmental corridors and isolated natural resource areas remaining in the Village planning area be held in a combination of public and private ownership for resource protection purposes or protected through public land use regulation that two natural areas and six critical species habitat sites be

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<sup>15</sup>See SEWRPC Community Assistance Planning Report No. 250, *A Park and Open Space Plan for the City of West Bend: 2020, April 1999*.

<sup>16</sup>See SEWRPC Community Assistance Planning Report No. 244, *A Park and Open Space Plan for the Village of Jackson, November 1998*.

protected. The plan also recommends continued maintenance of existing Village owned parks and the development of Hickory Lane Park to provide additional recreational facilities, the provision of four neighborhood parks, three of which would be new parks; a local system of bicycle and pedestrian routes and paths; and that the Village acquire 99 acres of environmentally significant land to be preserved.

### ***Village of Newburg***

The Village of Newburg's *Park, Outdoor Recreation, and Open Space Plan* was adopted on March 27, 2003. The plan includes recommendations for future park development, including the acquisition of additional lands for future parks and expansion of existing ones, as well as the provision of recreational facilities in existing and future parks. Specific site plans were developed for Fireman's Park and Dr. Weber Park.

### ***Town of Erin***

The *Town of Erin Park and Open Space Plan: 2020* was adopted on February 15, 1999. The plan is intended to be a legally adopted tool for guiding future park land purchases and development. The plan recommends that the Town acquire land adjacent to Erin Park and Town Center for the development of new facilities as well as low-impact, passive uses and that conservation easements be purchased for future expansion and development of trail systems in the Town and for preserving rural views adjacent to current and future Town roads. The plan also recommends the adoption of regulations to support the County park and open space plan, including the purchase and transfer of development rights, purchasing historic landmarks, and the fostering of specific recreational programs, activities, and festivals through fund raising activities.

### ***Town of Richfield***

In 2004 the Town of Richfield developed a *Comprehensive Park, Outdoor Recreation, and Open Space Plan*. The plan was adopted by the Town Board on April 15, 2004. The document profiles existing park facilities and provides an assessment of existing conditions and projected needs using the Level of Service (LOS) standards recommended by the National Recreation and Park Association. Based on the recommended "service area" for each park type (where applicable), the northwest, southwest, and southeast areas of the Town are not adequately served with community parks and associated recreation facilities. As the Town's population increases, the need for additional park and recreation facilities will also increase. The Town's Comprehensive Plan incorporates future trails and potential park facilities to address anticipated 2025 community park deficiencies in accordance with the recommendations included in the Town park plan.

## **PART 4: CITY, TOWN, AND VILLAGE ORDINANCES**

Good community development depends not only on quality planning at all levels of government, but on practical implementation measures as well. Land use and development regulations affect the type of uses allowed, as well as the detailed design and site layout of proposed developments. The following presents a summary of zoning, subdivision, and official mapping regulations adopted by participating local governments.

### **Zoning**

A zoning ordinance is a public law that regulates and restricts the use of property in the public interest. The primary function of zoning should be to implement an adopted master or comprehensive plan. Indeed, Section 66.1001(3) of the *Wisconsin Statutes* requires that zoning, land divisions, and official mapping decisions made by local and county governments be consistent with local and county comprehensive plans as of January 1, 2010.

A zoning ordinance 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. A zoning ordinance typically consists of two parts: a text setting forth regulations that apply to each of the various zoning districts, together with related procedural and administrative requirements; and a map delineating the boundaries of zoning districts.

### ***Local Zoning Ordinances***

Each city, town, and village in Washington County has adopted and enforces its own zoning ordinance. In towns, town zoning applies in all areas of the town except the shoreland area. The County enforces shoreland and floodplain zoning regulations in shoreland areas in the towns. Zoning district regulations for each participating local government are summarized in Appendix G.

Map 75 depicts generalized zoning in the County based on zoning in effect in 2000. To prepare the map, local zoning districts were converted to a uniform classification system and mapped. The composite map reflects general zoning as well as floodplain and shoreland zoning. On the map, floodplain zoning districts in undeveloped areas are shown as conservancy, regardless of any underlying general zoning district regulations, if the provisions of the floodplain district effectively preclude new urban development. The Washington County floodplain zoning regulations prohibit development in the floodway portion of the floodplain. Limited development may be permitted in “floodfringe” portions of the floodplain if structures are placed on fill or floodproofed as outlined in the Washington County code of ordinances.

### ***Nonmetallic Mining Ordinances***

A number of communities require nonmetallic mining restoration plans for nonmetallic mining sites through local ordinances. As noted in Part 2, the Towns of Farmington, Germantown, Hartford, Jackson, Wayne, and West Bend have adopted a Town nonmetallic mining ordinance and administer the Town ordinance. The Towns of Barton and Kewaskum have adopted a Town nonmetallic mining ordinance, but have each entered into an agreement with Washington County for administration of the ordinance by the County. The County nonmetallic mining ordinance applies in the Towns of Addison, Erin, Polk, Richfield, and Trenton, and in all cities and villages in the County.

### ***Stormwater Management and Erosion Control Ordinances***

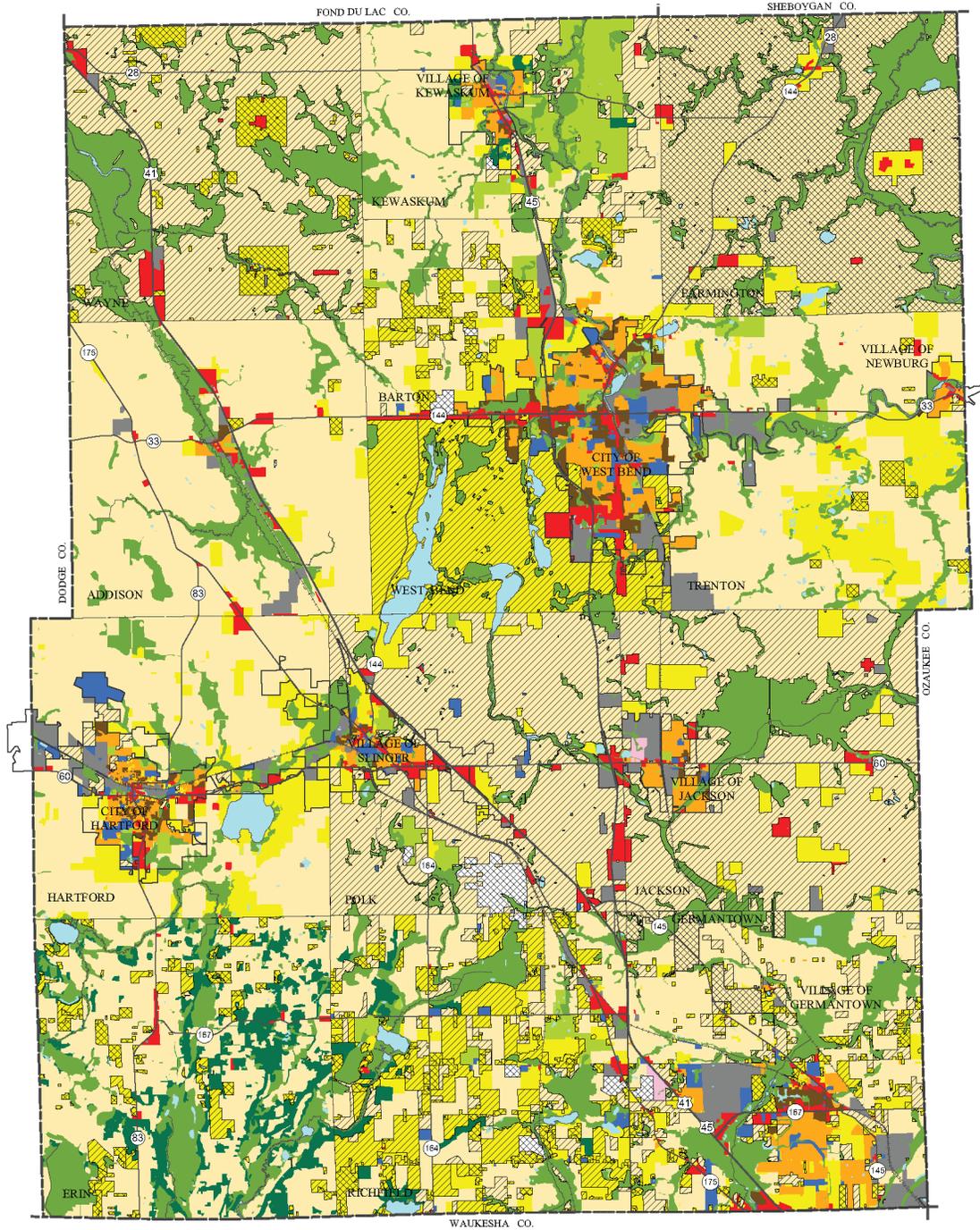
Stormwater management and construction site erosion control ordinances act to protect water quality and protect and promote the health, safety, and general welfare by minimizing the amount of sediment and other pollutants carried by stormwater and runoff discharged from construction sites or land disturbing activities to lakes, streams, and wetlands. The Cities of Hartford and West Bend, the Villages of Germantown, Jackson, Kewaskum, and Slinger, and the Towns of Addison, Jackson, Kewaskum, Wayne, and West Bend have adopted and administer a Town Erosion Control and Stormwater Management Ordinance. The Towns of Farmington, Polk, Richfield, and Trenton have adopted a Town Erosion Control and Stormwater Management Ordinance, and have each entered into an intergovernmental agreement with Washington County for County administration of the ordinances. The Towns of Barton, Erin, Germantown, and Hartford are regulated under the County Erosion Control and Stormwater Management Ordinance. The Village of Newburg has a construction erosion control ordinance, but no stormwater management ordinance.

### ***Extraterritorial Zoning Regulations***

The *Wisconsin Statutes* authorize cities and villages to adopt extraterritorial zoning regulations for adjacent unincorporated areas, in cooperation with the adjacent town, within three miles of a city of the first, second, or third class, and within 1.5 miles of a city of the fourth class or villages. Appendix H includes a summary of the process set forth in the *Statutes* for enacting an extraterritorial zoning ordinance and other land-use related extraterritorial authorities granted to cities and villages, and a map showing the class of cities in the Region. A city or village can initiate preparation of an extraterritorial zoning ordinance and map at any time. Initiation of the extraterritorial zoning ordinance freezes existing zoning in the extraterritorial (town) area for two years, while the city or village and affected town or towns jointly develop an extraterritorial zoning ordinance and map. A joint committee made up of three representatives from the city or village and three representatives from each affected town is formed to develop the ordinance. The time period can be extended for one additional year at the end of the two-year period if agreed to by each of the affected towns.

No permanent extraterritorial zoning regulations were in effect in Washington County in 2006. The Village of Kewaskum initiated an extraterritorial zoning ordinance in November 2006 on adjacent lands in the Town of

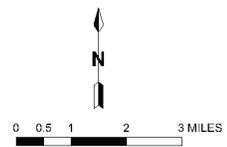
GENERALIZED ZONING IN WASHINGTON COUNTY: 2000



GENERALIZED ZONING DISTRICT

HIGH DENSITY RESIDENTIAL (LESS THAN 6,000 SQUARE FEET PER DWELLING UNIT)	COMMERCIAL	UPLAND CONSERVANCY
MEDIUM DENSITY RESIDENTIAL (6,000 TO 19,999 SQUARE FEET PER DWELLING UNIT)	INDUSTRIAL	EXTRACTIVE
LOW DENSITY RESIDENTIAL (20,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)	GOVERNMENTAL AND INSTITUTIONAL	AGRICULTURAL (35 ACRES OR MORE)
SUB-URBAN RESIDENTIAL (1.5 ACRES TO 4.9 ACRES PER DWELLING UNIT)	TRANSPORTATION, COMMUNICATION, AND UTILITIES	AGRICULTURAL (5.0 ACRES TO 34.9 ACRES)
RURAL RESIDENTIAL (5 ACRES OR MORE)	RECREATION	AGRICULTURAL (LESS THAN 5.0 ACRES)
MOBILE HOMES	LOWLAND CONSERVANCY	SURFACE WATER

Source: Washington County, Local Governments, and SEWRPC.



Kewaskum. The Village of Newburg initiated an extraterritorial zoning ordinance in July 2005 which, if adopted, would extend 1.5 miles from the Village limits into the Town of Trenton in Washington County and the Town of Saukville in Ozaukee County. The Village of Slinger initiated preparation of an extraterritorial zoning ordinance in February 2003 that included portions of the Towns of Addison, Hartford, Polk, and West Bend. In February 2005 the affected Towns voted against continuing the process beyond the two-year period mandated by State Statute. The City of Hartford initiated preparation of an extraterritorial zoning ordinance over portions of the Towns of Addison, Erin, Hartford, and Rubicon (in Dodge County) in April 2002, which was discontinued in April 2004 at the end of the mandatory two-year period. The City initiated a second extraterritorial zoning attempt in July 2006 affecting the Towns of Hartford and Addison. The Towns of Erin and Rubicon were not included in the second extraterritorial zoning process because they had entered into Intermunicipal Agreements with the City in 2004.

Although not technically an extraterritorial zoning ordinance, the Cities of Hartford and West Bend enforce airport zoning over portions of the surrounding towns under Section 114.136 of the *Statutes*. This section allows any city, village, town, or county that owns an airport to protect the aerial approaches to the airport through an ordinance regulating the use, location, height, and size of structures and vegetation surrounding the airport. An ordinance adopted by a local government that owns an airport applies in all local governments within the aerial approach area, and may be adopted and enforced without the consent of other affected governing bodies.

### **Land Division Regulations**

A land division ordinance is a public law that regulates the division of land into smaller parcels. Land division ordinances provide for appropriate public oversight of the creation of new parcels and help ensure that new development is appropriately located; lot size minimums specified in zoning ordinances are observed; street rights-of-way are appropriately dedicated or reserved; access to arterial streets and highways is limited in order to preserve the traffic-carrying capacity and safety of such facilities; adequate land for stormwater management, parks, drainageways, and other open spaces is appropriately located and preserved; street, block, and lot layouts are appropriate; and adequate public improvements are provided. Land division ordinances can be enacted by cities, villages, towns, and counties, with the latter's approval authority applying only in unincorporated (town) areas and limited objecting authority applying within cities and villages. Thus, within towns, it is possible for both counties and towns to have concurrent jurisdiction over land divisions. Cities and villages also have "extraterritorial" plat approval jurisdiction over subdivisions proposed in town areas near their corporate boundaries.

Chapter 236 of the *Wisconsin Statutes* sets forth general requirements governing the subdivision of land, including, among others, surveying and monumenting requirements, necessary approvals, recording procedures, and requirements for amending or changing subdivision maps. The *Statutes* also grant authority to county and local governments to review subdivision maps, commonly referred to as plats, with respect to local plans and ordinances. Section 236.45 authorizes county and local governments to adopt their own land division ordinances, which may be more restrictive than State requirements.

The Washington County land division ordinance regulates land divisions in towns that initially or by subsequent divisions create five or more lots of five acres each or less in area within a five-year period. In addition, the Washington County shoreland and floodplain zoning ordinance includes land division regulations for areas located in the shoreland district. As required by Chapter NR 115 of the *Wisconsin Administrative Code*, the ordinance regulates land divisions creating three or more lots of five acres or less within a five-year period. Washington County also has authority under Section 236.10 of the *Statutes* to review and approve all subdivisions located in unincorporated portions of the County.

All cities and villages in the County have adopted a land division ordinance, and all of the towns except the Town of Germantown have adopted a land division ordinance. Under Chapter 236, local governments are required to review and take action on plats for subdivisions. Subdivisions are defined in the *Statutes* as "a division of a lot, parcel, or tract of land by the owner thereof or the owner's agent for purpose of sale or of building development,

where the act of division creates five or more parcels or building sites of 1.5 acres each or less in area; or five or more parcels or building sites of 1.5 acres each or less in area are created by successive divisions within a period of five years.” Local subdivision ordinances may be broader in scope and require review and approval of land divisions in addition to those meeting the statutory definition of a “subdivision.” Table 100 provides a summary of the scope of land division ordinances adopted by local governments in Washington County.

### ***Extraterritorial Platting Authority***

Under Section 236.10 of the *Statutes*, a city or village may review, and approve or reject, subdivision plats located within its extraterritorial area if it has adopted a subdivision ordinance or an official map. Section 236.02 of the *Statutes* defines the extraterritorial plat review jurisdiction as the unincorporated area within three miles of the corporate limits of a city of the first, second, or third class, or within 1.5 miles of the corporate limits of a city of the fourth class or a village. In accordance with Section 66.0105 of the *Statutes*, in situations where the extraterritorial plat approval jurisdiction of two or more cities or villages would otherwise overlap, the extraterritorial jurisdiction between the municipalities is divided on a line, all points of which are equidistant from the boundaries of each municipality concerned, so that no more than one city or village exercises extraterritorial jurisdiction over any unincorporated area. The extraterritorial area changes whenever a city or village annexes land, unless the city or village has established a permanent extraterritorial area through a resolution of the common council or village board or through an agreement with a neighboring city or village. A municipality may also waive its right to approve plats within any portion of its extraterritorial area by adopting a resolution that describes or maps the area in which it will review plats, as provided in Section 236.10(5) of the *Statutes*. The resolution must be recorded with the County register of deeds. The Cities of West Bend and Hartford, and the Villages of Germantown, Jackson, Kewaskum, Newburg, Richfield, and Slinger have extraterritorial plat authority over adjacent land in unincorporated areas.

### **Official Mapping Ordinances**

Section 62.23(6) of the *Wisconsin Statutes* allows the Common Council of any City to establish an official map for the precise identification of right-of-way lines and boundaries of streets, highways, waterways,<sup>17</sup> and parkways and the location and extent of railroad rights-of-way, public transit facilities, parks, and playgrounds. An official map is intended to be used as a precise planning tool for implementing master and comprehensive plans and for insuring the availability of land for the above features.

Section 61.35 of the *Statutes* applies the authority provided cities under Section 62.23 to develop an official map to villages. Similarly, Section 60.10(2)(c) authorizes towns to engage in the same planning activities, including preparation of an official map, as a village may, provided the town board has adopted village powers and created a town plan commission. All of the towns in Washington County have adopted village powers and created a town plan commission. The clerk of any city, village, or town in the County that adopts an official map by ordinance or resolution must record a certificate showing that the city, village, or town has established an official map with the Washington County register of deeds.

One of the basic purposes of the official map is to discourage the construction of structures and their associated improvements on land that has been designated for future public use. Local government subdivision ordinances can also require land shown on the official map to be dedicated for street, park, or other public use at the time land is subdivided. The official map is a plan implementation device that operates on a communitywide basis in advance of land development and can thereby effectively assure the integrated development of the street and highway system, and unlike subdivision control, which operates on a plat-by-plat basis, the official map can operate over the entire community in advance of development proposals. The official map is a useful device to achieve public acceptance of long-range plans in that it serves legal notice of the government’s intention well in advance of any actual improvements. The Cities of Hartford and West Bend and the Villages of Jackson and Kewaskum have adopted official maps. The maps were last updated in 1997, 2001, 2007, and 2001, respectively.

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<sup>17</sup>*Waterways may be placed on the map only if included within a comprehensive surface water drainage plan.*

Table 100

SCOPE OF COUNTY AND LOCAL SUBDIVISION ORDINANCES IN WASHINGTON COUNTY: 2006

Governmental Unit	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes <sup>a</sup>	Scope of Ordinance <sup>b</sup>
Washington County	Yes	Yes	Ordinance applies in unincorporated areas. Where a town has adopted a subdivision control ordinance, the provisions of the County ordinance apply if they are more restrictive than the town ordinance. The County ordinance defines a subdivision as a land division that creates five or more parcels or building sites of five acres each or less in area, or where five or more parcels or building sites of five acres each or less are created within a five-year period <sup>c</sup> . The County reviews proposed plats to ensure compliance with POWTS and Shoreland/Wetland/Floodplain Zoning Ordinance requirements
<p>Cities</p> <p>Hartford</p> <p>West Bend</p>	<p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p>	<p>Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 40 acres each or less in area; or where five or more parcels or building sites of 40 acres each or less are created within a five-year period. Condominium plats are also considered subdivisions. A minor land division is defined as any division of land not defined as a subdivision and resulting in one or more parcels less than 10 acres in size</p> <p>Ordinance applies to all lands within the limits of the City and within the City's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). A minor land division is any division of land resulting in two, but not more than four, parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of the block, lot, or outlot</p>
<p>Villages</p> <p>Germantown</p> <p>Jackson</p> <p>Kewaskum</p> <p>Newburg</p> <p>Slinger</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>	<p>Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites or where five or more parcels or building sites are created within a five-year period. A minor land division is defined as the division of land resulting in two, but not more than four, parcels or building sites, any one of which is less than 20 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. Condominiums are also considered subdivisions if they have more than one principal building</p> <p>Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). A minor land division is defined as the division of land resulting in at least two, but not more than four, parcels or building sites, any one of which is less than 1.5 acres in size. Land divisions creating lots greater than 10 acres require approval of a certified survey map</p> <p>Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). All other divisions of land within the limits of the Village or the Village's extraterritorial plat approval jurisdiction require Village approval of a certified survey map</p> <p>Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of five acres each or less in area or where five or more parcels or building sites of five acres each or less are created within a five-year period. Land divisions creating two or more parcels or building sites, any one of which is less than 10 acres in size, or dividing a block, lot, or outlot into not more than four parcels or building sites within a recorded subdivision plat without changing the boundaries of said block, lot, or outlot require Village approval of a certified survey map</p> <p>Ordinance applies to all lands within the limits of the Village and within the Village's extraterritorial plat approval jurisdiction. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres each or less are created within a five-year period (Statutory definition). A minor land division is defined as the division of land resulting in two, but not more than four, parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot</p>

Table 100 (continued)

Governmental Unit	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes <sup>a</sup>	Scope of Ordinance <sup>b</sup>
Towns			
Addison	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates four or more parcels or building sites of 20 acres each or less in area or where four or more parcels or building sites of any size are created by successive division within a five year period. All other divisions are regulated as minor land divisions, which require approval of a certified survey map (CSM) by the Town. When the remnant parcel(s) created are more than 20 acres in area and not intended for development, the Plan Commission may waive the requirement for approval of a CSM
Barton	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 10 acres each or less in area or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. A land division creating a parcel or parcels greater than 10 acres requires approval by the Town Plan Commission
Erin	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 10 acres each or less in area or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is any division of land that creates one or more parcels and is not defined as a subdivision
Farmington	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 10 acres each or less in area or where five or more parcels or building sites of 10 acres or less are created in a five-year period. A minor land division is defined as a division of land into not more than four parcels or building sites, any of which is 10 acres or less in area, or when it is proposed to divide a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the boundaries of said block, lot, or outlot. A land division creating a parcel or parcels greater than 10 acres requires review by the Town Plan Commission
Germantown	No	--	--
Hartford	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. A land division creating a parcel or parcels greater than 10 acres requires approval by the Town Plan Commission
Jackson	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. A land division creating a parcel or parcels greater than 10 acres requires approval by the Town Plan Commission
Kewaskum	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 10 acres each or less in area or where five or more parcels or building sites of 10 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 10 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. A land division creating a parcel or parcels greater than 10 acres but less than 35 acres requires approval by the Town
Polk	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres or less in area are created within a five-year period (Statutory definition). A minor land division is defined as the division of land resulting in not more than four parcels or building sites, any one of which is less than 20 acres in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot. A land division creating a parcel or parcels greater than 20 acres requires approval by the Town Plan Commission

**Table 100 (continued)**

Governmental Unit	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes <sup>a</sup>	Scope of Ordinance <sup>b</sup>
Towns (continued) Richfield	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 20 acres each or less in area or where five or more parcels or building sites of 20 acres or less in area are created within a five-year period. A minor land division is defined as the division of land resulting in more than one but less than five parcels of 20 acres or less in size; or the division of a block, lot, or outlot within a recorded subdivision plat or CSM, provided the exterior boundaries of the plat or CSM are not altered
Trenton	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites of 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres or less in area are created within a five-year period (Statutory definition). A minor land division is defined as the division of land resulting in two but not more than four parcels or building sites of any size or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot
Wayne	Yes	Yes	Ordinance applies to all lands within the Town. All subdivisions are regulated under Chapter 236 of the <i>Wisconsin Statutes</i> . <sup>c</sup> A minor land division is defined as any division of land resulting in not more than four parcels or building sites, any one of which is 10 acres or less; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot
West Bend	Yes	Yes	Ordinance applies to all lands within the Town. A subdivision is defined as a land division that creates five or more parcels or building sites 1.5 acres each or less in area or where five or more parcels or building sites of 1.5 acres or less in area are created within a five-year period (Statutory definition). A minor land division is defined as the division of land resulting in two but not more than four parcels or building sites, any one of which is 10 acres or less than in size; or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcels or building sites without changing the exterior boundaries of said block, lot, or outlot

<sup>a</sup>Under Chapter 236 of the Wisconsin Statutes, a subdivision is defined as the division of a lot, parcel, or tract of land where the act of division creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less in area are created by successive divisions within a period of five years.

<sup>b</sup>Subdivisions require submittal of a plat for review and approval by the plan commission and governing body. Minor land divisions require submittal of a certified survey map (CSM) for approval.

<sup>c</sup>The Washington County Shoreland Zoning Ordinance requires County approval of subdivisions in shoreland areas creating three or more lots of five acres or less, as required by Section 115.05 of the Wisconsin Administrative Code.

Source: SEWRPC (from County and local land division ordinances).

## SUMMARY

Southeastern Wisconsin, Washington County, and Washington County’s communities have a rich history of planning. Numerous plans have been developed at the regional level including a regional land use plan, transportation system plan, natural areas plan, water quality management plan, and a telecommunication plan. Preparation of a regional water supply plan is underway. Plans developed at the County level include a farmland preservation plan, County park and open space plan, land and water resources management plan, Quas Creek watershed plan, jurisdictional highway system plan, and a public transit plan. In addition, all but three communities in the County have adopted a land use, master, or comprehensive plan, and many of the communities in the County have developed park and open space plans. These existing plans provided the foundation for developing this multi-jurisdictional comprehensive plan for Washington County.

The comprehensive planning law requires that zoning, subdivision, and official mapping ordinances be consistent with a governmental unit's comprehensive plan as of January 1, 2010. As of that date, the County shoreland zoning ordinance and subdivision regulations must be consistent with the comprehensive plan adopted by the County Board, and city, village, and town zoning, subdivision, and official mapping ordinances must be consistent with the comprehensive plan adopted by the Common Council, Village Board, or Town Board. To assist in meeting this requirement, all local zoning, subdivision, and official mapping ordinances as well as the County shoreland and floodplain zoning ordinance have been inventoried and summarized in this chapter. The Implementation Element (Chapter XV) identifies modifications to existing County ordinances recommended to implement the comprehensive plan presented in this report.

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## Chapter VII

# ISSUES AND OPPORTUNITIES ELEMENT

### INTRODUCTION

The purpose of the issues and opportunities element is to define a desired future for Washington County and each participating local government. Section 66.1001 (2) (a) of the *Wisconsin Statutes* requires that the Issues and Opportunities Element include a “statement of the overall objectives, policies, goals, and programs of the governmental unit to guide the future development and redevelopment of the governmental unit over the planning period.” Although not defined in the *Statutes*, the Wisconsin Department of Administration has provided the following definitions of those terms:

**Goals:** Broad and general expressions of a community’s aspirations, towards which the planning effort is directed. Goals tend to be ends rather than means.

**Objectives:** More specific targets, derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals.

**Policies:** Rules or courses of action necessary to achieve the goals and objectives from which they are derived. They are precise and measurable.

**Programs:** A system of projects or services necessary to achieve plan goals, objectives, and policies.

### WASHINGTON COUNTY VISIONING PROCESS

#### Visioning Process

The visioning process included development of general goals and objectives prepared by the Washington County Planning, Conservation and Parks Committee (PCPC) of the County Board and the Washington County Comprehensive Plan Technical Advisory Committee. In addition, several committees conducted brainstorming sessions on the development of countywide goals, objectives and policies, including:

- Washington County Board of Health
- Washington County Health and Aging Committee
- Washington County Highway Committee
- Washington County Transit Committee



The Multi-Jurisdictional Advisory Committee (MJAC) is one of several committees that conducted brainstorming sessions contributing to the visioning process.

- Multi-jurisdictional Comprehensive Plan Advisory Committee (MJAC)<sup>1</sup>
- Multi-jurisdictional Agricultural, Natural and Cultural Resources Element Work Group (ANCR WG)
- Multi-jurisdictional Land Use and Transportation Element Work Group (LUT WG)
- Multi-jurisdictional Housing, Utilities and Community Facilities and Economic Development Element Work Group (HUED WG)

The goals and objectives presented in this chapter are based on the following:

- Results of a countywide comprehensive planning kickoff meeting held in December 2005 which included a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis
- A countywide comprehensive planning public opinion survey conducted in February 2006
- Results of a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted in October and November 2005 with the Multi-jurisdictional Comprehensive Plan Advisory Committee and three Element Work Groups
- Public comments obtained from the Washington County Comprehensive Plan Interactive Visioning Workshop held in July 2006
- Goals and objectives from adopted County plans
- Data collected and mapped during the inventory phase of the plan
- Other public comment obtained via the Washington County comprehensive planning website, e-mails, local government comprehensive planning public informational meetings, and other public meetings
- Consideration of the nine elements of the comprehensive plan

Data collected during the inventory phase of the planning process included existing population and employment information; future population, household, and employment projections; existing land uses and natural resources; existing transportation facilities; existing housing information; existing utility and community facilities and



A strength, weaknesses, opportunities, and threats (SWOT) analysis for Washington County was conducted with the MJAC and Element Work Groups in October and November 2005.

existing land use plans and regulations. Inventory information is valuable to visioning committees and the public in determining the current conditions and factors that influence or determine the quality of life. The population, household, and employment projections set forth in Part II of Chapter II were reviewed to determine the needs of future residents, such as housing, employment, and education, to help guide preparation of countywide goals and objectives. Inventory information was made available to the public on the Washington County comprehensive planning website, and at the municipal hall of each participating local government. The information was also presented at the County Interactive Visioning Workshop. Goals and objectives from existing County adopted plans, which are identified in Chapter VI, were also taken into consideration during preparation of this chapter.

A SWOT analysis for Washington County was conducted with the MJAC, ANCR WG, LUT WG and HUED WG members in October and November 2005. A SWOT analysis was also conducted at the countywide comprehensive planning kickoff meeting held in December 2005. The results of these exercises, which are set forth in Figure 10, helped to identify community concerns and guide preparation of the goals and objectives.

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<sup>1</sup>The Washington County multi-jurisdictional comprehensive plan committee structure is diagramed in Figure 1 in Chapter I of this report.

Figure 10

**STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS (SWOT) ANALYSIS**



SWOT Analysis Conducted by the Multi-Jurisdictional Comprehensive Plan Advisory Committee & Work Groups in October and November 2005  
 SWOT Analysis Conducted at the Washington County Comprehensive Plan Kickoff Meeting on December 7, 2005

A countywide comprehensive planning public opinion survey of over 1,200 residents was prepared by the MJAC with assistance from the University of Wisconsin-Milwaukee Center for Urban Initiatives and Research and the University of Wisconsin-Oshkosh. The survey included a wide range of questions on planning and development topics such as housing, transportation, agricultural and natural resources, land use, and public utilities. Responses to these questions also helped guide preparation of the goals and objectives. A report detailing the results of the survey is included in Appendix I.

Finally, public comment from the County Interactive Visioning Workshop was used in the preparation of the goals and objectives. In addition, one visioning workshop was also held to obtain opinions from the youth of the County. There were a total of six stations where participants had an opportunity to learn about the comprehensive plan and to participate in hands-on visioning activities including:

**Station 1: Comprehensive Plan Information & Presentation**

This station provided information on the planning process and summaries of the first six inventory chapters of the plan report.

**Station 2: “Mapping Future Growth”**

This station involved the use of a 42-inch touch screen computer display and Geographic Information System (GIS) technology where participants had an opportunity to produce a map displaying where the County’s residential growth would be preferred.



“Mapping Future Growth” allowed participants to produce a map displaying where the County’s residential growth would be preferred.

**Station 3: Interactive Land Use Preference Slideshow**

Participants evaluated various pictures of land uses and shared their opinions as to why an illustrated land use was either appropriate or not appropriate for the County.

**Station 4: Community Goals...Still on Target?**

Participants had an opportunity to view goals in existing County plans and evaluate whether those goals were still appropriate.



Participants of Station 4 had a chance to express whether goals in existing County plans were still appropriate.

**Station 5: Build a Vision for the Future of Your Community**

This station provided an opportunity for participants to write a vision statement describing how they view the future of Washington County.

**Station 6: Parting Words**

This station provided an opportunity for participants to write comments regarding any issue of importance that the County should address as related to the nine planning elements.

A report detailing the results of the countywide interactive visioning workshop is included in Appendix J.

**Issues and Opportunities**

The following general County planning issues and opportunities were identified during the visioning process described above:

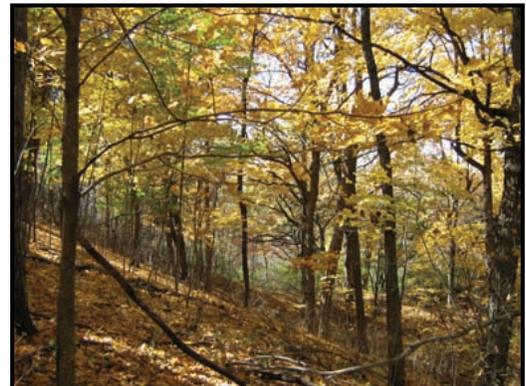
- **Changing Age Structure of the Population:** The population projections in Chapter II indicate that the population for Washington County in 2035 will be 157,265 persons. This is a projected increase of 39,769 persons, or about 34 percent, over the 2000 population level of 117,496. Age distribution has important implications for planning and the formation of public policies in the areas of education, recreation, health,

housing, transportation, and economic development. In 2035, persons 65 years of age and older would comprise about 24 percent of the County population, compared to about 11 percent in 2000. The number of persons in this age group is projected to increase from 13,212 in 2000 to 38,325 in 2035. Changes in the age composition may be expected to have a range of impacts, including, importantly, impacts on the available labor force, as baby-boomers move into their retirement years. The aging of the population may also be expected to result in a need for housing, health care, transportation, and other services for a more elderly population. Planning efforts for the County and its government agencies must consider these changes.

- **Rural and Small Town Character and Cultural Resources:** The public opinion survey indicated a strong desire among residents to preserve the small town character of Washington County. About 69 percent of respondents thought that preserving their community's small town character should be given a high priority. Strong support was also expressed for preserving historic buildings. About 35 percent of respondents felt that historic preservation should be given a high priority, and 43 percent thought it should have a medium priority. Cultural and historical facilities were indicated as strengths in the SWOT analysis.
- **Environmental Preservation:** Survey respondents gave a high priority to preserving woodlands and open space in the County. Over 76 percent of respondents indicated preserving woodlands should be given a high priority and 77 percent said that maintaining the existing parks and open spaces in the County should also be given a high priority. The Kettle Moraine, natural areas, lakes, wetlands, woodlands and recreational and cultural opportunities were found to be strengths of the County in the SWOT analysis. Threats to water supply and quality and the loss of environmental corridors were identified as threats in the SWOT analysis. A common theme expressed by participants during the countywide visioning workshop was to preserve critical species habitat areas, natural areas, environmental corridors and upland woodlands.
- **Farmland Preservation:** Preserving farmland is a high priority among residents as found from both the SWOT analysis and the survey. Almost 85 percent of survey respondents, either strongly agreed (44 percent) or agreed (39 percent) with the need to preserve farmland in Washington County. Opportunities expressed in the SWOT analysis include the potential PDR program and promotion of family farms. A lack of farm product infrastructure was identified as a threat in the SWOT analysis. A common theme expressed by participants during the countywide visioning workshop was to preserve prime agricultural lands.



The public opinion survey indicated a strong desire among residents to preserve the small town character of Washington County.

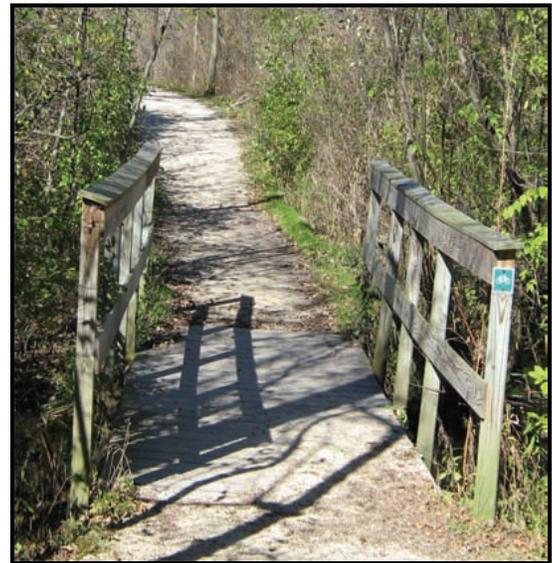


Survey respondents gave a high priority to preserving woodlands and open space in the County.



Preserving farmland is a high priority among residents as found from both the SWOT analysis and the survey.

- **Development Patterns:** With regards to the pattern of new development in the County, slightly more than half (51 percent) of survey respondents would prefer that development be concentrated rather than scattered (37 percent) in the County. The SWOT results also indicated that respondents preferred contiguous development rather than scattered in the County citing the need to control growth and limit urban sprawl. A common theme expressed by participants during the countywide visioning workshop was to concentrate urban development within the sewer service areas, promote opportunities for redevelopment in areas with existing infrastructure and downtown areas and to minimize rural development.
- **Public Utilities and Energy:** Rising energy costs will have an impact on all aspects of life in the County. An overwhelming majority of survey respondents (82 percent) indicated support for expanding wind power. In addition, survey respondents indicated support for expanding high speed internet service (72 percent) and expanding sewer and water (61 percent).
- **Transportation:** Over 46 percent of survey respondents placed a high priority on expanding bike paths and lanes throughout the County and about 37 percent placed a high priority on expanding bus service to other Counties. SWOT results also indicted the need for an expanded countywide trail system, improved transportation choices and an increasing need for public transportation. Providing a variety of choices in transportation is viewed as important, particularly in light of the changing age structure of the County population and energy concerns. Constructing new streets and highways and widening streets and highways were given a low priority by survey respondents. SWOT results indicated that Washington County provides good road maintenance and has a good North-South transportation corridor, but lacks a major East-West transportation corridor. A common theme expressed by participants during the countywide visioning workshop was to expand countywide hiking and biking lanes.



Over 46 percent of survey respondents placed a high priority on expanding bike paths and lanes throughout the County.

- **Intergovernmental Cooperation:** The ability of adjacent communities and different levels of government to work together is a concern that will affect all future planning and policy efforts. Proximity to Milwaukee was viewed as both a strength and a weakness in the SWOT analysis. The ability to work regionally and across municipal boundaries are important issues expressed in the SWOT analysis including the need for intergovernmental cooperation including the use of boundary agreements, coordinated planning and providing services to annexed lands. An overwhelming majority of survey respondents (76 percent) indicated they would favor the sharing of municipal services.
- **Housing:** Over 60 percent of survey respondents indicated that the County needs more single family housing that is priced under \$200,000. The median sale price of a home in Washington County was \$202,000 in 2006. The minimum annual household income needed to afford a median priced home was \$74,662 in 2006. In 2005, the average annual wage of those working in Washington County was \$33,398 per year. The average single-income household, consisting of a wage earner that works in the County, is not capable of purchasing a median priced home in the County. Further, the average two-income household, with both wage earners working in the County, is not capable of purchasing a median priced home in the County. The lack of affordable housing was cited as a threat during the Countywide SWOT analysis and the SWOT analysis conducted by the MJAC and each of the three element work groups.

The ability of those working in the County to afford housing in the County should be considered when developing housing policies. Housing choices are important as the population ages and as a way to provide an adequate work force for future economic development in the County. A common theme expressed by participants during the countywide visioning workshop was the need to provide a wide range of housing types.

- **Economic Development:** A variety of economic development issues surfaced in the SWOT analysis. Although good job opportunities, a diverse manufacturing base and a good workforce were identified as strengths in the SWOT analysis, the aging workforce, lack of high paying jobs and loss of job growth were viewed as weaknesses for Washington County. Opportunities identified included the promotion of a variety of industries and that industrial development should be concentrated along major transportation routes.
- **Community Facilities:** The SWOT results indicated the continued quality of schools and health care facilities as important issues. The existing educational and medical facilities in the County were viewed as strengths in the SWOT analysis. In addition, 78 percent of survey respondents rated the quality of public schools as very important (61 percent) or somewhat important (17 percent) in a residents' decision to live in Washington County.
- **Implementation:** Implementation of the County comprehensive plan was the subject of several discussions during the PCPC and other County committee meetings to develop goals and objectives for this element. Committee members stressed the need to follow the plan after its adoption and to identify a core set of data that can be routinely updated and disseminated to government officials, organizations and citizens.



The existing health care facilities in the County were viewed as a strength in the SWOT analysis.

Each of the above general planning issues and opportunities affect the existing quality of life in the County, which was a reoccurring theme throughout each form of public comment. Ninety-four percent of respondents to the countywide public opinion survey found the quality of life in the County to be good or excellent. The goals and objectives to follow in this chapter define the quality of life by addressing each of the general planning issues and opportunities.

## LOCAL GOVERNMENT VISION STATEMENTS

As part of the planning process, a comprehensive plan has been developed for Washington County and for each local government participating in the multi-jurisdictional planning process. Each comprehensive plan includes a vision statement developed as part of the planning process. Local background information, population and household projections, and existing plans were reviewed by local comprehensive planning committees, plan commissions, and governing bodies. In addition, public comment was gathered through a variety of activities including:

- Eleven local kickoff meetings were held throughout January 2006 to March 2006 for each partnering municipality. The kickoff meetings consisted of a presentation of the comprehensive planning process and a SWOT analysis to identify community concerns and guide preparation of the local vision, goals and objectives.
- Eleven Interactive Visioning Workshops were held in the months of August and September 2006 for each partnering municipality. There were a total of six stations where participants had an opportunity to learn about the comprehensive plan, to participate in hands-on visioning activities and provide comment on local issues important to their community.

- The countywide comprehensive planning public opinion survey results of over 1,200 residents included an analysis of results by town/city/village resident, gender and age. Several communities also conducted local public opinion surveys to supplement the countywide survey.

A “vision” statement was developed by each participating local government through a joint brainstorming session of the local Town/Village Plan Commission and Board during May and June 2007. The “vision” statements help provide an overall framework for the development of local comprehensive plans. The vision statements express the preferred future, key characteristics, and/or expectations for the future desired by each community. Community vision statements include:

#### ***Town of Addison***

In 2035, the Town of Addison is a vital and vibrant “place”. It is a community people enjoy living in, where good development decisions add jobs and broaden the tax base. Growth concentrated in designated areas preserves farmland and open space and does not harm but, in fact, enhances the physical beauty and community identity. Great schools, easy access to transportation options, and appropriate infrastructure improvements help to maintain and enhance the quality of life.

#### ***Town of Barton***

In 2035, the Town of Barton retains its identity and independence. The Town’s access to major highways is attractive to a mix of land uses, especially businesses, which helps keep property taxes low. Rural character is maintained by encouraging development that is compact and includes open space. Residents appreciate being able to live close to nearby urban amenities while still enjoying Barton’s small town atmosphere.

#### ***Town of Erin***

In 2035, the Town of Erin is a community known for its natural beauty and unique heritage. Traditional and alternative forms of agriculture are encouraged while allowing quality residential development at densities and locations compatible with preserving the Town’s rural character. The Town takes protection of the environment seriously and works cooperatively with neighboring communities for the benefit of all.

#### ***Town of Farmington***

In 2035, the Town of Farmington offers a safe, high quality of life for its residents. By concentrating growth in designated locations, and encouraging agricultural activity and the preservation of farmland and critical natural areas, the Town is able to retain its rural character. Town government encourages citizen involvement, and good schools, churches and recreational opportunities, along with historic places in the Town, continue to foster an enduring sense of community.

#### ***Town of Germantown***

The Town of Germantown is the oldest town in Washington County and the smallest in land area in the State. Residents take a certain pride in the Town’s capacity to adapt and survive. The ability of residents to “stick together” serves the Town well into the future as the Town strives to remain in control of its own destiny. In 2035, Town residents continue to enjoy a safe, quiet, primarily residential community, while still being able to access the amenities of nearby urban areas. A higher than normal ratio of jobs to residents allows the Town to provide employment for the surrounding region, keep local taxes low, and provide above average services.

#### ***Town of Hartford***

In 2035, the Town of Hartford remains a place known for its abundant natural resources and the beauty of areas like Pike Lake. The Town actively utilizes sound land use planning and policies for retaining productive farmland, maintaining rural character, and co-existing with nearby municipalities.

#### ***Town of Kewaskum***

In 2035, the Town of Kewaskum remains the “Gateway to the Northern Kettle Moraine” and all of its scenic beauty and recreational opportunities. The Town’s safe and quiet rural atmosphere is made up of farmland, open

space, and mostly single-family residential development that has a minimal impact on the landscape and the local tax levy. The Town has a working relationship with the Village of Kewaskum that includes cooperating on boundary issues and public services.

***Village of Kewaskum***

In 2035, the Village of Kewaskum retains its “small-town” atmosphere while providing housing choices and well-planned commercial and industrial growth. Development remains within the capacities of village infrastructure, facilities, and services. Residents enjoy a high quality of life, recreational opportunities, and good access to a balanced mix of land uses. The preservation of natural resources is encouraged.

***Town of Polk***

In 2035, the Town of Polk remains a beautiful place to live and raise a family. Its stable borders, convenient location, large lots, and low residential density help the Town retain its rural character and remain distinct from nearby urban areas. Town government is responsive to citizens, is fiscally responsible, and makes the protection of natural resources a priority.

***Town of Trenton***

In 2035, the Town of Trenton continues to preserve the natural amenities and prime agricultural lands within its stable borders. When development occurs, it is appropriate for the capacity of the Town’s infrastructure and does not detract from the Town’s rural character. Good local government uses funds wisely and provides better than average services for a town its size.

***Town of Wayne***

In 2035, the Town of Wayne remains a rural community in which farms share the landscape with a limited number of non-farm homesites. Active land use planning ensures that residential development occurs at appropriate densities and does not detract from the Town’s rural character, unique natural features, or recreational opportunities. Most non-residential development occurs at the interchanges of USH 41 with CTH D and STH 28. Environmental corridors, isolated natural resource areas, and agricultural lands are recognized as essential to the Town’s rural character, and are preserved. Local government that is open to an involved citizenry strives to provide adequate services while keeping taxes low.

**LOCAL GOVERNMENT GOALS AND OBJECTIVES**

Goals and objectives developed by each participating local government for their local comprehensive plan are set forth in Appendix F. Appendix K sets forth goals and objectives and other plan recommendations specific to the Town of Germantown, which intends to adopt this multi-jurisdictional comprehensive plan as the Town comprehensive plan.

**OVERALL STATEMENT OF OBJECTIVES FOR WASHINGTON COUNTY**

The following overall statement of objectives describes key characteristics and expectations for the future desired by Washington County:

*Washington County offers safe and affordable housing options, a range of transportation choices, and sufficient public services for all residents. Sustainable residential and business development is accomplished with the balanced allocation of land uses that meet the social, physical, and economic needs of County residents. Agricultural and natural resource protection is important, including the preservation of rural and small town character. While being responsive to the changing needs of its citizens, the County supports intergovernmental cooperation and recognizes the comprehensive plan as a “living document.”*

## COUNTY GOALS AND OBJECTIVES

The goals which follow in this element are overall goals that define a desired future for Washington County by addressing the previously listed general planning issues. The attainment of these goals and corresponding objectives will lead to the creation of County plans and policies that sustain and enhance the quality of life of all residents while guiding development and redevelopment in the County through the comprehensive plan design year of 2035. These goals also provide the framework within which specific element goals were developed for the other plan elements. Because they are intended to be general rather than specific, no policies or programs are associated with the goals and objectives presented in this chapter. Policies and programs are presented in each of the other eight element chapters of the report, in association with the more specific element goals and objectives.

**Goal:** Preserve and enhance Washington County's natural resources, including open space and agricultural land.

- **Objective:** Develop methods to identify and protect productive agricultural lands.
- **Objective:** Develop methods for the protection, sound use and enhancement of the natural resource base, including wetlands, wildlife habitats, lakes, woodlands, open spaces, groundwater resources, and floodplains.
- **Objective:** Provide a comprehensive system of outdoor recreation sites and facilities to allow County residents adequate opportunities to participate in resource and nonresource-oriented outdoor recreation activities, including water-based outdoor recreation activities which are consistent with enjoyable surface water use and maintenance of adequate water quality.
- **Objective:** Encourage comprehensive water resource management of surface water, groundwater, and water dependent natural resources.
- **Objective:** Encourage the preservation of high-quality open space lands to enhance the total quality of the environment, sustain the natural resource base, enhance the social and economic well-being of the County and provide opportunities for a full range of outdoor recreational activities.



It is a goal in Washington County to preserve and enhance Washington County's agricultural land.

**Goal:** Preserve and enhance the rural and small town character of Washington County.

- **Objective:** Encourage preservation of historic or cultural structures and districts and archaeological sites.
- **Objective:** Encourage new development and redevelopment having distinctive character, based on physical conditions, historical factors, and local desires that are compatible with existing neighborhoods and communities.
- **Objective:** Encourage the preservation of rural character and vistas outside planned sewer service areas.
- **Objective:** Encourage preservation of agricultural activity outside planned sewer service areas.
- **Objective:** Encourage an attractive and healthful physical and social environment with ample opportunities for high-quality education, cultural activities, and active outdoor recreation.
- **Objective:** Capitalize on tourism amenities.



Rural and small town character should be preserved and enhanced in Washington County.

**Goal:** Promote a range of safe and affordable housing choices for all income levels and age groups in the County.

- **Objective:** Promote affordable housing choices for Washington County's aging, disabled and young family population.

- **Objective:** Promote affordable housing choices for people who work in Washington County.
- **Objective:** Promote universal design (designed for all physical abilities) in housing and subdivision construction to accommodate all population groups.
- **Objective:** Promote affordable and sustainable housing across an individual’s lifespan.
- **Objective:** Encourage flexibility in zoning to accommodate a variety of housing options.

**Goal:** Improve transportation infrastructure and land use design to support a range of transportation choices for all citizens.

- **Objective:** Expand and enhance alternative modes of transportation.
- **Objective:** Identify highways within the County by function and incorporate State, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans.
- **Objective:** Consider including facilities for walking and bicycling during the review and approval of all development projects, including street and highway improvements, to provide an alternative to vehicle travel and to promote a healthy lifestyle.
- **Objective:** Encourage development patterns with transportation infrastructure that considers environmental impacts, human impacts, and cost.
- **Objective:** Provide a comprehensive highway transportation system that will effectively serve and promote a desirable land use pattern in the County.
- **Objective:** Provide a comprehensive highway transportation system that will abate traffic congestion, reduce travel time and costs, and reduce accident exposure.
- **Objective:** Encourage a transportation infrastructure that effectively uses public resources.
- **Objective:** Encourage a transportation infrastructure that minimizes long-term maintenance costs.
- **Objective:** Encourage use of rail transportation to move more freight traffic to reduce traffic volumes on streets and highways.
- **Objective:** Meet present and future transit needs of the public by providing safe, clean, reliable, accessible, and cost effective public transit services.
- **Objective:** Provide a comprehensive, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.
- **Objective:** Strengthen and improve public transit accessibility at Park and Ride lots.
- **Objective:** Provide bike and pedestrian trails with connections to existing trails throughout the County.

**Goal:** Support and encourage sustainable energy options in public and private development.

- **Objective:** Encourage use of alternate energy sources.
- **Objective:** Encourage development patterns and preservation of existing developments that are energy efficient.

**Goal:** Maintain, enhance or expand the existing level of public services in Washington County while being responsive to the changing needs of its citizens.

- **Objective:** Maintain, enhance or expand County services to the public as necessary due to changing demands.



Washington County should strengthen and improve public transit accessibility at Park and Ride lots.

- **Objective:** Encourage public-private partnerships to enhance the level of public services.
- **Objective:** Develop methods to assess the existing and future public service needs of County residents.
- **Objective:** Promote a high quality educational system.
- **Objective:** Promote a high level of health care services.

**Goal:** Encourage sustainable development of land for business and residential use.

- **Objective:** Encourage development and redevelopment of land with access to existing infrastructure and public services as related to urban development while maintaining and rehabilitating existing residential, commercial and industrial structures.
- **Objective:** Develop methods to analyze the long term impacts of development, including financial impacts and opportunity costs.



Washington County should encourage sustainable development of land for business and residential use, such as rehabilitating existing structures.

**Goal:** Encourage an appropriate allocation of land to various types of land uses to meet the social, physical, and economic needs of County residents, workers, and property and business owners.

- **Objective:** Encourage a balance between development types.
- **Objective:** Develop methods to analyze the sustainable (environmental, economic, and societal) allocation of space between various types of land uses.
- **Objective:** Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state and utility costs.

**Goal:** Identify and encourage desirable and sustainable businesses and job development.

- **Objective:** Encourage Countywide and regional cooperation of economic development issues including business creation, retention, and expansion and the creation of a range of employment opportunities that improve and enhance the economic vitality of Washington County.
- **Objective:** Encourage a diversity of business “clusters” within the County.
- **Objective:** Encourage business development that matches the educational attainment of residents within the County.
- **Objective:** Encourage cooperation between schools and the business community to develop educational programs that provide the County’s labor force with skills to meet the employment needs of County businesses and to provide the services needed by County residents.
- **Objective:** Develop methods to retain and encourage farming as a viable part of the economy.



Washington County should encourage cooperation between schools and the business community to develop educational programs that provide the County’s labor force with skills to meet the employment needs of County businesses and to provide the services needed by County residents.

**Goal:** Encourage intergovernmental coordination and cooperation.

- **Objective:** Provide a structure for continuing dialog about land use regulation issues and boundary issues between local governments.
- **Objective:** Encourage shared services between all units of government.

- **Objective:** Encourage intergovernmental cooperation when selecting sites for locating public facilities such as police and fire stations and libraries, and quasi-public facilities such as hospitals, clinics, and skilled nursing, assisted living facilities, and independent living centers for the elderly and disabled.
- **Objective:** Encourage open communication between units of government, health care providers and citizens to improve overall health and well-being of County residents.
- **Objective:** Become a regional leader in the development of coordinated transportation while placing more emphasis on the surrounding areas of Milwaukee County in regional issues and concerns.



Washington County should encourage intergovernmental cooperation when selecting sites for locating public facilities such as fire stations.

**Goal:** Ensure the Washington County Multi-Jurisdictional Comprehensive Plan is a “living document.”

- **Objective:** Routinely consult the comprehensive plan when carrying out County government functions and developing the County budget.
- **Objective:** Review progress made towards achievement of comprehensive plan goals annually, and update the plan as needed.
- **Objective:** Review and update the comprehensive plan report at least every ten years, following the release of U.S. Census data and regional plan updates.
- **Objective:** Identify a core set of comprehensive plan data that can be updated and disseminated to government officials, organizations and citizens on a regular basis.
- **Objective:** Disseminate comprehensive plan goals, objectives, policies and programs to government officials, organizations and citizens.

## ELEMENT GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

Within the framework of the overall goals and objectives, more specific goals and objectives were developed through preparation of the remaining eight comprehensive plan elements. Each of the specific element goals relate directly to its element. Each element also includes recommended policies and programs that directly promote the achievement of specific element goals and objectives.

## SUMMARY

This chapter has defined a desired future for Washington County through the year 2035 through a series of overall goals and objectives. Inventory data, projections, and various forms of public comment were considered during development of the goals and objectives.

Overall goals and objectives are designed to define a desired future for Washington County and guide the development and redevelopment of the County through 2035, as required by Section 66.1001 (2) (a) of the *Wisconsin Statutes*. The overall goals and objectives provided the framework for the development of specific goals and objectives for each of the other plan elements. In addition to more specific goals and objectives, each element also includes a set of recommended policies and programs to achieve the goals and objectives.

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## Chapter VIII

# AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

### INTRODUCTION

The agricultural, natural, and cultural resources element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(e) of the *Statutes* requires this element to compile goals, objectives, policies, and programs for the conservation and effective management of agricultural, natural, and cultural resources including:

- Groundwater
- Forests
- Productive agricultural areas
- Environmentally sensitive areas
- Threatened and endangered species
- Stream corridors
- Surface water
- Floodplains
- Metallic and nonmetallic mineral resources
- Parks, open spaces, and recreational resources
- Historical and cultural resources
- Community design<sup>1</sup>

In addition, the following comprehensive planning goals related to the agricultural, natural, and cultural resources element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:<sup>2</sup>

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.

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<sup>1</sup>Community design recommendations are included in the *Land Use Element (Chapter IX)*.

<sup>2</sup>Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*.

- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Preservation of cultural, historic, and archaeological sites.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Part 1 of this chapter sets forth goals, objectives, policies, and programs intended to protect farmland in Washington County. An analysis of the Land Evaluation and Site Assessment (LESA) system for rating potential farmland protection areas in the County is included in this section. The analysis includes a review of the land evaluation ratings inventoried in Chapter III of this report and incorporation of the site assessment criteria developed by the Agricultural, Natural, and Cultural Resources (ANCR) Workgroup and LESA Subcommittee.

Part 2 of this chapter sets forth goals, objectives, policies, and programs intended to protect natural resources in the County, including significant geological sites, nonmetallic mineral resources, watersheds, surface waters, wetlands, floodplains, groundwater resources, woodlands, natural areas, critical species habitats outside of natural areas, critical aquatic habitats, environmental corridors and isolated natural resource areas, and park and open space sites.

Part 3 of this chapter sets forth goals, objectives, policies, and programs intended to promote cultural resources in the County. Additional goals, objectives, policies, and programs are intended to support museums and cultural venues, events, and organizations that promote the arts and heritage of Washington County and contribute to the quality of life and economy of the County.

The following general goals and objectives related to agricultural, natural, and cultural resources are taken from the Issues and Opportunities Element (Chapter VII). These general goals and objectives are addressed in this chapter, along with more specific goals and objectives and accompanying policies and programs:

### **General Agricultural and Natural Resources Goal (from Chapter VII)**

- **Goal:** Preserve and enhance Washington County’s natural resources, including open space and agricultural land.
  - **Objective:** Develop methods to identify and protect productive agricultural lands.
  - **Objective:** Develop methods for the protection, sound use and enhancement of the natural resource base, including wetlands, wildlife habitats, lakes, woodlands, open spaces, groundwater resources, and floodplains.
  - **Objective:** Provide a comprehensive system of outdoor recreation sites and facilities to allow County residents adequate opportunities to participate in resource and nonresource-oriented outdoor recreation activities, including water-based outdoor recreation activities which are consistent with enjoyable surface water use and maintenance of adequate water quality.
  - **Objective:** Encourage comprehensive water resource management of surface water, groundwater, and water dependent natural resources.



The preservation and enhancement of natural resources, including open space and agricultural land, is a goal in Washington County.

- **Objective:** Encourage the preservation of high-quality open space lands to enhance the total quality of the environment, sustain the natural resource base, enhance the social and economic well-being of the County and provide opportunities for a full range of outdoor recreational activities.

### General Cultural Resources Goal (from Chapter VII)

- **Goal:** Preserve and enhance the rural and small town character of Washington County.
- **Objective:** Encourage preservation of historic or cultural structures and districts and archaeological sites.
- **Objective:** Encourage new development and redevelopment having distinctive character, based on physical conditions, historical factors, and local desires that are compatible with existing neighborhoods and communities.
- **Objective:** Encourage the preservation of rural character and vistas outside planned sewer service areas.
- **Objective:** Encourage preservation of agricultural activity outside planned sewer service areas.
- **Objective:** Encourage an attractive and healthful physical and social environment with ample opportunities for high-quality education, cultural activities, and active outdoor recreation.
- **Objective:** Capitalize on tourism amenities.



Rural and small town character should be preserved and enhanced in Washington County.

### General Economic Development Goal (from Chapter VII)

- **Goal:** Identify and encourage desirable and sustainable businesses and job development.
- **Objective:** Develop methods to retain and encourage farming as a viable part of the economy.

## PART 1: AGRICULTURAL RESOURCES

This section sets forth agricultural resources goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve agricultural resources goals and objectives; and programs, which are projects or services intended to achieve natural resources policies, are also identified. Goals and objectives were developed using the agricultural resources data inventoried in Chapter III, and the general planning issue statements and goals and objectives related to agricultural resources identified in Chapter VII. Sources of public input such as the SWOT analysis, telephone survey, and countywide visioning workshop were also reviewed to identify the agricultural issues to be addressed by the goals, objectives, policies, and programs set forth in this section. This section begins with a description of the LESA analysis, which is a tool for rating potential farmland protection areas.

### Land Evaluation and Site Assessment

The ANCR Workgroup formed a subcommittee to develop a LESA process to determine parcels in Washington County that are most suitable for long-term agricultural use. The results of the analysis are intended for County and local government use to help identify areas that should be designated for farmland protection. The LESA process was developed in 1981 by the USDA—Soil Conservation Service (now the Natural Resources Conservation Service (NRCS)) and is an analytical tool designed to provide a systematic and objective procedure for rating and ranking the agricultural importance of a parcel.

The first step in the analysis was to identify parcels to be analyzed. Parcels within an adopted sewer service area and parcels with less than 2 percent of the parcel in agricultural use were excluded from the analysis.

### ***Land Evaluation Component***

The Land Evaluation (LE) component of the LESA process was determined by the NRCS, which rated each soil in Washington County based on soil type, slope, agricultural capability class, and soil productivity for producing corn and soybeans. The resulting ratings were then placed into groups ranging from the best to worst suited for cropland production.

### ***Site Assessment Component***

The Site Assessment (SA) component rates non-soil factors affecting a parcel's relative importance for agricultural use and is separated into three classifications. The LESA subcommittee selected the following nine SA factors to be used in the Washington County LESA analysis:

#### SA-1 Factors (agricultural productivity)

- Size of farm in contiguous management by one farm operator
- Compatibility of surrounding land uses within one-half mile
- Percent of farm in agricultural use

#### SA-2 Factors (development pressures impacting a site's continued agricultural use)

- Distance from adopted sewer service area
- Distance from selected hamlets
- Distance from interchanges along USH 41 and 45

#### SA-3 Factors (other public values of a site supporting retention in agriculture)

- Primary environmental corridors, secondary environmental corridors, isolated natural resource areas, natural areas, or critical species habitat outside environmental corridor areas present on farm
- Floodplains present on farm
- Proximity to permanently protected land 20 acres or more in size

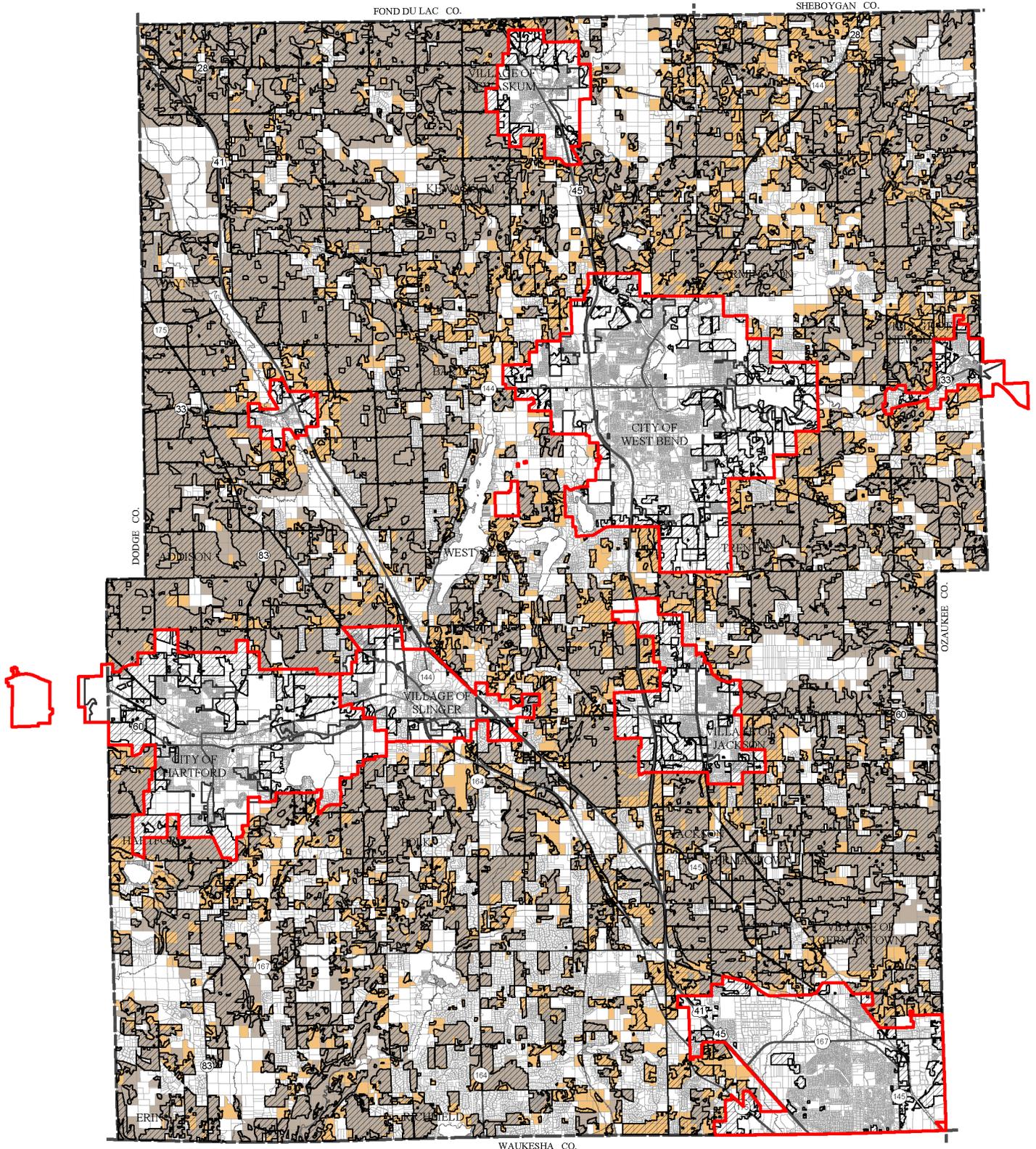
### ***Parcel Scoring***

The LESA system recognizes that some of the factors used to rank agricultural parcels are more important than others. To account for this, the LESA subcommittee assigned the LE component a weight of 0.34, or about one-third of the total weight. The remaining 0.66 weighting "points" were divided among the nine SA factors, with the first two SA-3 factors given to lowest weight (0.01) and the other factors weighted between 0.05 and 0.13. Each parcel analyzed was scored on a scale of one to 10, with 10 being the best score. The average score of the parcels analyzed was 7.0, and the median score was 6.8 (half of all parcels received a higher score and half received a lower score than 6.8). The LESA subcommittee defined lands scoring 6.8 or higher as Tier I farmlands, which are the best suited for long-term protection. Lands scoring below 6.8 were defined as Tier II farmlands, which are areas that should be considered for long-term protection by County and local officials on a case-by-case basis. The subcommittee agreed that setting the benchmark at 6.8 left adequate amounts of acreage for development in the next 30 years, yet also protected a suitable amount of land for future agricultural production. The results of the LESA analysis are shown on Map 76 and the acreages of Tier I and Tier II farmlands are as follows:

- 117,481 acres, or 42 percent of the County, were designated as Tier I farmlands, scoring 6.8 or higher. Of this, 94,589 acres are in agricultural use.
- 43,874 acres, or 16 percent of the County, were designated as Tier II farmlands, scoring less than 6.8. Of this, 23,985 acres are in agricultural use.

The ANCR Workgroup recommended that each municipality use the final LESA map as a guide to help identify farmland protection areas that best reflect their local agricultural resource goals.

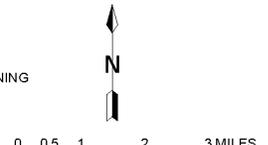
FARMLAND PROTECTION AREAS IN WASHINGTON COUNTY IDENTIFIED THROUGH THE LESA ANALYSIS: 2007



-  TIER I FARMLANDS  
AGRICULTURAL LANDS IDENTIFIED AS BEST SUITED FOR LONG-TERM FARMLAND PROTECTION FOR CONSIDERATION BY COUNTY AND LOCAL OFFICIALS
-  TIER II FARMLANDS  
AGRICULTURAL LANDS WHICH SHOULD BE CONSIDERED FOR LONG-TERM FARMLAND PROTECTION BY COUNTY AND LOCAL OFFICIALS ON A CASE-BY-CASE BASIS
-  AGRICULTURAL LANDS: 2006
-  SEWER SERVICE AREA  
(AGRICULTURAL LANDS WITHIN SEWER SERVICE AREAS WERE NOT INCLUDED IN THE LESA ANALYSIS)

NOTE: LESA (LAND EVALUATION AND SITE ASSESSMENT) IS A SYSTEM USED BY THE USDA - NATURAL RESOURCES CONSERVATION SERVICE AS A WAY TO DETERMINE THE IMPORTANCE OF A PARCEL FOR CONTINUED AGRICULTURAL USE. THE SYSTEM COMBINES SOIL QUALITY FACTORS WITH NON-SOIL FACTORS RELATING TO FARMING PRACTICES, DEVELOPMENT PRESSURE, AND FACTORS MEASURING OTHER PUBLIC VALUES (SUCH AS ENVIRONMENTAL RESOURCES). FACTORS INCLUDED IN THE ANALYSIS WERE SELECTED AND WEIGHTED BY THE LESA SUBCOMMITTEE OF THE WASHINGTON COUNTY COMPREHENSIVE PLANNING AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES WORK GROUP.

Source: Washington County and SEWRPC.



## Agricultural Resources Issues

The general agricultural resources issue identified in Chapter VII (Farmland Protection) indicated farmland protection as a high priority among Washington County residents. Almost 85 percent of survey respondents either strongly agreed (44 percent) or agreed (39 percent) with a need to preserve farmland in Washington County. This was reflected in the strengths identified in the SWOT analysis, including a strong agricultural industry and productive lands. Opportunities identified in the SWOT analysis include a potential Purchase of Development Rights (PDR) program<sup>3</sup>, promotion of family farms, and preservation of productive farmland. A lack of farm product infrastructure, a loss of farmland, and a lack of protection for agricultural land were identified as threats in the SWOT analysis. A common theme expressed by participants during the countywide visioning workshop was to protect prime agricultural lands. Further analysis of this data refines the general agricultural resources issue into the following more specific agricultural resources issues:

- Farmland Protection Issue
- Management of Productive Agricultural Areas Issue
- Viability of Agribusiness Issue

## Agricultural Resources Goals, Objectives, Policies, and Programs

Each set of goals, objectives, policies, and programs corresponds to an agricultural resources issue listed in the preceding section. Suggestions for local government consideration have also been prepared. Local governments will have additional influence over agricultural resources in the County, especially with regard to providing protection for agricultural lands through local comprehensive plans and zoning ordinances. Each participating community should develop goals, objectives, policies, and programs in the agricultural, natural, and cultural resources element of their local comprehensive plan to meet specific community needs, and consider the suggestions made in this County element chapter when so doing. Local governments may also choose not to include suggestions that are not relevant to their community's needs. Any new programs recommended in this plan for County implementation must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

### *Farmland Protection Issue*

- **Goal:** Preserve a sufficient amount of agricultural land to ensure farming remains viable in Washington County.
- **Goal:** Identify productive farmlands in Washington County and support their protection and management as an important economic resource.
  - **Objective:** Promote the use of Tier I farmland (agricultural land with a score of 6.8 or higher in the LESA analysis) for agricultural use.
  - **Objective:** Protect parcels that were determined to be most suitable for long-term agricultural use through the LESA analysis (Tier I farmland) from non-farm development.



A goal of Washington County is to preserve a sufficient amount of agricultural land to ensure that farming remains viable.



The use of Tier I farmland for agricultural use should be promoted.

<sup>3</sup>A referendum held in April 2007 to establish a County PDR program was defeated.

- **Policy:** Protect high priority farmland protection parcels identified on Map 76. Tier I parcels should be given the highest priority for allocation of farmland protection resources. Tier II parcels should be given the next highest priority for allocation of farmland protection resources.
- **Policy:** Discourage land divisions on Tier I agricultural lands and in large contiguous areas of agricultural use.
- **Policy:** Support implementation of the Working Lands Initiative recommendation to establish working land enterprise areas outside planned sewer service areas. As proposed in the Working Lands Initiative Final Report (August 2006), Working Lands Enterprise Areas would cluster active farms and slow farmland conversion by preventing annexations within enterprise areas and targeting funding and other resources, such as a recommended State Purchase of Development Rights program, to farmlands within enterprise areas.
- **Policy:** Encourage and assist, where requested, in developing boundary agreements between towns and adjacent cities and villages to limit conversion of farmland to urban uses.
- **Policy:** Encourage more compact development within sewer service areas to minimize the development of farmland for urban uses.
- **Policy:** Encourage development of highways and utilities in a manner that minimizes disruption of Tier I farmlands.
  - **Program:** Assign agricultural use to agricultural lands identified as Tier I (score of 6.8 or higher) by the LESA analysis on Map 84 (Washington County Land Use Plan map).
  - **Program:** Update the County Farmland Preservation Plan to reflect the recommendations of the comprehensive plan, including the LESA analysis, and any changes to the Wisconsin Farmland Preservation Program approved by the State Legislature in response to the Working Lands Initiative report. Encourage local governments to participate in developing and implementing the updated County Farmland Preservation Plan.
  - **Program:** Work with area land trusts, such as the Ozaukee Washington Land Trust (OWLT), to protect agricultural parcels through agricultural conservation easements and/or purchases.
  - **Program:** Develop and adopt a County right-to-farm ordinance that defines agricultural operations, normal agricultural practices, and the specific farmland that is affected by the ordinance; a reference to the State Statute<sup>4</sup> that protects farmers from nuisance law suits; and a grievance procedure that outlines how complaints against agricultural operations will be resolved.
  - **Program:** Work with UW-Extension to develop an informational handout to educate residents on the State’s right-to-farm law and what to expect when moving into a rural area.
  - **Program:** Work with appropriate organizations to develop programs that support Wisconsin’s Working Lands Initiative recommendations.
  - **Program:** Work with UW-Extension to develop a public educational program and distribute educational materials to the public regarding the benefits of farming and the need to protect enough farmland in Washington County for farming to remain viable in the future.
  - **Program:** Work with UW-Extension to develop an educational program outlining farmland preservation grants available through Federal and State agencies. The County should act as a liaison between those interested in Federal and State agency assistance and Federal and State agencies as part of program implementation.
  - **Program:** Work with UW-Extension to develop an informational handout to educate farmers on benefits and tax advantages to preserving farmland.

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<sup>4</sup>A “right-to-farm” ordinance is intended to provide protection to farmers from nuisance claims due to noise, dust, odors, and other effects of farm operations. Wisconsin’s right-to-farm law is set forth in Section 823.08 of the Wisconsin Statutes.

- **Program:** Work with UW-Extension to develop a program to educate town officials on zoning, land division, and other ordinances and techniques that would facilitate farmland protection. Many ordinances and techniques are described in the Farmland and Open Space Preservation Tools report prepared by the County in 2005.
- **Program:** Continue to pursue Federal and State farmland protection grant funds available to County governments, and prioritize areas for application using the LESA analysis.
- **Program:** Continue to encourage the use of the Wisconsin Department of Natural Resource’s (DNR) Managed Forest Law program in the County.
- **Program:** Promote the Farm and Ranch Protection Program (Federal PDR matching grant program) and assist communities, non-government organizations, and the DNR in identifying appropriate areas to apply for Farm and Ranch Protection program grants.
- **Program:** Continue to work with appropriate organizations and local governments to develop programs to support farmland protection.
- **Program:** Continue to provide technical assistance to towns on request for town farmland protection programs, such as transfer of development rights and exclusive agricultural zoning.
- **Program:** Continue to provide technical assistance to the North Branch Milwaukee River Wildlife and Farming Heritage Area including maps, tile locations, soils information, and conservation plans to the DNR and OWLT on parcels of interest. County representatives should also participate on North Branch Milwaukee River Wildlife and Farming Heritage Area advisory committee.
- **Program:** Maintain “farm friendly” roads with wider (gravel) shoulders for farm equipment where needed.
- **Program:** Work with local governments to explore County and/or local adoption of a Livestock Facility Siting Ordinance under Section 93.90 of the *Wisconsin Statutes*.
- **Program:** Continue to encourage intergovernmental cooperation to protect farmland. Strategies include boundary agreements and more regular and compact city and village boundaries.
- **Policy:** Implement strategies regarding the preservation of sufficient farmland to support a viable agricultural community as recommended in the Washington County Land and Water Resource Management Plan.
  - **Program:** Continue to work with UW-Extension to provide education on methods of protecting agricultural land, by working with local governments and the Washington County unit of the Towns Association.
  - **Program:** Continue to publicize/furnish information on sustainable and alternative agricultural practices.



The continued use of the Department of Natural Resource’s (DNR) Managed Forest Law should be encouraged in the County.



“Farm friendly” roads with wider (gravel) shoulders for farm equipment should be maintained where needed.

- **Suggestions for Local Governments:** The Agricultural, Natural, and Cultural Resources elements of local comprehensive plans should identify lands for agricultural use. Towns should consider the use the County LESA analysis to help identify areas most suitable for long term agricultural use and identify these same areas on the local planned land use map and productive agricultural soils map in the land use element of the comprehensive plan. Zoning ordinances in the Towns should be reviewed and revised if necessary to be consistent with the local planned land use map. An exclusive agricultural zoning district should be considered by those Towns that do not have an exclusive agricultural zoning district as part of the local zoning ordinance revisions. Other farmland protection ordinances and techniques described in the Washington County *Farmland and Open Space Preservation Tools* report should also be reviewed and considered by local governments.

Towns should work with the County to develop educational programs to help protect farmland. Part of the education component should assist local farmers in obtaining grants from Federal and State agencies. Another component may include educating the public about the benefits of farmland and farming. Towns should also consider adopting the Livestock Facility Siting Law under Section 93.90 of the *Wisconsin Statutes*.

Cities and villages should use the County LESA analysis to direct future growth away from highly rated parcels where possible. Cities and villages should promote the protection of agricultural lands in the County by accommodating urban development at medium or higher densities within their sewer service areas. Cities and villages should also grow in a logically planned manner and attempt to keep their boundaries as compact as possible to limit urban development adjacent to agricultural areas. Cities and villages should also consider limiting the use of Tax Incremental Financing (TIF) districts to redevelopment and infill areas within developed portions of the city or village, rather than using TIFs to stimulate new development that converts land on the outskirts of communities from agricultural to urban uses.

### ***Management of Productive Agricultural Areas Issue***

- **Goal:** Preserve soils suitable for agricultural production in Washington County.
- **Objective:** Encourage soil conservation practices to reduce farmland erosion and sustain and increase farmland productivity in the County.
  - **Policy:** Implement strategies regarding soil sustainability and sedimentation as recommended in the Washington County Land and Water Resource Management Plan.
  - **Policy:** Encourage wise soil management practices to protect farmland for continued agricultural use.
  - **Policy:** Encourage the use of Best Management Practices (BMPs) by farmers.
    - **Program:** Continue to undertake countywide education efforts to promote conservation practices.
    - **Program:** Continue to increase the use of BMP's such as conservation tillage (where crops are grown with minimal cultivation of the soil).
    - **Program:** Continue the educational program that specifically outlines the soil conservation and BMP resources and grants available through the United States Department of Agriculture (USDA) and other Federal agencies. The County should act as a liaison between those interested in Federal agency assistance and Federal agencies as part of program implementation.
    - **Program:** Continue the educational program that specifically outlines the soil conservation and BMP resources and grants available through State agencies such as the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and DNR. The County should act as a liaison between those interested in State agency assistance and State agencies as part of program implementation.



The use of Best Management Practices (BMPs) such as conservation tillage should be continued.

- **Program:** Work with the UW-Discovery Farms and Wisconsin Agricultural Stewardship Initiative programs to promote an increased understanding of agricultural impacts on soil quality and how to implement BMPs in Washington County.
- **Program:** Continue to pursue Federal and State soil resource conservation grant funds available to County governments.
- **Program:** Continue to update the land and water resource management plan every five years.
- **Program:** Continue to actively promote the use of the Conservation Reserve Program (CRP) in Washington County.
- **Program:** Continue to identify croplands that currently do not have a conservation plan and develop/revise 20 producer whole farm resource conservation plans annually.

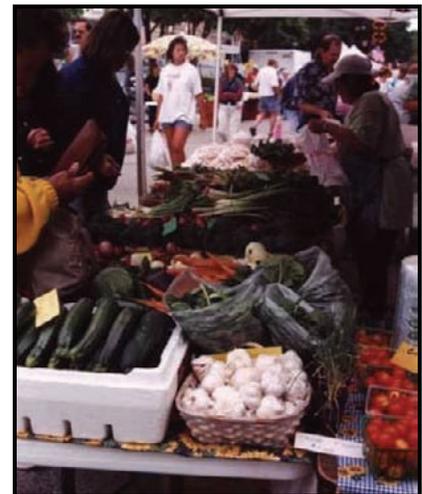


Use of the Conservation Reserve Program (CRP) should continue to be promoted in Washington County.

- **Suggestions for Local Governments:** Local governments should adopt and/or support programs similar to those of the County. The local government should serve as a liaison between farmers and the County to disseminate information and assistance with government soil conservation programs and BMPs.

### *Viability of Agribusiness Issue*

- **Goal:** Protect farms and farming in Washington County.
  - **Objective:** Preserve the economic viability of agricultural activities in Washington County.
  - **Objective:** Retain existing farm operations outside planned sewer service areas in Washington County to the extent possible.
  - **Objective:** Retain existing agri-businesses in Washington County to the extent possible.
    - **Policy:** Encourage continued agricultural activity, particularly on lands identified for agricultural use on the County Land Use Plan Map (Map 84).
    - **Policy:** Farmlands in planned sewer service areas should be encouraged to remain in agricultural use until public sewer and water services are extended to the parcel.
    - **Policy:** Support economic initiatives to ensure farming remains viable in Washington County, including funding programs, agri-tourism, and direct marketing of farm products.
    - **Policy:** Protect agricultural infrastructure in Washington County to support farm operations.
    - **Policy:** Encourage niche farming operations in Washington County, such as organic farms and orchards.



Farmers markets are an example of the direct marketing of farm products to consumers.



Niche farming operations such as organic farms and orchards should be encouraged in Washington County.



The County should work with NRCS and UW-Extension to establish a program to promote agri-tourism in Washington County through agricultural-related special events such as farm breakfasts, corn mazes, and u-pick farms.

- **Policy:** Encourage farming by younger age groups in Washington County.
- **Policy:** Encourage retiring farmers to pass farms on to heirs or to sell farms to other farmers.
- **Policy:** Support implementation of the Working Lands Initiative recommendation to establish a beginning farmer program to recruit and train the next generation of farmers.
  - **Program:** Implement programs recommended under the Farmland Protection Issue to preserve agricultural activity in Washington County, including support of the Wisconsin Working Lands Initiative recommendations.
  - **Program:** Work with UW-Extension to develop an educational program outlining grants and loans available through Federal and State agencies for youth programs, including 4-H Clubs and Future Farmers of America (FFA).
  - **Program:** Work with Economic Development-Washington County (EDWC) to study the use of State and Federal bio-energy grants to promote agriculture and associated agricultural industries in Washington County.
  - **Program:** Work with EDWC to develop a program to promote an agricultural economic cluster of farming operations and appropriate agribusinesses on lands designated for agricultural use on the County Land Use Plan Map (Map 84).
  - **Program:** Continue to market and link Washington County farms and agricultural products, including organic products, to restaurants and grocery stores in Washington County and surrounding areas.
  - **Program:** Work with NRCS and UW-Extension to establish a program to promote agri-tourism in Washington County through agricultural-related special events. Events could include farm breakfasts, farm tours, corn mazes, and u-pick farms. The program could include an educational component for farmers regarding possible agri-tourism enterprises.
  - **Program:** Work with UW-Extension to create a resource log of existing programs available to support young farmers and ensure that this resource is effectively communicated to existing and potential farmers so that people are aware of available programs.
  - **Program:** Work with UW-Extension and local high schools and colleges to promote agribusiness education programs, and encourage young and beginning farmers to attend classes. Provide tuition assistance to farmers attending classes.
  - **Program:** Study the feasibility of providing County tax credits for agricultural parcels and agribusinesses.
  - **Program:** Promote existing Federal and State programs that provide financial support for beginning farmers. In addition, study the need and feasibility of establishing County programs to support beginning farmers.
  - **Program:** Continue to promote the EDWC Agribusiness Committee to connect the farm business community and work together on common issues.

- **Program:** Work with EDWC and UW-Extension to promote the economic impact of agriculture in Washington County.
- **Program:** Work with UW-Extension to provide information to farmers on succession planning.
- **Suggestions for Local Governments:** Local governments should adopt programs similar to those of the County. The local government should serve as a liaison between farmers and the County to disseminate information and assistance with government grants and funding targeted for farm start-up costs, farm operation costs (including farmland and equipment acquisition), and youth farming programs.

Local governments should also support County programs that promote local agricultural products to restaurants and stores within the community. Local governments should review and, if necessary, revise the local zoning ordinance to allow for produce stands on farms and bed-and-breakfast establishments on farms. Local governments may also provide incentives for activities such as produce stands and farmers markets through an expedited permitting process and reduced permitting fees.

## PART 2: NATURAL RESOURCES

This section sets forth natural resources goals and objectives. Policies, which are steps or actions recommended to be taken to achieve natural resources goals and objectives; and programs, which are projects or services intended to achieve natural resources policies, are also identified. Goals and objectives were developed using the natural resources data inventoried in Chapter III, and the general planning issue statements and goals and objectives related to natural resources identified in Chapter VII. Sources of public input such as the SWOT analysis, telephone survey, and countywide visioning workshop were also reviewed to identify the natural issues to be addressed by the goals, objectives, policies, and programs set forth in this section.

Any new program recommended in this plan must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.



There is a strong desire among Washington County residents to preserve woodlands.

### Natural Resources Issues

The general natural resources issue identified in Chapter VII (environmental preservation issue) indicated a strong desire among County residents to preserve existing woodlands and open space in the County. Over 76 percent of respondents indicated preserving woodlands should be given a high priority and 77 percent said that maintaining existing parks and open spaces in the County should also be given a high priority. The Kettle Moraine, natural areas, lakes, wetlands, gravel resources, parks, woodlands, recreational facilities, and cultural opportunities were found to be strengths of the County in the SWOT analysis. Threats to water supply and quality and the loss of natural resources and environmental corridors were identified as threats in the SWOT analysis. A common theme expressed by participants during the countywide visioning workshop was to preserve critical species habitat areas, natural areas, environmental corridors, and upland woodlands. Further analysis of this data refines the general natural resources issue into the following more specific natural resources issues:

- Natural Areas Protection Issue
- Surface and Groundwater Resources Issue

- Environmental Health Issue
- Nonmetallic Mineral Resources Issue
- Park and Open Space Preservation Issue

### Natural Resources Goals, Objectives, Policies, and Programs

Each set of goals, objectives, policies, and programs corresponds to a natural resources issue listed in the preceding section. Suggestions for local government consideration have also been prepared. Local governments will have additional influence over natural resources in the County, especially with regard to providing protection for natural resource features through local zoning ordinances. Each participating community should develop goals, objectives, policies, and programs in the agricultural, natural, and cultural resources element of their local comprehensive plan to meet specific community needs, and consider the suggestions made in this County element chapter when so doing. Local governments may also choose not to include suggestions that are not relevant to their community's needs.

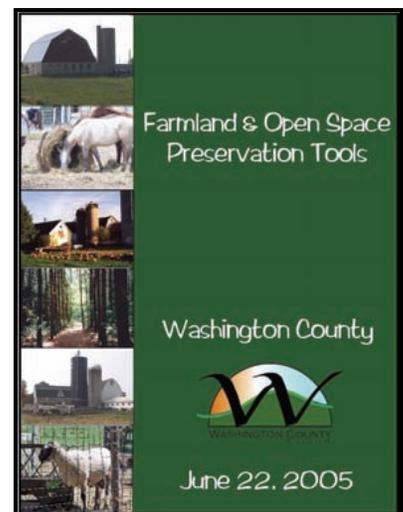
### Natural Areas Protection Issue

#### Natural Resources

- **Goal:** Ensure the protection, sound use, and enhancement of the natural resource base in Washington County.
  - **Objective:** Guide urban land uses to land that can sustain urban development.
  - **Objective:** Preserve rural character and vistas outside planned sewer service areas.
  - **Objective:** Encourage the preservation of natural resources as part of future development proposals in the County.
    - **Policy:** Discourage urban land uses in primary environmental corridors, secondary environmental corridors, isolated natural resource areas, natural areas, critical species habitat sites, floodplains, wetlands, and surface waters, which are shown on Map 77.
      - **Program:** Incorporate the resources and areas identified on Map 77 into Map 84 (Washington County Land Use Plan map).
      - **Program:** Review the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance to ensure it is consistent with Map 84 (Washington County Land Use Plan map).
      - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements.
      - **Program:** Develop an educational program and distribute educational materials regarding techniques that promote land use patterns that are sensitive to natural resource conservation such as overlay zoning, planned unit development (PUD), conservation subdivisions, and transfer of development rights (TDR) programs. The educational program focus should include local governments and developers.
      - **Program:** Continue to promote and educate local governments on the information in the Farmland and Open Space Preservation Tools Report.



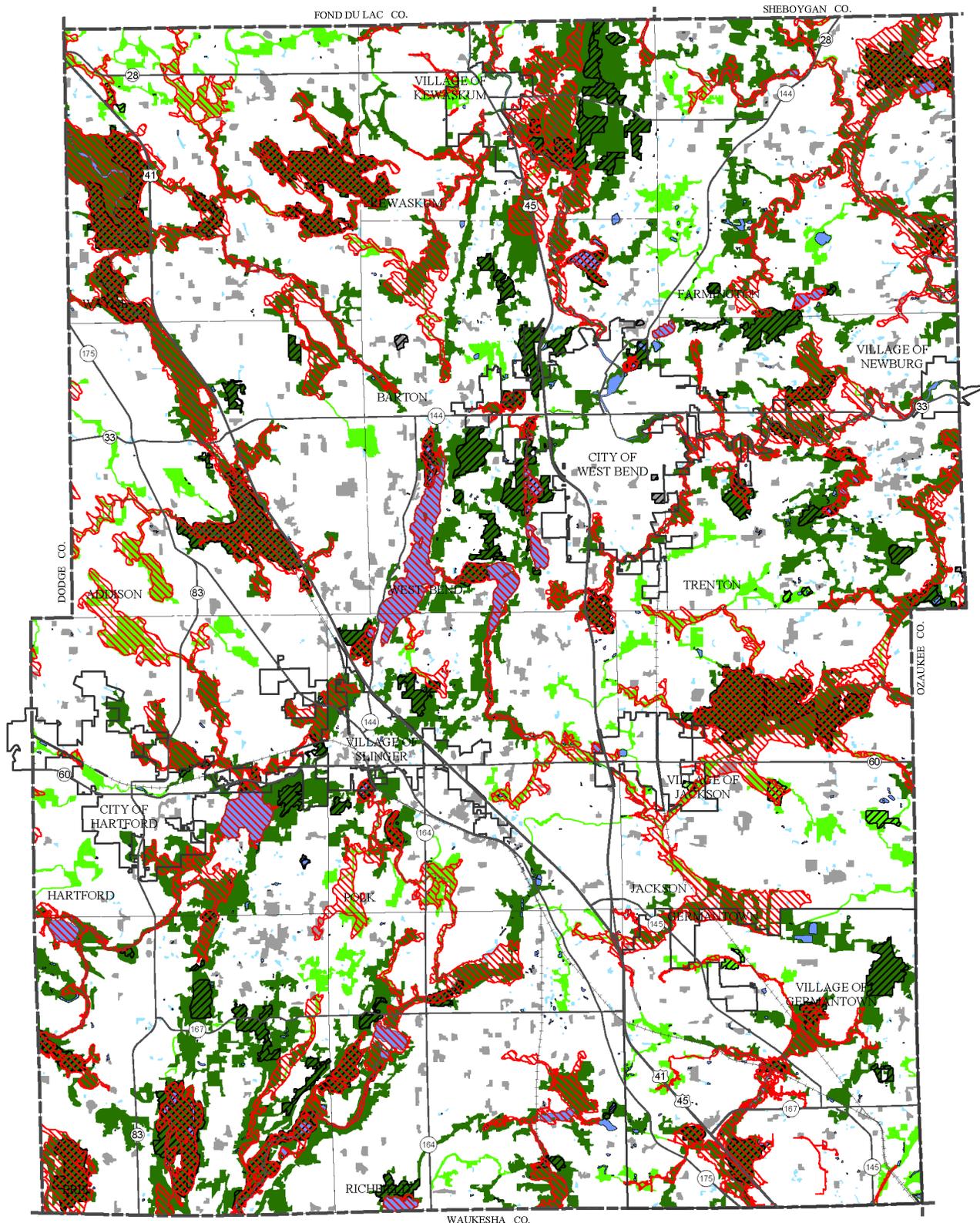
Washington County should ensure the protection, sound use, and enhancement of its natural resource base.



Washington County should continue to promote and educate local governments on the information in the Farmland and Open Space Preservation Tools Report.

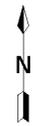
Map 77

ENVIRONMENTAL CORRIDORS AND OTHER NATURAL RESOURCES IN WASHINGTON COUNTY



- |   |   |   |  |
|---|---|---|--|
|  | PRIMARY ENVIRONMENTAL CORRIDORS: 2000   |  | NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES: 1994                             |
|  | SECONDARY ENVIRONMENTAL CORRIDORS: 2000 |  | WETLANDS OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS: 2006 |
|  | ISOLATED NATURAL RESOURCE AREAS: 2000   |  | SURFACE WATER: 2005  |
|  | 100 - YEAR FLOODPLAINS: 2006            |   |  |

Source: Wisconsin Department of Natural Resources and SEWRPC.



- **Program:** Continue to meet with developers to conduct a project walk-through during the preliminary plat stage of proposed projects and to promote an “options review” for developers to consider protection of natural resources at the conceptual review stage of proposed projects.
- **Program:** Develop model ordinances for local government use that provide for protection of the natural resource areas shown on Map 77.
- **Program:** Develop a model transfer of development rights (TDR) program for local government use that focuses on the protection of agricultural and natural resource areas. The County should consider studying a County TDR program if State law is changed to authorize TDR programs at the County level.
- **Program:** Assist local governments in preparing and adopting conservation subdivision ordinances<sup>5</sup> if assistance is requested.

*Environmental Corridors, Natural Areas, and Critical Species Habitats*

- **Goal:** Preserve primary environmental corridors, secondary environmental corridors, and isolated natural resource areas in Washington County. Environmental corridors and isolated natural resource areas that were protected in 2006 through public or non-profit conservation organization ownership, conservancy zoning, or location within an adopted sewer service area are shown on Map 28 in Chapter III.
- **Goal:** Preserve natural areas in Washington County.
- **Goal:** Preserve critical species habitat sites and critical aquatic sites located outside of natural areas in Washington County.
- **Goal:** Preserve habitat for endangered species not identified in the regional natural areas plan (such as the Butler’s Garter Snake) in accordance with State and Federal requirements.
- **Goal:** Preserve habitat for native plants and wildlife by protecting environmental corridors and wetlands and surface waters outside such corridors.
- **Goal:** Preserve significant geological areas in the County.
  - **Objective:** Encourage permanent protection of primary environmental corridors, secondary environmental corridors, isolated natural resource areas, natural areas, and critical species habitat and aquatic sites outside natural areas in Washington County.
  - **Objective:** Preserve rural character and vistas outside planned sewer service areas.
  - **Objective:** Encourage the preservation of natural resources as part of future development proposals in the County.
    - **Policy:** Discourage incompatible land uses in environmental corridors, based on the guidelines set forth in Table 101.



The County should assist local governments in preparing and adopting conservation subdivision ordinances if assistance is requested.



The West Bend High School Woods is a critical species habitat site located in Washington County.

<sup>5</sup>See *SEWRPC Planning Guide No. 7, Rural Cluster Development Guide, December 1996, for an example of a model ordinance for conservation subdivisions.*

Table 101

**GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS**

Component Natural Resource and Related Features within Environmental Corridors <sup>a</sup>	Permitted Development																Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)													
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities <sup>b</sup>	Trails <sup>c</sup>	Picnic Areas	Family Camping <sup>d</sup>	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings			
Lakes, Rivers, and Streams .....	-- <sup>e</sup>	-- <sup>f,g</sup>	--	-- <sup>h</sup>	-- <sup>i</sup>	--	X	X	--	--	--	--	--	--	--	--	--	
Shoreland <sup>d</sup> .....	X	X	X	X	X	--	X	X	--	X	--	--	X	X	--	--	--	
Floodplain <sup>k</sup> .....	-- <sup>j</sup>	X	X	X	X	--	X	X	--	X	X	--	X	X	--	--	--	
Wetland <sup>n</sup> .....	-- <sup>j</sup>	X	--	--	X <sup>n</sup>	--	--	X	--	-- <sup>o</sup>	--	--	--	--	--	--	--	
Wet Soils .....	X	X	X	X	X	--	X	X	--	X	--	--	X	X	--	--	--	
Woodland .....	X	X	X <sup>p</sup>	--	X	X	--	X	X	X	X	X	X	X	X <sup>q</sup>	X	X	
Wildlife Habitat .....	X	X	X	--	X	X	--	X	X	X	X	X	X	X	X	X	X	
Steep Slope .....	X	X	--	--	-- <sup>r</sup>	--	--	--	--	X <sup>s</sup>	X	--	--	--	--	--	--	
Prairie .....	--	-- <sup>g</sup>	--	--	-- <sup>r</sup>	--	--	--	--	--	--	--	--	--	--	--	--	
Park .....	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Historic Site .....	--	-- <sup>g</sup>	--	--	-- <sup>r</sup>	--	--	--	--	--	--	--	X	--	--	--	--	
Scenic Viewpoint .....	X	X	--	--	X	X	X	--	X	X	X	--	X	X	X	X	X	
Natural Area or Critical Species Habitat Site .....	--	--	--	--	-- <sup>q</sup>	--	--	--	--	--	--	--	--	--	--	--	--	

NOTE: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term "environmental corridors" refers to primary and secondary environmental corridors and isolated natural resource areas.

Under the regional plan:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
- Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

GENERAL DEVELOPMENT GUIDELINES

- **Transportation and Utility Facilities:** All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- **Recreational Facilities:** In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings. In all cases however, the proposed recreational development should not threaten the integrity of the remaining corridor lands nor destroy particularly significant resource elements in that corridor. Each such proposal should be reviewed on a site-by-site basis.

The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- **Rural Density Residential Development:** Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

## Table 101 (continued)

- **Other Development:** In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered homesites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.

- **Pre-Existing Lots:** Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.
- All permitted development presumes that sound land and water management practices are utilized.

### FOOTNOTES

<sup>a</sup>The natural resource and related features are defined as follows:

**Lakes, Rivers, and Streams:** Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U. S. Geological Survey quadrangle maps.

**Shoreland:** Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.

**Floodplain:** Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.

**Wetlands:** Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

**Wet Soils:** Includes areas covered by wet, poorly drained, and organic soils.

**Woodlands:** Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.

**Wildlife Habitat:** Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.

**Steep Slope:** Includes areas with land slopes of 12 percent or greater.

**Prairies:** Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.

**Park:** Includes public and nonpublic park and open space sites.

**Historic Site:** Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archaeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.

**Scenic Viewpoint:** Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.

**Natural Area and Critical Species Habitat Sites:** Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

<sup>b</sup>Includes such improvements as stream channel modifications and such facilities as dams.

<sup>c</sup>Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.

<sup>d</sup>Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles which remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.

<sup>e</sup>Certain transportation facilities such as bridges may be constructed over such resources.

<sup>f</sup>Utility facilities such as sanitary sewers may be located in or under such resources.

<sup>g</sup>Electric power transmission lines and similar lines may be suspended over such resources.

<sup>h</sup>Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.

<sup>i</sup>Bridges for trail facilities may be constructed over such resources.

<sup>j</sup>Consistent with Chapter NR 115 of the Wisconsin Administrative Code.

<sup>k</sup>Consistent with Chapter NR 116 of the Wisconsin Administrative Code.

<sup>l</sup>Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the Wisconsin Administrative Code.

<sup>m</sup>Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.

<sup>n</sup>Only an appropriately designed boardwalk/trail should be permitted.

<sup>o</sup>Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.

<sup>p</sup>Generally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.

<sup>q</sup>Only if no alternative is available.

<sup>r</sup>Only appropriately designed and located hiking and cross-country ski trails should be permitted.

<sup>s</sup>Only an appropriately designed, vegetated, and maintained ski hill should be permitted.

Source: SEWRPC 2035 Regional Land Use Plan.

- **Policy:** Encourage the protection of environmental corridors, natural areas, and critical species habitat sites through public and non-profit conservation organization (NCO) fee simple purchase or purchase of conservation easements.
  - **Program:** Study the creation of a dedicated County natural resources preservation fund.
  - **Program:** Continue to study funding options to protect environmental corridors, natural areas, and critical species habitat sites.
  - **Program:** Develop an educational program and distribute educational materials regarding techniques to protect Washington County’s environmental corridors, natural areas, and critical species habitat sites. The educational program focus should include local governments and NCOs.
  - **Program:** Continue to develop and distribute educational materials to the public regarding the benefits of natural resources and the need to protect them from degradation.
  - **Program:** Continue to work with the OWLT and other NCOs to protect environmental corridors, natural areas, and critical species habitat sites.
  - **Program:** Continue to support implementation of the DNR North Branch Milwaukee River Wildlife and Farming Heritage Area project goals.
  - **Program:** Work to protect environmental corridors through the County subdivision review process.
  - **Program:** Continue to work with the Mid-Kettle Moraine Partnership to preserve the valuable natural features and create a connection between the North and South Kettle Moraine State Forests, known as the “Mid-Kettle Moraine” area.
  - **Program:** Continue to implement the recommendations for acquisition and management of natural areas, critical species habitat sites, and significant geological areas as set forth in the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, as modified by the Washington County Park and Open Space Plan.
  - **Program:** Upon adoption of an updated Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin<sup>6</sup> by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.
- **Policy:** Implement strategies regarding the protection and maintenance of woodlands, environmental corridors, exceptional water resources, geologic areas, and threatened and endangered species as recommended in the Washington County Land and Water Resource Management Plan.



The County should continue to work with the Ozaukee Washington Land Trust and other nonprofit conservation organizations to protect environmental corridors, natural areas, and critical species habitat sites.



Washington County should continue to implement the recommendations for acquisition and management of natural areas, critical species habitat sites, and significant geological areas as set forth in the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, as modified by the Washington County Park and Open Space Plan.

<sup>6</sup>An update to the Regional Natural Areas and Critical Species Habitat Protection and Management Plan is anticipated to be completed by SEWRPC in 2009.

- **Program:** Continue to implement the Washington County Park and Open Space Plan and regional natural areas plan.
- **Program:** Promote the use of State and Federal set-aside and preservation programs.
- **Program:** Identify and promote natural resource preservation efforts that have been successful in Washington County and the region.

### *Plant Biodiversity*

- **Goal:** Protect Washington County’s naturally occurring plant biodiversity.
- **Objective:** Control and reduce the spread of invasive plant species in Washington County.
  - **Policy:** Develop programs to control and reduce the spread of invasive plant species in Washington County.
    - **Program:** Implement weed ordinances in County parks and when requested, work cooperatively with local governments to create local weed ordinances.
    - **Program:** Provide for an invasive plant education and outreach program in Washington County through a partnership with the Invasive Plant Association of Wisconsin, the Southeastern Wisconsin Cooperative Invasive Species Management Area, and the Ozaukee Washington Land Trust and promote a cooperative weed management program.
    - **Program:** Work with UW-Extension to provide education and outreach about native plants.



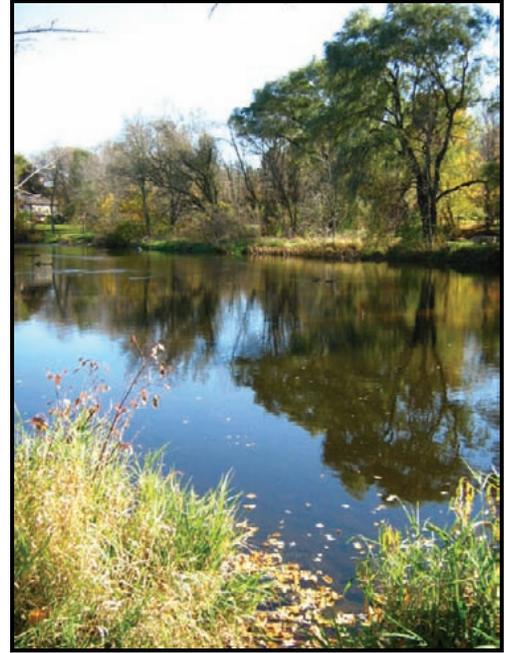
The County should develop programs to control the spread of invasive plant species such as purple loosestrife (pictured here).

### *Floodplains*

- **Goal:** Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.
- **Goal:** Protect floodplains from incompatible land uses.
- **Objective:** Guide urban development away from floodplains.
  - **Policy:** Restrict urban land uses and other incompatible land uses and structures in areas identified as floodplains on Map 77 or by subsequent updates to floodplain mapping approved by FEMA and the DNR.
    - **Program:** Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA.
    - **Program:** Include floodplains on Map 84 (Washington County Land Use Plan map).
    - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance.
    - **Program:** Develop an educational program and distribute educational materials regarding statutory requirements and authorities related to floodplain areas. The educational program focus should include local governments and developers.
    - **Program:** Develop a public educational program and distribute educational materials to the public regarding floodplain management.

## Wetlands

- **Goal:** Protect wetlands from destruction and degradation.
- **Objective:** Guide urban development away from wetlands.
- **Objective:** Protect wetlands from pollution.
  - **Policy:** Restrict urban land uses and other incompatible land uses and structures in wetlands. Require mitigation (restoration of historic wetlands, enhancement of existing wetlands, or creation of new wetlands) if wetlands are destroyed as part of a development project.
  - **Policy:** Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including non-point pollution controls and sewage and stormwater management systems, to protect wetlands in the County from pollution.
    - **Program:** Implement programs recommended under the Surface and Groundwater Resources issue to support the development of land use patterns to protect wetlands in the County from pollution.
    - **Program:** Continue to implement the CRP and Wetland Restoration Program (WRP) (see Chapter III for more information regarding these programs) in Washington County.
    - **Program:** Incorporate the wetlands identified on Map 77 into Map 84 (Washington County Land Use Plan map).
    - **Program:** Consider establishing a program to allow development of small wetlands within areas of high-value developable land in exchange for the preservation of larger off-site wetland areas.
    - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance and amend the shoreland zoning maps to incorporate the updated wetland inventory maps prepared by SEWRPC under a contract with the Department of Natural Resources.
    - **Program:** Continue to partner with the NRCS and DNR to promote wetland creations, enhancements, and restorations in Washington County.
    - **Program:** Work with the Wisconsin Department of Revenue and local governments and assessors to lower the assessment rate on wetlands to help encourage wetland creation and preservation.
  - **Policy:** Implement strategies regarding preservation and restoration of stream corridors, wetlands, and floodplain areas as recommended in the Washington County Land and Water Resource Management Plan.
    - **Program:** Identify stream corridor and floodplain areas to be preserved and/or restored.
    - **Program:** Promote existing programs and conservation easements through semi-annual newsletter articles and one public event each year (i.e. fairs).



Urban and other incompatible land uses and structures in wetlands should be restricted.



The County should implement strategies regarding preservation and restoration of stream corridors, wetlands, and floodplain areas.

- **Suggestions for Local Governments:** The Agricultural, Natural, and Cultural Resources elements of local comprehensive plans should identify natural resources present in the community that residents value. Then goals, objectives, policies, and programs should be developed to address these preservation needs. One set of goals, objectives, policies, and programs should focus on methods to guide urban land uses to land that can sustain such development in an effort to protect lands with natural limitations to building site development and other environmentally sensitive lands (both of which are mapped in the land use element of local comprehensive plans). These areas should also be reflected on the local planned land use map for 2035. Local land use controls such as zoning and land division ordinances should then be reviewed and amended to be consistent with the local comprehensive plan.

Local governments should support the partnership between the County, other government agencies, and NCOs in the effort to protect environmental corridors, natural areas, and critical species habitat sites through fee simple purchase, conservation easements, and educational efforts. Local governments should also review their zoning ordinances and revise them to be consistent with natural resources protection recommendations outlined in the local comprehensive plan and the local planned land use map for 2035. Upland (woodlands) and lowland (floodplains, shorelands, and wetlands) conservancy zoning districts that provide for natural resource protection should be included in the local zoning ordinance if the planned land use map includes features such as environmental corridors.

Local governments should review their zoning ordinances and revise them accordingly to be consistent with floodplain and wetland protection recommendations outlined in the local comprehensive plan and the local planned land use map for 2035. A corresponding conservancy zoning district or districts that provide for natural resource protection should be included in the local zoning ordinance if the planned land use map includes features such as floodplains, wetlands, or lowland conservancy areas. Towns, where shoreland and floodplain areas are regulated under County ordinance, may wish to adopt an overlay district to serve notice to applicants that County regulations apply in addition to local zoning requirements. Cities and villages should continue to implement local shoreland and floodplain zoning ordinance requirements.

## ***Surface and Groundwater Resources Issue***

### *Surface Water Resources*

- **Goal:** Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.
- **Goal:** Protect and enhance surface water quality in Washington County.
  - **Objective:** Reduce sedimentation, pollution, and eutrophication<sup>7</sup> of lakes, rivers, and streams in Washington County.
    - **Policy:** Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including non-point pollution controls and sewage and stormwater management systems, to maintain or enhance water quality.
    - **Program:** Limit the amount of salt used on County highways and encourage local governments to limit the amount of salt used on town, village, and city streets to the minimum necessary to ensure safe driving conditions. Consider using sand rather than salt where feasible.



Salt used on County highways should be limited to the minimum amount necessary to ensure safe driving conditions.

<sup>7</sup>Eutrophication is caused by the increase of chemical nutrients, typically compounds containing nitrogen or phosphorus, in an ecosystem. Eutrophication typically occurs when nutrient pollution is released into water bodies and results in enhanced growth of phytoplankton (an algal bloom), which disrupts normal functioning of the ecosystem.

- **Program:** Support and, where applicable, implement sanitary sewer and stormwater management standards recommended in the regional water quality management plan update (RWQMP).<sup>8</sup>
- **Program:** Continue to develop and distribute educational materials to the public regarding non-point and point source pollution.
- **Program:** Continue to enforce compliance with the Animal Waste Storage Facility Code, Chapter 16, of the Washington County Code of Ordinances.
- **Program:** Continue to enforce the recommendations for management of animal waste storage facilities and utilization of waste set forth in Standard 590 of the USDA-NRCS Technical Guide and conduct annual follow-up inspections.
- **Program:** Develop methods to investigate the impacts of thermal pollution of water quality.
- **Program:** Continue to ensure compliance with NR 216 of the *Wisconsin Administrative Code* through subdivision and shoreland zoning reviews, including construction site pollutant control (including plan review and compliance inspections) and post-construction stormwater management (including plan review and compliance inspections).
- **Program:** Continue to work with DNR to analyze improvements on selected streams and watersheds based on compliance with NR 151 and BMP's implemented on parcels.
- **Program:** Continue to work on agricultural performance standards of NR 151 regarding evaluation of parcels for compliance.
- **Program:** Assist other government agencies with implementation of the RWQMP.
- **Program:** Work collaboratively with the Milwaukee Metropolitan Sewerage District (MMSD) and SEWRPC to prepare and implement the RWQMP.
- **Policy:** Implement strategies regarding protection and improvement to surface and groundwater through proper use of fertilizers and pesticides as recommended in the Washington County Land and Water Resource Management Plan.



The County should continue to enforce Chapter 16 of Washington County Code of Ordinances, which describes appropriate methods for animal waste storage.



Silt fences are a method for controlling construction site pollutants.



The County should implement strategies regarding the protection and improvement to surface and groundwater through proper use of fertilizers and pesticides, as recommended in the Washington County Land and Water Resource Management Plan.

<sup>8</sup>An update to the Regional Water Quality Management Plan was completed in 2007.

- **Program:** Organize and participate in training/learning events for government officials and staff, utilities, public and private property owners, and land managers to increase awareness of proper use of fertilizer, pesticides, and deicers.
- **Program:** Continue to develop a compliance monitoring process to assist farmers and private consultants with the development and implementation of nutrient management plans on croplands, and monitor compliance on 10 percent of planned acres annually.
- **Program:** Maintain working relationship with DNR to be kept informed of fertilizers and pesticides being applied in Washington County.
- **Program:** Continue to work with farmers to implement the recommendations of the Land and Water Resource Management Plan.
- **Objective:** Ensure surface water resources remain a recreational focal point in Washington County.
  - **Policy:** Encourage recreational use of surface water resources located in the County by residents and visitors.

### *Groundwater Resources*

- **Goal:** Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.
- **Goal:** Protect, conserve, and enhance groundwater quality and quantity in Washington County.
- **Objective:** Protect groundwater quality and quantity in Washington County from the loss of recharge areas (as shown on Map 52) , excessive or overly concentrated pumping, inappropriate private onsite waste treatment systems, surface water pollution, and careless agricultural practices.
- **Objective:** Ensure a safe drinking water supply.
  - **Policy:** Support the development of land use patterns and water quality control facilities, programs, and operational improvements, including non-point pollution controls and sewage and stormwater management systems, to protect and enhance water quality.
    - **Program:** Implement programs recommended under the Natural Areas Protection issue to support the development of land use patterns to effectively meet the wastewater disposal and stormwater runoff control needs of the County.
    - **Program:** Continue to implement the County Sanitary Code, Chapter 25, of the Washington County Code of Ordinances, which includes regulation of private onsite waste treatment systems (POWTS).
    - **Program:** Continue to develop and distribute educational materials to the public regarding non-point and point source pollution.
    - **Program:** Continue to promote groundwater infiltration in areas associated with natural groundwater recharge by minimizing impermeable areas and promoting wetland creations, enhancements, and restorations.
    - **Program:** Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.<sup>9</sup>



Groundwater infiltration in areas associated with natural groundwater recharge should continue to be promoted in Washington County.

<sup>9</sup>A Regional Water Supply Plan is anticipated to be completed by SEWRPC in 2009.

- **Program:** Assist SEWRPC in developing and implementing the regional water supply plan. Upon adoption of the plan by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.
- **Program:** Work with the DNR to develop a public educational program and distribute educational materials to the public regarding well water safety information and well monitoring.
- **Program:** Promote landfill abandonment/monitoring efforts.
- **Policy:** Implement strategies to protect and improve the quality and quantity of groundwater as recommended in the Washington County Land and Water Resource Management Plan.
- **Policy:** Implement strategies to provide safe drinking water as recommended in the Washington County Land and Water Resource Management Plan.
  - **Program:** Encourage the protection of groundwater recharge areas identified in the regional water supply plan.
  - **Program:** Continue to identify unused wells through farmstead inventories and subdivision reviews and promote proper abandonment of wells.
  - **Program:** Continue to promote and provide assistance for proper well abandonment.
  - **Program:** Assist local communities in developing “Wellhead Protection Plans” for public wells to protect drinking water sources.
  - **Program:** Identify and map springs, cold water streams, and their recharge areas.
  - **Program:** Continue to implement the Quaa Creek Watershed Management Plan, which is designed to preserve water quality, restore natural resources within riparian corridors, and enhance existing and planned stormwater and erosion control practices.
  - **Program:** Raise awareness about groundwater levels, water infiltration, and aquifer recharge.
  - **Program:** Develop an outreach program to increase well water sampling.
  - **Program:** Raise awareness about levels of well contaminants.
  - **Program:** Increase awareness and promote action for proper groundwater protection practices.
- **Objective:** Reduce reliance on groundwater resources for water supply in Washington County.
- **Objective:** Enhance groundwater recharge.
- **Objective:** Encourage the reduction of impervious surfaces.
  - **Policy:** Support the development of land use patterns, water supply infrastructure, including operational improvements, and water consumption methods to effectively meet the water supply needs of the County.
    - **Program:** Promote water recycling for irrigation and other suitable uses.
    - **Program:** Implement programs recommended under the Natural Areas Protection issue to support the development of land use patterns that protect wetlands, floodplains, environmental corridors, and other natural resource areas that will provide areas for groundwater recharge.
    - **Program:** Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.
    - **Program:** Work with SEWRPC, the DNR, and with local governments that operate sewage treatment plants to study the feasibility of using treated wastewater from sewage treatment plants to recharge groundwater rather than releasing it to surface waters.

- **Suggestions for Local Governments:** The Agricultural, Natural, and Cultural Resources element of local comprehensive plans should include goals, objectives, policies, and programs that are designed to protect and conserve surface water and groundwater resources within the community. One set of goals, objectives, policies, and programs should focus on methods to guide the development of urban land uses away from areas that will impact surface water and groundwater resources such as groundwater recharge areas (which should be mapped in the local agricultural, natural, and cultural resources element). These areas should also be reflected in the land use element on the local planned land use map for 2035. Zoning and subdivision ordinances should then be reviewed and amended accordingly to be consistent with the local comprehensive plan.

Goals, objectives, policies, and programs that address non-point and point source pollution and additional State requirements such as NR 216 (stormwater discharge permits for applicable communities) and NR 151 (runoff management) of the *Wisconsin Administrative Code* should be developed as part of the element as applicable to each community. Existing construction site erosion control ordinances should be enforced and programs such as an illicit discharge detection and elimination component should be considered.

Local governments should also be aware of the POWTS and Animal Waste Storage requirements in the Washington County Code of Ordinances. Local governments should review and distribute the various educational materials developed by Washington County to promote the conservation of surface water and groundwater resources and assist with implementation of County, State, and Federal water conservation programs within the community. In addition, local governments should assist in the implementation of recommendations outlined in the regional water quality management plan update and the regional water supply plan in the community.

Goals, objectives, policies, and programs regarding water supply sources and infrastructure should be addressed in Chapter XII, the utilities and community facilities element, of local government comprehensive plans. Communities should assess their impact on water supply sources such as groundwater. Groundwater supply should be analyzed when considering recommendations for future infrastructure.

### ***Environmental Health Issue***

- **Goal:** Reduce the risk of disease, injury or premature death of citizens of Washington County associated with or caused by hazardous environmental factors where they live, work and play.
- **Objective:** Reduce human health hazards and health nuisances for citizens of Washington County.
  - **Policy:** Continue enforcement of County Code Chapter 8: Human Health Hazards in compliance with Section 254.55 of the *Wisconsin Statutes*. Section 254.04(2) defines a “human health hazard” as a substance, activity or condition that is known to have the potential to cause acute or chronic illness or death if exposure to the substance, activity or condition is not abated.
    - **Program:** Continue to provide evaluation, education and referral to citizens seeking information on adverse health conditions.
    - **Program:** Continue to encourage referral of complaints to the appropriate local government by citizens using the Health Department form when appropriate.
    - **Program:** Continue to provide resources and assistance to local governments as requested.
    - **Program:** Continue to provide evaluations and recommendations to local governments as requested.
    - **Program:** Continue to promote intergovernmental agreements for evaluation and enforcement of human health hazards.
    - **Program:** Continue to provide written orders to abate human health hazards or nuisances when appropriate.
    - **Program:** Continue to provide follow-up evaluation and clearance orders as indicated.
  - **Policy:** Implement recommendations in the 2006 – 2010 Health Department Strategic Plan and/or 2006 – 2010 Washington County Community Health Improvement Plan (CHIP).



The County should continue the monitoring and testing of County owned swimming beaches for safe water quality.

- **Program:** Continue to update the CHIP and Strategic Plan every five years.
- **Program:** Continue to encourage existing groups and agencies working on issues identified in the CHIP to utilize the updated plan as appropriate.
- **Program:** Continue to ask that groups or agencies conducting activities that support any of the health indicator categories to contact the Health Department to share activities and/or outcomes of those activities/programs/initiatives.
- **Program:** Continue to encourage groups/agencies to collaborate on support for the priorities identified in the CHIP.
- **Program:** Continue to encourage groups/agencies to review goals of all health indicator categories when planning activities and programming.
- **Program:** Continue to ask that groups/agencies identifying additional measurable objectives or outcomes for categories contact the Health Department to share information.
- **Policy:** Continue enforcement of state public health regulations in *Wisconsin Statutes* Chapters 250 through 254 and *Administrative Code* in accordance with Section 6.04 of the County Code of Ordinances.
- **Program:** Continue to support environmental health regulations affecting food safety, drinking water, vector (carrier that transfers an infective agent from one host to another) control, recreational water quality, hazardous waste recycling, and air quality.
- **Program:** Continue monitoring and testing County owned swimming beaches for safe water quality per Section 254.46 of the *Statutes*.
- **Program:** Continue DNR subcontract for inspection of transient non-community wells.
- **Program:** Continue to support development of the Washington County Health Department’s capacity to offer a full range of environmental health services (i.e. facilities inspections, radon education and monitoring, air quality monitoring, hazardous waste control including medication clean sweeps, rabies consultation, lead screening and risk assessment services, vector control, septic system inspections, recreational water management, disease investigations and tobacco control activities).
- **Program:** Continue to coordinate activities of other environmental health professionals employed by the County outside the Health Department by the Board of Health in compliance with Section 251.04(8) of the *Statutes*.
- **Policy:** Investigate methods to collect and safely dispose of unused pharmaceuticals.
  - **Program:** Work with pharmacies and medical centers in Washington County to develop and conduct an unused pharmaceutical collection and disposal program.
- **Policy:** Limit overflows from sewage treatment plants to within limits allowed by the Wisconsin Pollutant Discharge Elimination System Permit Program.

- **Program:** Encourage local governments that operate sewage treatment plants to implement locally-designed programs similar to the Capacity, Management, Operations, and Maintenance (CMOM) program that is currently being promoted by the United States Environmental Protection Agency (USEPA) as a means of evaluating and maintaining sewage collection systems.
- **Objective:** Reduce risk of adverse health effects or injury to citizens of Washington County associated with facilities licensed for public use.
  - **Policy:** Continue networking initiated with local licensed facilities when the County assumed limited agent status in 2007.
    - **Program:** Continue cross training of public health nurses as sanitarians under the supervision of a Registered Sanitarian employed by the Health Department and reporting to the Board of Health per Section 251.04 (8) of the *Statutes*.
    - **Program:** Assume agent status from the Wisconsin Division of Public Health for licensing of facilities serving the public under Section 254.69 of the *Statutes* on or before July 2009.
    - **Program:** Continue to assure compliance with safety and sanitary regulations in Chapter 254 of the *Statutes* and *Wisconsin Administrative Code* Chapters HFS 172: Pools; HFS 173: Tattoo and Body Piercing; HFS 178: Campgrounds; HFS 195: Hotels, Motels and Tourist Rooming Houses; HFS 196: Restaurants; HFS 197: Bed and Breakfast Establishments; and HFS 198: Vending of Food by July 2009 for all licensed facilities in the County.
    - **Program:** Conduct site visits to provide education, consultation, inspection and resources to all licensed facilities serving the public at least once every 12 months starting in July 2009.
    - **Program:** Continue to assure environmental health conditions that do not adversely affect the health, comfort, safety, or well-being of individuals using public licensed facilities.
    - **Program:** Reduce exposure to environmental and safety hazards in public lodging and recreational areas.
    - **Program:** Continue to promote public awareness of food, water, and recreational safety.
    - **Program:** Continue to promote uniform statewide public health standards to prevent and control exposure to food borne, water borne, or recreational hazards.
    - **Program:** Continue to promote timely investigations of communicable diseases associated with licensed facilities.

#### *Animal Waste*

- **Goal:** Reduce the human and environmental risks posed by animal waste.
  - **Objective:** Continue enforcement of the County's Manure Storage Ordinance (Chapter 16).
  - **Objective:** Ensure that all livestock operations have no overflowing manure storage facilities; no unconfined manure stacks within Water Quality Management Areas (WQMAs); no direct runoff from feedlots or stored manure to water resources; and no animals in streams where degradation of the stream bank has or is likely to occur.
  - **Objective:** Assist with the planning and development of livestock expansions.
    - **Policy:** Implement strategies regarding reducing the human and environmental risks posed by animal waste and as recommended in the Washington County Land and Water Resource Management Plan.
      - **Program:** Develop an inspection procedure and schedule for manure storage facilities. Inspect 20 percent of facilities annually and take follow-up action as needed.
      - **Program:** Continue to provide high quality technical review and planning assistance.
      - **Program:** Continue to educate producers, town officials, agricultural lenders and contractors regarding ordinance requirements (town meetings, newsletters, etc.).

- **Program:** Continue to map existing livestock operations using the County Geographic Information System.
- **Program:** Continue on-site inventories of existing operations to determine compliance.
- **Program:** Continue to assist five producers annually with implementing corrective measures.
- **Program:** Implement a monitoring and inspection procedure that encompasses State Performance Standards.
- **Program:** Continue to provide technical assistance for expansion projects.

*Hazardous Waste*

- **Goal:** Reduce the human and environmental risks posed by hazardous waste.

- **Objective:** Provide cost effective ways for County residents to dispose of unused hazardous waste to protect County resources through Clean Sweep.

- **Objective:** Increase awareness on the hazards of dioxins and other toxins/carcinogens emitted by open burning.

- **Policy:** Implement strategies regarding reducing the human and environmental risks posed by hazardous waste and as recommended in the Washington County Land and Water Resource Management Plan.

- **Program:** Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs.
- **Program:** Continue to promote partnering with local municipalities and business community involving program initiative.
- **Program:** Continue to conduct a Countywide Clean Sweep program periodically and incorporate other recycling efforts and awareness into the program.
- **Program:** Provide educational materials to landowners as part of farm assessment.
- **Program:** Provide educational materials outlining the hazards of dioxins and other toxins/carcinogens emitted by open burning.



The County should continue to provide cost effective ways for County residents to dispose of unused hazardous waste to protect County resources through Clean Sweep.



Washington County should continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs.

- **Suggestions for Local Governments:** Local governments should consider partnering with the County, other government agencies, and the business community in implementing environmental health programs. This should include open communication with the County Health Department to provide information to maintain complete inventories and report outcomes related to environmental health related programs. Local government comprehensive plans and land use control ordinances should allow for the wise use of land to promote environmental health.

## Nonmetallic Mineral Resources Issue

- **Goal:** Ensure an adequate supply of nonmetallic minerals (sand, gravel, and crushed limestone) at a reasonable cost for new construction and maintenance of existing infrastructure.
- **Objective:** Encourage the wise management of remaining potential nonmetallic mineral resource areas in Washington County. Areas with good potential as sources of nonmetallic minerals are shown on Maps 78 and 79. These maps also illustrate where extraction of nonmetallic minerals resources is precluded due to existing development, protective ownership or zoning, primary environmental corridors, or other factors.



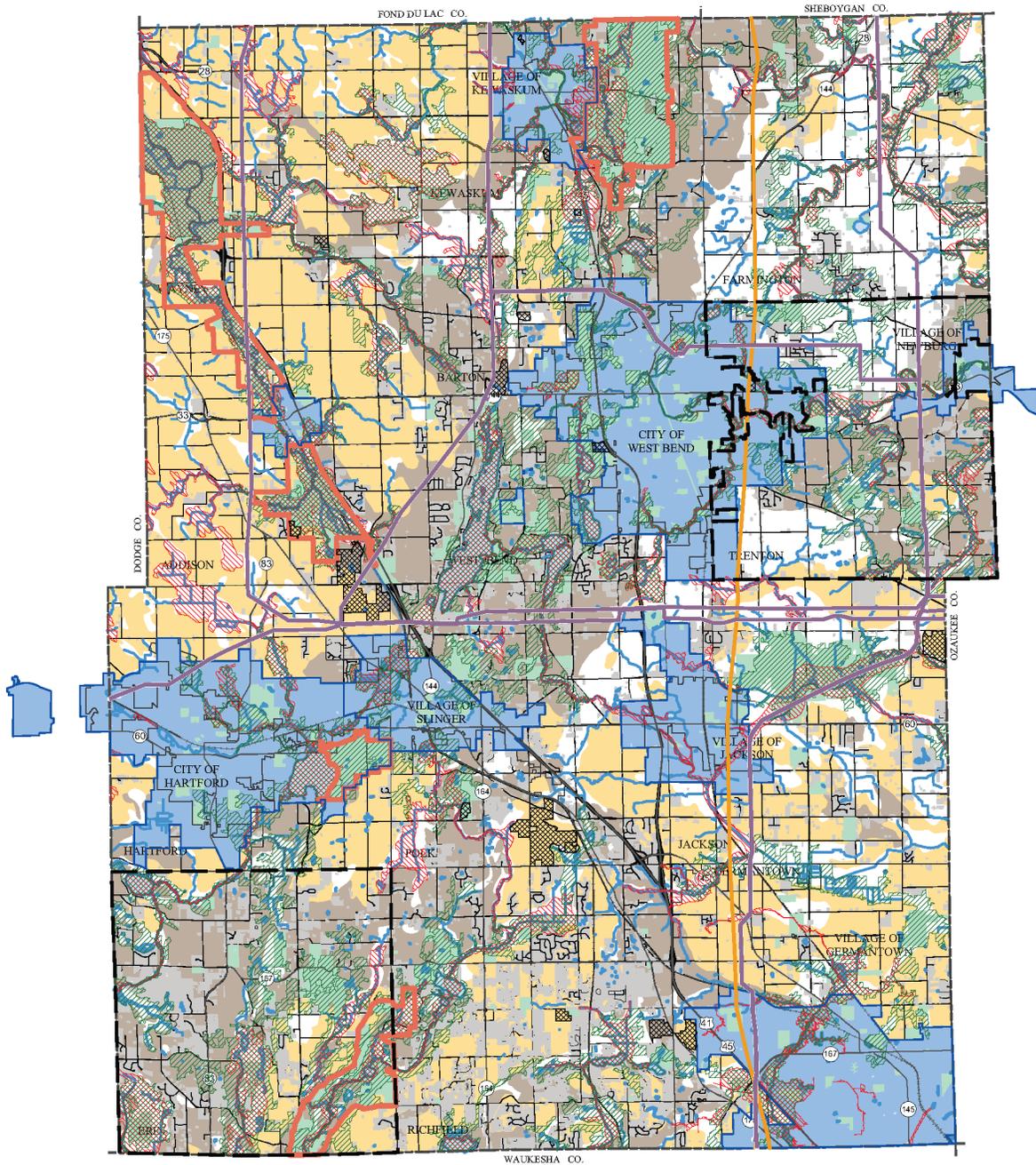
It is a goal in Washington County to ensure an adequate supply of nonmetallic minerals at a reasonable cost for new construction and maintenance of existing infrastructure.

- **Policy:** Support the development of land use patterns and regulations to effectively meet the need for nonmetallic mineral in the County, while limiting the effects of extractive operations (dust, noise, and truck traffic) on County residents.
- **Policy:** Encourage full exploitation of existing and future mining sites, in accordance with approved reclamation plans. For future sites or the expansion of existing sites, promote the expansion as close as possible or adjacent to existing sites. Where a new site is not adjacent to an existing site, allow for the transport of raw material into an existing site for processing.
- **Program:** Continue to develop an educational program and distribute educational materials regarding statutory requirements for non-metallic mining reclamation plans and the mineral rights program. The educational program focus should include local government officials and staff, operators, and the public.
- **Program:** Work with local governments and nonmetallic mineral producers to identify suitable areas with commercially viable sources of nonmetallic minerals. Ideally, suitable areas should be located in sparsely populated areas and not have significant natural resources.
- **Program:** Continue to provide written notice of public meetings and hearings to owners and operators of nonmetallic mining operations and to persons who have registered a marketable nonmetallic mineral deposit under Section 295.20 of the *Wisconsin Statutes* in which the allowable use or intensity of use of a property is proposed to be changed by the County comprehensive plan. Those who would like to be notified of these meetings must request the County to send notification.
- **Program:** Continue to maximize use of recycled asphalt and other building materials in County projects in order to conserve limited nonmetallic mineral resources. Encourage public and local government use of recycled asphalt and other building materials.
- **Program:** Continue to enforce Chapter 18, Nonmetallic Mining Reclamation, of the Washington County Code of Ordinances in cities, villages, and towns that have not adopted a local reclamation ordinance under Section 295.14 of the *Wisconsin Statutes* and Section NR 135.32 (2) of the *Wisconsin Administrative Code*.
- **Policy:** Implement strategies regarding nonmetallic mining reclamation as recommended in the *Washington County Land and Water Resource Management Plan*.



Washington County should encourage full exploitation of existing and future mining sites, in accordance with approved reclamation plans.

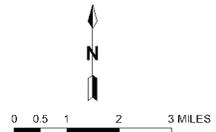
CONSTRAINTS TO SAND AND GRAVEL EXTRACTION IN WASHINGTON COUNTY: 2006



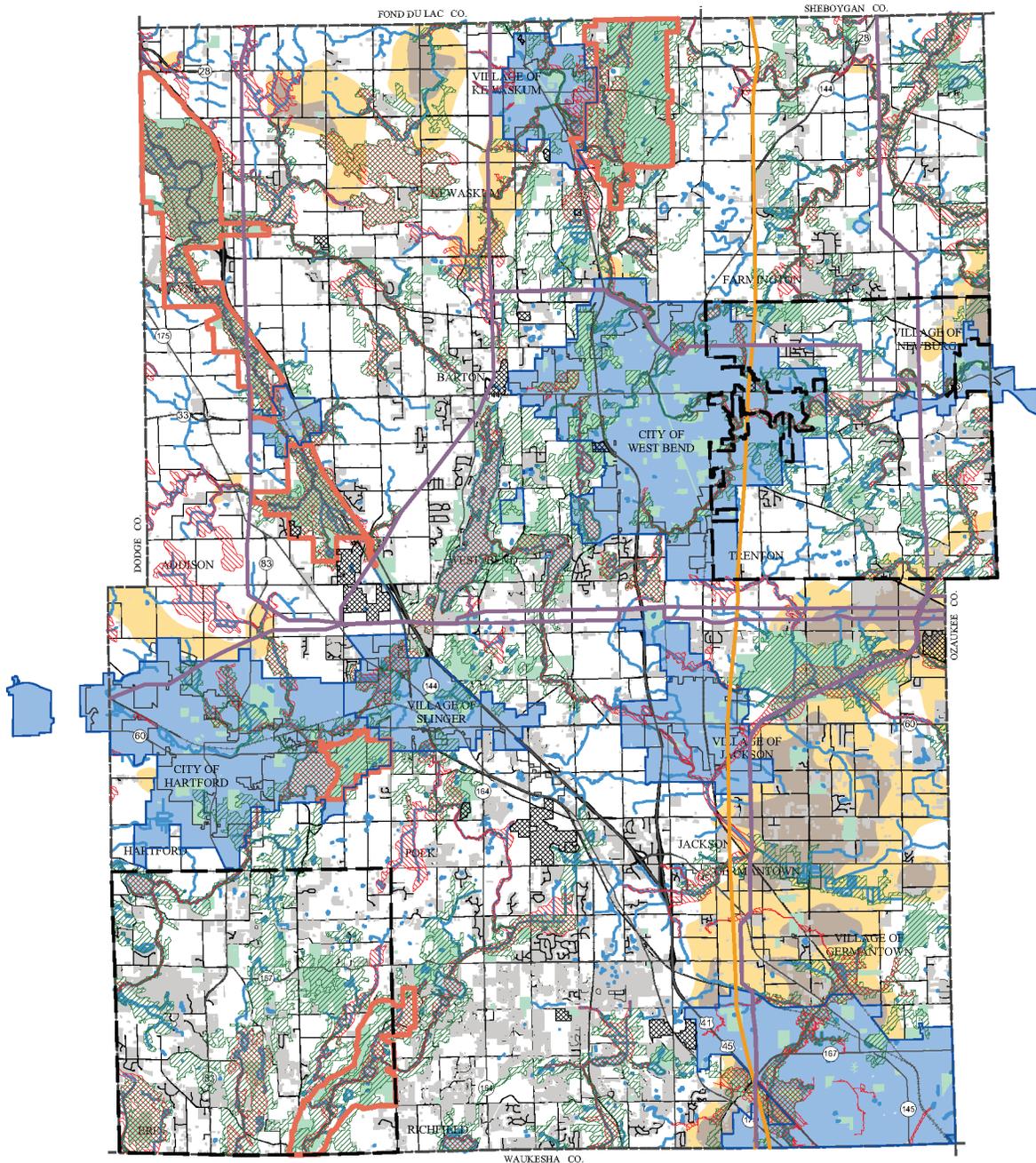
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|  | <b>OUTWASH DEPOSIT AREA</b><br>HIGHEST POTENTIAL FOR SIGNIFICANT DEPOSITS OF GRAVEL AND COARSE TO MEDIUM SAND        |  | <b>DNR PROJECT BOUNDARY</b>                                |
|  | <b>GLACIAL TILL AREA</b><br>MAY CONTAIN LOCAL ECONOMIC DEPOSITS OF SAND AND GRAVEL. RESOURCE POTENTIAL MEDIUM TO LOW |  | <b>ELECTRIC TRANSMISSION LINE</b>                          |
|  | <b>AREAS OF EXISTING DEVELOPMENT OUTSIDE PLANNED SEWER SERVICE AREAS</b>   |  | <b>NATURAL GAS PIPELINE</b>                                |
|  | <b>EXISTING PARK AND OPEN SPACE SITE</b>   |  | <b>NAVIGABLE WATER BODY (LAKE, POND, RIVER, OR STREAM)</b> |
|  | <b>EXISTING QUARRY</b>   |  |  |
|  | <b>PLANNED SEWER SERVICE AREA</b>  |  |  |
|  | <b>SURFACE WATER</b>   |  |  |
|  | <b>FLOODWAY (INCLUDES ENTIRE 100-YEAR FLOODPLAIN WHERE FLOODWAY HAS NOT BEEN DETERMINED)</b>                         |  |  |
|  | <b>PRIMARY ENVIRONMENTAL CORRIDOR</b>  |  |  |
|  | <b>TOWN ZONING ORDINANCE DOES NOT ALLOW NONMETALLIC MINING (TOWN OF ERIN AND TOWN OF TRENTON)</b>                    |  |  |

NOTE: NATURAL VEGETATION CANNOT BE REMOVED IN A SETBACK AREA ADJACENT TO NAVIGABLE WATERS. THE SETBACK IS BASED ON THE WATERBODY CLASSIFICATION ESTABLISHED BY THE WASHINGTON COUNTY SHORELAND, WETLAND, AND FLOODPLAIN ORDINANCE. NATURAL VEGETATION CANNOT BE REMOVED WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK (OHWM) OF CLASS 1 WATERBODIES; WITHIN 50 FEET OF THE OHWM OF CLASS 2 WATERBODIES; OR WITHIN 35 FEET OF THE OHWM OF CLASS 3 WATERBODIES.

Source: Public Service Commission of Wisconsin, Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, Washington County, and SEWRPC.



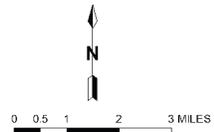
CONSTRAINTS TO EXTRACTION OF CRUSHED OR BUILDING STONE IN WASHINGTON COUNTY:2006



- AREA UNDERLAIN BY SILURIAN DOLOMITE (LIMESTONE) WITHIN 25 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
- AREA UNDERLAIN BY SILURIAN DOLOMITE (LIMESTONE) BETWEEN 25 AND 50 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE, BUT EXTRACTION IS MORE COSTLY
- AREAS OF EXISTING DEVELOPMENT OUTSIDE PLANNED SEWER SERVICE AREAS
- EXISTING PARK AND OPEN SPACE SITE
- EXISTING QUARRY
- PLANNED SEWER SERVICE AREA
- SURFACE WATER
- FLOODWAY (INCLUDES ENTIRE 100 - YEAR FLOODPLAIN WHERE FLOODWAY HAS NOT BEEN DETERMINED)
- PRIMARY ENVIRONMENTAL CORRIDOR
- TOWN ZONING ORDINANCE DOES NOT ALLOW NONMETALLIC MINING (TOWN OF ERIN AND TOWN OF TRENTON)
- DNR PROJECT BOUNDARY
- ELECTRIC TRANSMISSION LINE
- NATURAL GAS PIPELINE
- NAVIGABLE WATER BODY (LAKE, POND, RIVER, OR STREAM)

NOTE: NATURAL VEGETATION CANNOT BE REMOVED IN A SETBACK AREA ADJACENT TO NAVIGABLE WATERS. THE SETBACK IS BASED ON THE WATERBODY CLASSIFICATION ESTABLISHED BY THE WASHINGTON COUNTY SHORELAND, WETLAND, AND FLOODPLAIN ORDINANCE. NATURAL VEGETATION CANNOT BE REMOVED WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK (OHWM) OF CLASS 1 WATERBODIES; WITHIN 50 FEET OF THE OHWM OF CLASS 2 WATERBODIES, OR WITHIN 35 FEET OF THE OHWM OF CLASS 3 WATERBODIES.

Source: Public Service Commission of Wisconsin, Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, Washington County, and SEWRPC.



- **Program:** Continue to approve and permit sites and reclamation plans annually.
- **Program:** Continue to inspect sites to ensure plan compliance and update financial guarantees.
- **Suggestions for Local Governments:** Local government comprehensive plans and land use control ordinances should allow for the wise management of potential nonmetallic mineral resource areas to ensure an adequate supply of aggregate at a reasonable cost for new construction and maintenance of existing infrastructure. The local comprehensive plan should contain inventory maps identifying those areas with potentially marketable nonmetallic mineral resources

Currently, most local governments limit extractive sites to specific extractive districts, and many require a conditional use permit for extractive sites within those districts (see Table 102).<sup>10</sup> This requires operators of proposed extractive sites to obtain both approval of a rezoning and a conditional use permit (CUP). Local governments should consider amending their zoning ordinances to allow nonmetallic mining as a conditional use in agricultural districts, in addition to specific extractive districts. This would streamline the process for permitting extractive sites, yet still provide for local government review as part of the CUP process.

Those local governments that have adopted local nonmetallic mining reclamation ordinances should continue to enforce the ordinance and those local governments that have not adopted an ordinance should partner with the County to ensure the County ordinance is enforced. Local governments should also develop a method to notify owners and operators of nonmetallic mining operations and persons who have registered a marketable nonmetallic mineral deposit of meetings and hearings in which the allowable use or intensity of use of the property is proposed to be changed by the local government.

### ***Park and Open Space Preservation Issue***

#### ***Parks and Open Space***

- **Goal:** Preserve and enhance the system of parks and open space within Washington County.
- **Objective:** Provide an integrated system of public parks and related open space areas that will provide County residents with adequate opportunities to participate in a wide range of outdoor recreation activities.
  - **Policy:** Implement the park and outdoor recreation element of the Washington County Park and Open Space Plan.<sup>11</sup>
    - **Program:** Incorporate the adopted park and outdoor recreation element of the Washington County Park and Open Space Plan into Map 84 (Washington County Land Use Plan map), with the exception of proposed County Parks B and E.<sup>12</sup>



The County should continue to provide an integrated system of public parks and open spaces to provide County residents with a wide range of outdoor recreation opportunities.

<sup>10</sup>Several existing extractive sites operate as nonconforming uses (uses established prior to the adoption of zoning regulations); and therefore are not located in the zoning districts listed on Table 102.

<sup>11</sup>See SEWRPC Community Assistance Planning Report No. 136, 3<sup>rd</sup> edition, A Park and Open Space Plan for Washington County, March 2004.

<sup>12</sup>Proposed park site B has been acquired by the MMSD as part of its “Greenseams” program for stormwater management and open space preservation, and proposed park site E has been acquired for private development. Neither site is available for use as a County park.

Table 102

**ZONING DISTRICTS IN WASHINGTON COUNTY COMMUNITIES  
IN WHICH NONMETALLIC MINING MAY BE ALLOWED: 2007**

Local Government	Zoning District	Comments <sup>a</sup>
Village of Germantown .....	M-4 (Mineral Extraction District)	Mining or extraction of rock, slate, gravel, sand, topsoil, and other materials may be allowed as a conditional use
Village of Kewaskum .....	M-3 (Extractive District)	Quarrying of gravel, mineral ore, sand, or stone may be allowed as a conditional use
Town of Addison .....	Q-1 (Quarrying and Non-metallic Mining District)	All quarrying and non-metallic mining activities may be allowed as a conditional use
Town of Barton .....	QE (Quarrying and Extractive District)	Quarrying and other extractive and related operations may be allowed as a conditional use
Town of Farmington.....	ID (Industrial District)	Quarrying may be allowed as a conditional use
Town of Germantown .....	Industrial District	Quarries, sand or gravel pits, excavation for the purposes of removing stone or gravel are permitted uses
Town of Hartford .....	AP (Agricultural Preservation District) AT (Agricultural Transition	Non-metallic mining may be allowed as a conditional use
Town of Jackson.....	Q-1 (Quarrying District)	Quarrying may be allowed as a conditional use
Town of Kewaskum .....	EA (Agricultural Preservation District) A-1 (Agricultural/Open-Space District)	Quarrying and other extractive and related operations may be allowed as a conditional use
Town of Polk.....	Q-1 (Quarrying District)	Removal of rock, slate, gravel, sand, and topsoil and accessory or related uses may be permitted through approval of a quarrying permit
Town of Richfield .....	M-5 (Extractive District)	Mining or extraction of rock, slate, gravel, sand, topsoil, and other minerals may be allowed as a conditional use
	All Districts	Mining and mineral extraction activities limited to a term of not more than five years and on parcels of less than 20 acres may be allowed as a conditional use
Town of Wayne.....	Q-1 (Quarrying District)	Quarrying of gravel, mineral ore, sand, or stone may be allowed as a conditional use
Town of West Bend .....	M-1 (Industrial District)	Mineral extraction may be allowed as a conditional use

Note: In addition to the zoning districts listed above that allow nonmetallic mining, several existing mines in Washington County are non-conforming uses in other zoning districts.

<sup>a</sup>All extractive uses are subject to conditions specified in the zoning ordinance. Local plan commissions may also attach additional conditions to the conditional use permit.

Source: Local government zoning ordinances and SEWRPC.

- **Program:** Create new County parks, provide new facilities and improvements at existing major parks, and develop areawide trails and boat access facilities to major lakes, as recommended in the Washington County Park and Open Space Plan; with the exception of proposed County Parks B and E.
- **Program:** Allocate funds for the development of a Park Management Plan for the County Park System as recommended in the Washington County Park and Open Space Plan.
- **Program:** Allocate funds for the development of a detailed bike and pedestrian plan for Washington County as recommended in the Washington County Park and Open Space Plan.



Washington County should continue to create new County parks, provide new facilities and improvements at existing major parks, and develop areawide trails and boat access facilities to major lakes, as recommended in the Washington County Park and Open Space Plan.

- **Program:** Acquire the St. Anthony Maple Woods area and re-establish forest interior bird habitat on the site. Support the acquisition and development of the Shady Lane Woods site and reestablishment of forest interior habitat by the Ozaukee Washington Land Trust. Recommendations for reestablishment of forest interior habitat on these sites are recommended in the regional natural areas plan and the Washington County Park and Open Space Plan.
- **Program:** Implement the recommendations for acquisition and management of natural areas, critical species habitat sites, and significant geological areas as set forth in the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, as modified by the Washington County Park and Open Space Plan.
- **Program:** Upon adoption of an updated Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin<sup>13</sup> by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.
- **Program:** Continue to support DNR acquisition and protection of lands within the project boundaries approved by the Natural Resources Board on a willing seller-willing buyer basis. These sites are shown on Map 29 in Chapter III and include the Loew Lake and Northern Units of the Kettle Moraine State Forest, the North Branch Milwaukee River Wildlife and Farming Heritage Area, the Allenton, Jackson Marsh, and Theresa Marsh Wildlife Areas, scattered wetland sites, and lands accommodating portions of the Ice Age Trail.
- **Program:** Continue to update and adopt County park and open space plans on a regular basis to maintain County eligibility to receive available State and Federal outdoor recreation grants.
- **Policy:** Develop a County ATV trail and an east-west bicycle trail.
  - **Program:** Investigate options for providing a County ATV trail and an east-west bicycle trail as part of the next update of the Washington County Park and Open Space Plan.



The County should continue to support the DNR acquisition and protection of lands within the project boundaries approved by the Natural Resources Board on a willing seller-willing buyer basis, such as the Loew Lake Unit of the Kettle Moraine State Forest pictured here.



Washington County should investigate options for providing a County ATV trail and an east-west bicycle trail as part of the next update of the Washington County Park and Open Space Plan.

<sup>13</sup>An update to the Regional Natural Areas and Critical Species Habitat Protection and Management Plan is anticipated to be completed by SEWRPC in 2009.

*Natural Resources and Rural Character*

- **Goal:** Preserve and enhance Washington County’s natural resources.
- **Goal:** Preserve rural character and vistas outside planned sewer service areas.
- **Objective:** Preserve high-quality open space lands for protection of the underlying natural resource base and enhancement of the social and economic well being and environmental quality of the County.
  - **Policy:** Encourage the protection of high-quality open space lands through public and non-profit conservation organization (NCO) fee simple purchase and purchase of conservation easements.
  - **Policy:** Implement the recommended open space preservation element of the Washington County Park and Open Space Plan.
    - **Program:** Implement programs recommended under the Natural Areas Protection Issue to preserve high-quality open space lands in Washington County.
    - **Program:** Continue to work with the DNR, National Park Service, and Ice Age Park and Trail Foundation to implement the recommendations set forth in the Ice Age Trail Corridor Plan and incorporated into the Washington County Park and Open Space Plan.
    - **Program:** Continue to acquire the natural areas and critical species habitat sites recommended for County acquisition and management in the regional natural areas plan, as modified by the Washington County Park and Open Space Plan.
    - **Program:** Continue to apply for DNR Stewardship and other available grants for acquisition of park and open space sites and development of recreational facilities.
    - **Program:** Work to protect environmental corridors through the County shoreland zoning permitting process and the subdivision review process.
    - **Program:** Incorporate the recommended open space preservation element of the Washington County Park and Open Space Plan into Map 84 (Washington County Land Use Plan map).
    - **Program:** Continue preserving environmentally significant open space lands (including primary environmental corridors, secondary environmental corridors, and isolated natural resource areas) by encouraging public agencies or nonprofit conservation organizations to acquire the land for natural resource protection or open space preservation purposes or for public park or trail use.
    - **Program:** Continue to educate the public and local governments about the benefits of parks and open spaces.
    - **Program:** Continue to promote Washington County parks and open spaces as related to tourism in the County.
    - **Program:** Continue to work with appropriate organizations to promote nature-based tourism programs in the County.



The Ice Age Trail Corridor Plan includes the Mid-Kettle Moraine area, located in Washington and Waukesha Counties, between the northern and southern units of the Kettle Moraine State Forest.



The County should continue to work with appropriate organizations to promote nature-based tourism programs in the County.

- **Suggestions for Local Governments:** Local governments wishing to maintain a local park system that provides facilities for intensive recreational purposes (ball fields, play lots, etc) and picnicking facilities should develop and/or update a local park and open space plan. These plans should be updated and adopted by the local governing body every five years and certified by the DNR to ensure local government eligibility for available State and Federal grants to fund capital improvements and land acquisition associated with the local park system. Rural towns should acquire and develop at least one community park. Towns with urban development should provide at least one community park and a system of neighborhood parks to serve urban areas.

Local governments should support the partnership between the County, other government agencies, and NCOs in the effort to protect high-quality open space sites through fee simple purchase, conservation easements, and educational efforts. Local governments should also review their zoning ordinances and revise them accordingly to be consistent with natural resources protection recommendations outlined in the local comprehensive plan and the local planned land use map for 2035. A corresponding conservancy zoning district or districts that provide for natural resource protection should be included in the local zoning ordinance if the planned land use map includes open space sites such as environmental corridors, natural areas, and critical species habitat sites.

### **PART 3: CULTURAL RESOURCES**

This section sets forth cultural resources goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve cultural resources goals and objectives; and programs, which are projects or services intended to achieve cultural resources policies, are also identified. Goals and objectives were developed using the cultural resources data inventoried in Chapter III, and the general planning issue statements and goals and objectives related to cultural resources identified in Chapter VII. Sources of public input such as the SWOT analysis, telephone survey, and countywide visioning workshop were also reviewed to identify the cultural resources issues to be addressed by the goals, objectives, policies, and programs set forth in this section.

#### **Cultural Resources Issues**

The general cultural resources issue identified in Chapter VII (rural and small town character and cultural resources issue) indicated a strong desire among residents to preserve the rural and small town character of Washington County. About 69 percent of countywide survey respondents place a high priority on preserving the small town character of the County. Strong support was also expressed for preserving historic buildings and downtowns. Threats identified in the SWOT analysis included loss of rural character and loss of historic buildings and sites. This will be an ongoing challenge for the County in the future. Further analysis of this data refines the general cultural resources issue into the following more specific cultural resources issues:

- Historical Resources Issue
- Archaeological Resources Issue
- Local Historical Societies and Museums Issue
- Cultural Venues, Events, and Organizations Issue

#### **Cultural Resources Goals, Objectives, Policies, and Programs**

Each set of goals, objectives, policies, and programs corresponds to a cultural resources issue listed in the preceding section. Suggestions for local government consideration have also been prepared. Local governments will have additional influence over cultural resources in the County, especially with regard to providing protection for historical and archaeological sites against degradation and destruction. Local governments have primary control over zoning ordinances and building codes and are authorized under State law to adopt local historic preservation ordinances and create historic preservation commissions. Each participating community should develop goals, objectives, polices, and programs in the agricultural, natural, and cultural resources element of their local comprehensive plan to meet specific community needs, and consider the suggestions made in this County element chapter when so doing. Local governments may also choose not to include suggestions that are

not relevant to their community's needs. Any new programs recommended in this plan for County implementation must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

**Historical Resources Issue**

- **Goal:** Preserve historical resources that contribute to Washington County's rural and small town character.
- **Goal:** Preserve historical resources that contribute to Washington County's heritage.
- **Goal:** Promote cultural resource and heritage related tourism in the County.
  - **Objective:** Identify and preserve historic structures and sites in the County.
  - **Objective:** Identify and preserve historic districts in the County.
  - **Objective:** Preserve historic and cultural resources that attract tourists to the County.

- **Policy:** Preserve historic structures and sites that have been listed on the National or State Registers of Historic Places.

- **Program:** Continue to apply for funding and partner with the State Historical Society of Wisconsin and local governments to conduct historical surveys to identify historically significant structures and districts and methods to protect them.

- **Policy:** Actively encourage the preservation of local landmarks.

- **Program:** Continue to support the County Landmarks Commission as described in Chapter 20 of the County Ordinance.

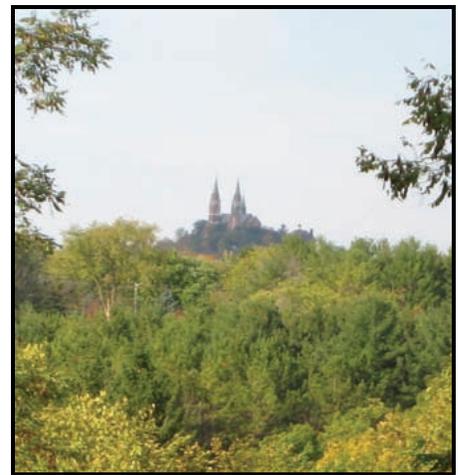
- **Program:** Study the requirements for Washington County to become a Certified Local Government by the State Historic Preservation Officer.

- **Program:** Develop a model historic preservation ordinance for towns under the provisions of Section 60.04 of the *Wisconsin Statutes* (consult the State Historical Society Division of Historic Preservation model ordinance).

- **Program:** Develop model design guidelines for historic districts.

- **Program:** Continue to preserve and maintain any structures with historical value owned by the County, in consultation with the County Landmarks Commission and the Washington County Historical Society.

- **Program:** Continue to encourage local governments to observe Section 66.1111 of the *Wisconsin Statutes*, which requires local governments, including counties, to consider how a project may affect historic properties and archaeological sites listed on the National Register of Historic Places or State Register of Historic Places and continue to use the County Historical Society as a resource.



Holy Hill is listed on the State and National Registers of Historic Places.



The Reliance Flouring Mill building is a local landmark, located in Boltonville in the Town of Farmington.

- **Program:** Continue to develop and distribute educational materials that can be used by local governments and property owners regarding Wisconsin’s Historic Building Code, which can be used in lieu of the prevailing code for eligible buildings to retain historical features not permitted by the prevailing code.
- **Program:** Study the development and State and Federal funding of a historical preservation covenant program in Washington County to protect historical structures.
- **Program:** Continue to develop and distribute educational materials to local governments and property owners regarding Federal and State Investment Tax Credits available for rehabilitation of historic properties.
- **Program:** Continue to develop and distribute educational materials to local governments and property owners regarding historic buildings that may be exempt from general property taxes under Section 70.11 of the *Wisconsin Statutes*. Eligible properties could include: properties listed on the National and State Registers; properties subject to a preservation easement or covenant held by the State Historical Society or an entity approved by the State Historical Society; properties used for a civic, governmental, cultural, or educational use; and properties owned or leased by a tax-exempt organization.
- **Program:** Continue to develop and distribute educational materials to local governments and property owners regarding grants available for historic preservation and rehabilitation, with a concentration on programs that focus on smaller communities and rural areas such as the Jeffris Family Foundation, the National Trust for Historic Preservation/Jeffris Preservation Services Fund, and Wisconsin Humanities Council Historic Preservation Program Grants.
- **Program:** Continue to develop methods to promote historical sites located in Washington County to tourists, and support the Washington County Convention and Visitors Bureau and the Washington County Historical Society.
- **Program:** If requested, continue to provide assistance to local governments interested in participating in the State’s “Main Street” program.
- **Policy:** Encourage the preservation of historical resources that contribute to the heritage and economy of Washington County, but have not been recognized or designated by a Federal, State, or local unit of government.
  - **Program:** Continue to develop methods to support cultural organizations, such as, but not limited to, the West Bend Children’s Theater, the Museum of Wisconsin Art, the Schauer Arts Center, the Washington County Historical Society, the Housewares Museum, and the Kettle Moraine Symphony.
  - **Program:** Continue to provide educational outreach to all primary, secondary, and post-secondary school systems in the County.



The County should continue to support cultural organizations such as the Museum of Wisconsin Art.

- **Suggestions for Local Governments:** There are many measures communities in Washington County can take to ensure the preservation of historic structures through local ordinances and review procedures and State and Federal programs. One of the key steps a local government can undertake to preserve historical structures and districts is to adopt a historic preservation ordinance under the provisions of Section 62.23 (for cities and villages), or Section 60.04 (for towns) of the State *Statutes*. By adopting a historic preservation ordinance a community is entitled to form a landmarks commission or historic preservation commission. These bodies can confer local landmark status on structures with historical significance. Once a structure has been designated a local landmark, the landmarks or historic preservation commission can regulate alterations, new construction, or demolitions that affect the site. This is especially important for communities with sites or districts listed on the National or State Registers of Historic Places. Landmark status will provide these sites with some measure of legal protection against degradation and destruction. A local historical plaque program can be established to publicly identify local landmarks.

Local government plan commissions should also review demolition projects that may affect a designated site. In addition, local governments should review their zoning ordinances to ensure they are consistent with historic preservation goals and objectives stated in the agricultural, natural, and cultural resource element of the local comprehensive plan. The local zoning ordinance may need to be amended to ensure consistency. Additional design guidelines for historical areas of the community can also be developed to ensure future development is compatible with the area's historical resources.

Local governments that adopt a historic preservation ordinance should also seek Certified Local Government status from the State Historic Preservation Officer (SHPO). Certified Local Governments receive several benefits regarding the preservation of historic sites including: the ability to use the Wisconsin Historic Building Code for locally designated structures, ability to comment on National Register nominations, and eligibility for Wisconsin's Historic Preservation grants.

There are several programs available to local governments, businesses, and property owners that assist with historic preservation funding. The Main Street Program is designed to promote economic development, with historic preservation being one of the major components of the program. Funding is available through the program for projects such as façade improvements, and communities can receive technical assistance and training through the program. Business improvement districts (BID) are another method to raise funding for historic preservation projects like façade improvements. Communities with historic districts may also establish an architectural conservancy district, which functions similar to a BID. Washington County communities also have a competitive advantage for obtaining funding through the Jeffris Family Foundation Preservation Services Fund, which focuses on historic preservation in smaller communities throughout the State.

### ***Archaeological Resources Issue***

- **Goal:** Preserve archaeological resources that contribute to Washington County's heritage.
- **Goal:** Promote cultural resource and heritage related tourism in the County.
  - **Objective:** Preserve known archaeological sites in the County.
  - **Objective:** Identify and preserve additional archaeological sites in the County.
  - **Objective:** Preserve archaeological sites that attract tourists to the County.
    - **Policy:** Preserve archaeological sites inventoried or identified through various surveys, studies, and reports prepared for the County or areas within the County.
    - **Policy:** Protect archaeological sites in accordance with the recommendations of the Washington County Park and Open Space Plan, which calls for the County to acquire additional land adjacent to Lizard Mound Park to fully protect the Lizard Mound group and to protect the Glass and Susen-Backhaus mound groups through fee-simple acquisition or through acquisition of conservation easements.
    - **Policy:** Encourage land use and development patterns that conserve land where archaeological features are located.
      - **Program:** Develop a model archaeological ordinance for local government use. This model ordinance is similar to a historic preservation ordinance; however, its focus is preservation of archaeological sites.<sup>14</sup>
      - **Program:** Study the use of land trust programs for archaeological preservation purposes.
      - **Program:** Study the development and funding of an archaeological preservation easement program in Washington County to protect archaeological sites.



The County Park and Open Space Plan recommends the acquisition of additional land adjacent to Lizard Mound County Park to fully protect archaeological resources.

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<sup>14</sup>The City of La Crosse has adopted an archaeological preservation ordinance that may serve as a model.

- **Program:** Obtain records from the State Division of Historic Preservation regarding all State inventoried archaeological sites and lands that have been surveyed. Consider conducting additional archaeological survey work in areas that have not yet been surveyed. The UW-Milwaukee Archaeological Research Laboratory should be contacted to assist in this effort.
  - **Program:** Continue to preserve and maintain any sites with archaeological value in County ownership.
  - **Program:** Continue to encourage local governments to comply with Section 66.1111 of the *Wisconsin Statutes*, which requires local governments, including counties, to consider how a project may affect historic properties and archaeological sites listed on the National or State Registers of Historic Places.
  - **Program:** Continue to develop and distribute educational materials to local government and property owners regarding the archaeological tax exemption available under Section 70.11 of the *Wisconsin Statutes*. This exemption may prompt owners of significant archaeological sites in the County to nominate the site for the State and National Registers of Historic Places (only sites listed on the State and National Registers are eligible for the exemption). Currently there are three mound groups in the Town of Farmington listed on the National Register of Historic Places: the Lizard Mound group, located in and adjacent to Lizard Mound County Park, the Glass mound group, and the Susen-Backhaus mound group. These three mound groups together are classified as the "Island" Effigy mound district listed on the National Register.
  - **Program:** Continue to develop methods to promote archaeological sites located in Washington County to tourists.
- **Suggestions for Local Governments:** Local governments have a significant influence on archaeological resource protection through land use controls such as zoning and land division ordinances. Zoning ordinances that include planned unit development (PUD) districts and zoning and subdivision ordinances that allow conservation subdivisions have the flexibility to allow for site and subdivision design that effectively protect archaeological resources, as well as historical and natural resources, by maintaining these sensitive areas in open space.

### ***County and Local Historical Societies and Museums Issue***

- **Goal:** Support the efforts of County and local historical societies to provide a greater understanding of Washington County's history and heritage to the public.
- **Goal:** Promote cultural resource and heritage related tourism in the County.
- **Objective:** Support the efforts of the County Landmarks Commission and local historical societies to research and display Washington County's history and heritage to the public.
  - **Policy:** Encourage the development and maintenance of facilities such as museums and research centers in the County.
    - **Program:** Continue to support the work of the Washington County Historical Society to develop and distribute educational materials to local historical societies and the public regarding agencies, such as the State Historical Society Office of Local History, and funding sources that may support the work and facilities of local historical societies in Washington County.
    - **Program:** Continue to develop methods to support local historical societies, museums, and research facilities through funding.



Local historical societies provide the public with a greater understanding of Washington County's history and heritage.

Table 103

**CULTURAL ORGANIZATIONS AND VENUES IN WASHINGTON COUNTY: 2007**

Cultural Organizations	Cultural Venues
Broken Valley Saddle Club	Cedar Lake Campus Theatre
Deuschatadt Heritage Foundation, Inc.	Chandelier Ballroom
Discalced Carmelite Friars, Holy Hill	Christ Church Museum
Downtown West Bend Association	Dheinsville Settlement
Friends of Kewaskum	Holy Hill
Friends of Laclawrann Conservancy	Lac Lawrann
Germantown Junior Women's Club	Museum of Wisconsin Art
Hartford Area Chamber of Commerce	Old Courthouse Square Museum
Hartford City Band	Richfield Historical Park
Hartford Community Choir	Riveredge Nature Center
Hartford Downtown Business Improvement District	Schauer Arts and Activities Center
It's a Stitch Quilt Guild	Shalom Wildlife Sanctuary
Kettle Moraine Fine Arts Guild	Sila Lydia Bast Bell Museum
Kettle Moraine Symphony	UW-Washington County
Kewaskum Junior Women's Club	Washington County Fair Park
Kiwanis Noon Club	Washington County UW Theatre
Lighthouse Ministry, Inc.	West Bend Community Memorial Library
Moraine Symphonic Band	Wisconsin Automotive Museum
Museum of Wisconsin Art Friends	
Richfield Historical Society	
Richfield Lioness Club	
Riveredge Bird Club	
Slinger Advancement Association	
Slinger Area Women's Association	
Tri-County Pork Producers	
Washington County Farm Bureau Women	
Washington County Historical Society	
Washington County Humane Society	
West Bend Wisconsin Chapter Model A Ford Club	
Ziegler Kettle Moraine Jazz Festival	

Note: This table is not intended to be an exhaustive list of all cultural organizations and venues in Washington County, but rather to provide examples of cultural resources that are available.

Source: *Washington County Convention and Visitors Bureau and SEWRPC.*

- **Program:** Continue to develop methods to promote museums located in Washington County to tourists.
- **Suggestions for Local Governments:** Local governments should support the development, maintenance, and expansion of local historical society facilities and museums through expedited permitting and reduced permit fee programs. Local governments should also study methods to promote museums located in the community to tourists and support local historical societies.

***Cultural Venues, Events, and Organizations Issue***

- **Goal:** Support a wide range of artistic performances, art exhibits and fairs, displays, and educational programs in Washington County.
- **Goal:** Support a wide range of entertainment and recreational opportunities in Washington County.
  - **Objective:** Encourage the development and maintenance of cultural venues in the County, including the cultural venues listed in Table 103.
  - **Objective:** Support cultural events held in the County.

- **Policy:** Support the efforts of cultural organizations to staff, fund, and promote cultural venues and events in the County, including the cultural organizations listed in Table 103.
  - **Program:** Provide services, as available, to support cultural venues through the local Chambers of Commerce and the Washington County Convention and Visitors Bureau.
  - **Program:** Develop methods to promote cultural venues and events located in Washington County through the Washington County Convention and Visitors Bureau.
  - **Program:** Continue to maintain County parks, including the Fair Park, and improve recreation facilities in accordance with the Washington County Park and Open Space Plan.
  - **Program:** Continue to maintain County trails and implement recommendations in the Washington County Park and Open Space Plan for additional trails in the County, including completion of the Ice Age Trail.



Fair Park offers a range of facilities to host events and exhibits in Washington County.

- **Suggestions for Local Governments:** Local governments should support the development, maintenance, and expansion of cultural venues and cultural events in their communities. Local governments should also study methods to promote cultural venues and events located in the community to tourists and support local cultural organizations, perhaps by waiving permit review fees.

## Chapter IX

# LAND USE ELEMENT

### INTRODUCTION

The land use element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(h) of the *Statutes* requires this element to compile goals, objectives, policies, programs, and maps to guide future development and redevelopment of public and private property. The *Statutes* also require this element to include:

- Information regarding the amount, type, and intensity or density of existing land uses
- Land use trends
- Potential land use conflicts
- Projected land use needs in five year increments to the plan design year (2035)
- Maps showing existing and future land uses; productive agricultural soils; natural limitations to building site development; floodplains, wetlands, and other environmentally sensitive lands; and boundaries of areas to which public utility and community services will be provided by the plan design year

In addition, the 14 general comprehensive planning goals, which are related to each of the nine comprehensive plan elements, set forth in Section 16.965 of the *Statutes* must be addressed as part of the County comprehensive planning process.<sup>1</sup> The Land Use Element relates to each of the other comprehensive plan elements, and therefore relates to all 14 State comprehensive planning goals. Goals that are most directly related to the Land Use Element include:

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.

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<sup>1</sup>Chapter I lists all 14 comprehensive planning goals included in Section 16.965 of the *Statutes*.

- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Balancing property rights with community interests and goals.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Section 16.965 also requires the identification of “Smart Growth Areas” in County and local plans. A “Smart Growth Area” is defined by the *Statutes* as “an area that will enable the development and redevelopment of lands with existing infrastructure and municipal, State, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental, and utility costs.”

Part 1 of this Chapter includes an analysis of existing land use conditions and trends and describes potential “Smart Growth Areas.” Part 2 describes the framework for development of the plan, including the supporting maps required by the *Statutes*. Part 3 presents the County land use plan map and describes the land use categories included on the map. Part 4 sets forth goals, objectives, policies, and programs intended to guide the future development of public and private property in Washington County through the comprehensive plan design year of 2035. The Land Use Element, in particular the 2035 Land Use Plan Map, serves to support the goals and objectives set forth in other elements of the comprehensive plan, including the Agricultural, Natural, and Cultural Resources, Transportation, Housing, and Economic Development Elements. The 2035 Land Use Plan Map also serves as a visual representation and summary of the comprehensive plan.

## **PART 1: EXISTING LAND USE CONDITIONS AND TRENDS**

### **Existing Land Uses**

Data regarding the amount, type, and intensity of land uses in the County in 2000 are set forth in Chapter IV of this report. Major development projects that occurred between 2000 and 2005 are also identified in Chapter IV. In an effort to obtain the most current information available prior to developing the Land Use Element, the 2000 land use inventory was updated to 2006 as part of the comprehensive planning process. The 2006 land use inventory for the County is shown on Map 80 and quantitatively summarized in Table 104. Figure 11 presents a comparison of the percentage of the County devoted to various types of land uses in 2006.

The 2006 generalized land use inventory differs somewhat from the detailed land use inventories conducted by SEWRPC in 2000 and prior years. The 2006 inventory is therefore not directly comparable to earlier SEWRPC land use inventories. The generalized inventory includes farmhouses as an agricultural use on parcels of 20 acres or larger that were being farmed in 2006, identifies entire parcels of five acres or less as residential if a house was on the property in 2006, and identifies entire parcels as commercial or industrial if the majority of a parcel was developed with a commercial or industrial use (in prior inventories, areas devoted to landscaping and other open space on residential lots larger than two acres and on commercial and industrial parcels were coded as “open lands”). Also, lands under development in 2006 are included in the future land use category. For example, lands platted for residential use that were not developed with homes are included in the residential category.

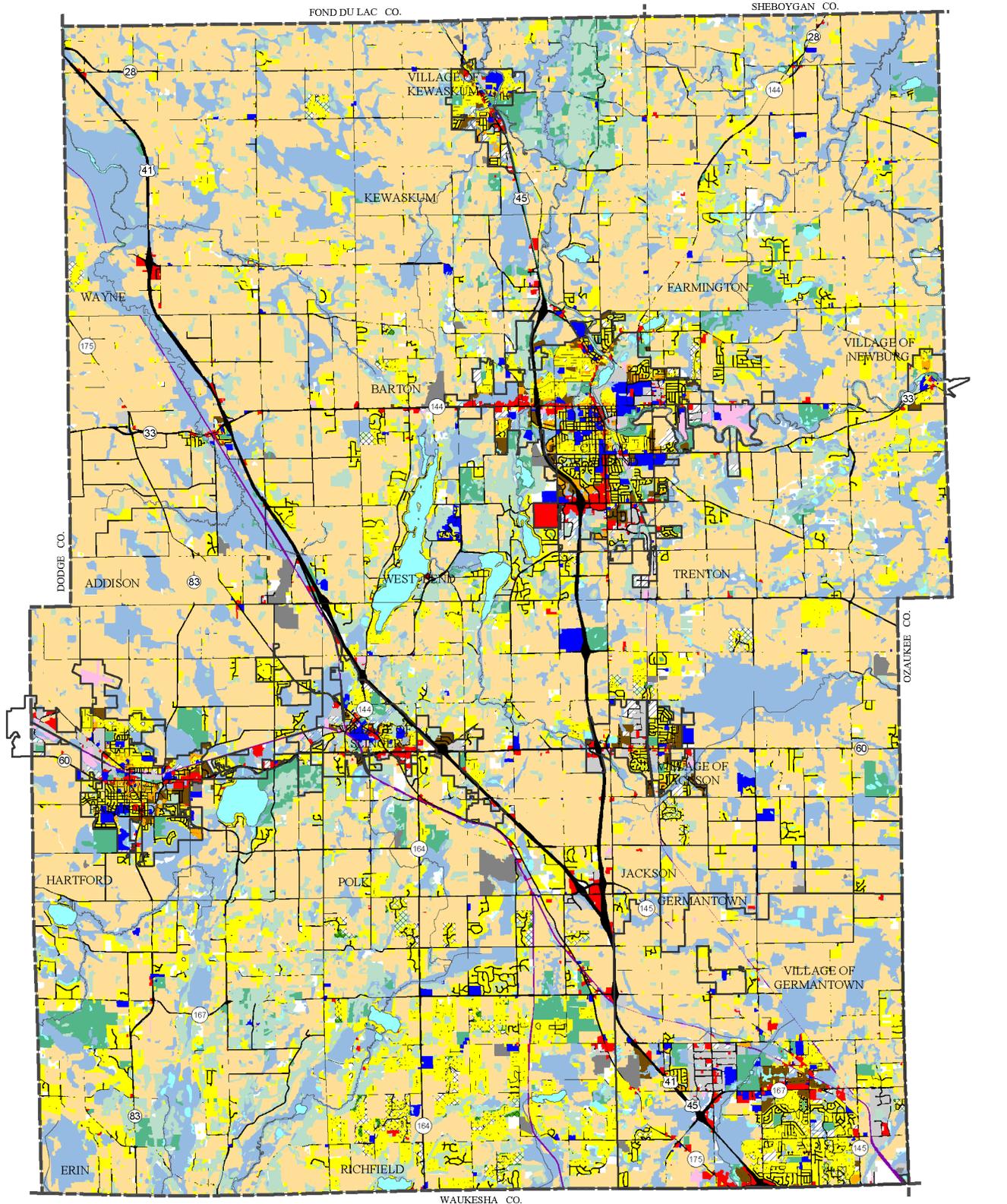
Based on the 2006 inventory, 71,463 acres, or about 26 percent of the County, were in urban uses. A similar percentage, 25 percent or 70,189 acres, were encompassed in natural resource areas (woodlands, wetlands, and surface waters). Almost half of the County, about 47 percent or 129,754 acres, was in agricultural use.



Almost half of the County, about 47 percent, was in agricultural use in 2006.

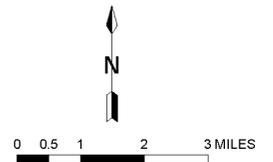
# Map 80

## EXISTING LAND USES IN WASHINGTON COUNTY: 2006



- |   |   |   |
|---|---|---|
|  SINGLE - FAMILY RESIDENTIAL                 |  RAILROADS   |  SURFACE WATER                         |
|  TWO FAMILY RESIDENTIAL                      |  COMMUNICATIONS, UTILITIES, AND OTHER COMMUNICATIONS |  AGRICULTURAL                          |
|  MULTI - FAMILY RESIDENTIAL AND MOBILE HOMES |  GOVERNMENTAL AND INSTITUTIONAL                      |  QUARRY                                |
|  COMMERCIAL                                  |  RECREATIONAL  |  OPEN LANDS (CONSERVATION SUBDIVISION) |
|  INDUSTRIAL                                  |  WOODLANDS   |  OPEN LANDS (URBAN)                    |
|  STREETS AND HIGHWAYS                        |  WETLANDS  |  OPEN LANDS (RURAL)                    |

Source: SEWRPC.



**Table 104**

**EXISTING LAND USES IN WASHINGTON COUNTY: 2006**

Land Use Category <sup>a</sup>	Acres	Percent of Subtotal (Urban or Nonurban)	Percent of Total
<b>Urban</b>			
Residential			
Single-Family.....	35,845	50.2	12.8
Two-Family.....	754	1.1	0.3
Multi-Family.....	1,397	1.9	0.5
Subtotal	37,996	53.2	13.6
Commercial.....	2,342	3.3	0.8
Industrial.....	2,954	4.1	1.0
Transportation and Utilities			
Street Rights-of-Way.....	15,073	21.1	5.4
Railroad Rights-of-Way.....	729 <sup>b</sup>	1.0	0.3
Other Transportation and Utilities <sup>c</sup> .....	736	1.0	0.3
Subtotal	16,538	23.1	6.0
Governmental and Institutional <sup>d</sup> .....	2,478	3.5	0.9
Recreational.....	6,314	8.8	2.3
Open Lands (Urban) <sup>e</sup> .....	1,543	2.2	0.5
Open Lands in Conservation Subdivisions <sup>f</sup> .....	1,298	1.8	0.5
Urban Subtotal	71,463	100.0	25.6
<b>Nonurban</b>			
Natural Resource Areas			
Woodlands.....	22,948	11.1	8.2
Wetlands.....	42,739	20.6	15.4
Surface Water.....	4,502	2.2	1.6
Subtotal	70,189	33.9	25.2
Agricultural <sup>g</sup> .....	129,754	62.6	46.6
Extractive.....	1,415	0.7	0.5
Open Lands (Rural) <sup>h</sup> .....	5,935	2.8	2.1
Nonurban Subtotal	207,293	100.0	74.4
<b>Total</b>	<b>278,756</b>	<b>--</b>	<b>100.0</b>

Note: This table, and the accompanying map, is more general than the land use inventory conducted in 2000. The two inventories are therefore not directly comparable, due to the inclusion of farmhouses as an agricultural use on parcels of 20 acres or larger, the identification of entire parcels of five acres or less as residential areas if a house was on the property in 2006, and the identification of entire parcels as commercial or industrial if the majority of a parcel was developed with a commercial or industrial use (in prior inventories, areas devoted to landscaping and other open space on commercial and industrial parcels would have been coded as "open lands."). Also, lands under development in 2006 are included in the underlying category. For example, lands platted for residential use but not yet developed are included in the residential category.

<sup>a</sup>Parking included in associated use.

<sup>b</sup>The number of acres of railroad right-of-way decreased by 142 acres between 2000 and 2006 due to development of the Eisenbahn Trail on a former railroad right-of-way.

<sup>c</sup>"Other Transportation" includes bus depots, airports, truck terminals, and transportation facilities not classified as street or railroad rights-of-way.

<sup>d</sup>Includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities.

<sup>e</sup>Includes residual lands or outlots attendant to existing urban development that are not expected to be developed.

<sup>f</sup>This category includes common open space in conservation subdivisions that will be maintained as open space in perpetuity.

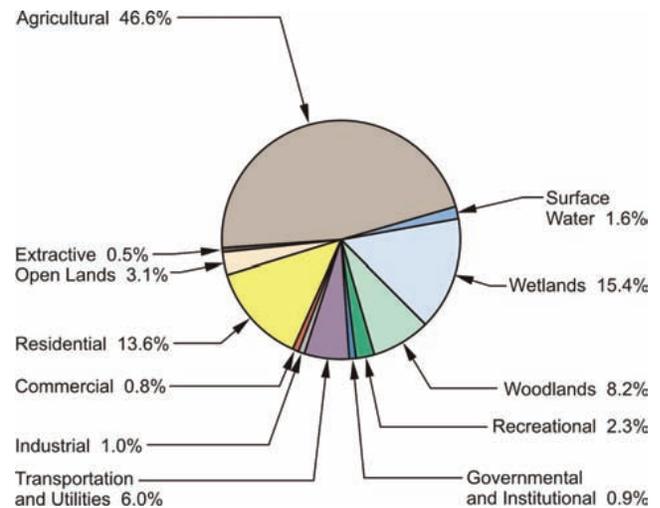
<sup>g</sup>Farmhouses are categorized as agricultural uses on parcels of 20 acres or larger in agricultural use.

<sup>h</sup>Includes lands in rural areas that are not being farmed and other lands that have not been developed.

Source: SEWRPC.

**Figure 11**

**EXISTING LAND USES IN WASHINGTON COUNTY: 2006**



Note: "Open Lands" category includes urban and rural open lands, and open lands in conservation subdivisions.

Source: SEWRPC.



Residential land use experienced the largest increase of all land use categories in the County between 1975 and 2000.

**Land Use Trends**

Section 66.1001 of the *Statutes* requires an analysis of past land use trends in addition to the inventory of existing land uses. The following sections describe trends in land supply, land demand, and land price.

**Land Supply and Demand**

Chapter IV includes a map and description of development trends in the County from 1850 to 2000. More detailed information on land use trends in the County from 1975 to 2000 is presented on Table 65 in Chapter IV. Between 1975 and 2000, all urban land

uses, with the exception of railroad rights-of-way,<sup>2</sup> experienced an increase in acreage. Residential land uses experienced an increase of 13,174 acres, which was the largest increase of all land use categories in the County between 1975 and 2000. Single-family residential accounted for 12,233 acres, or about 93 percent of the total residential land increase. The second largest urban land use increase was transportation. Transportation-related land uses increased by 3,979 acres. Street and highway rights-of-way accounted for almost all of the increase in transportation land uses between 1975 and 2000. The third largest increase in urban land use was recreational land uses. Recreational land use increased by 1,326 acres, due primarily to the development of the Erin Hills and Washington County golf courses. Industrial land use increased by 875 acres (fourth largest increase) and commercial land use increased by 703 acres (fifth largest increase).

Between 1975 and 2000, nonurban land uses decreased by 21,000 acres, or by about 8 percent. Agricultural land use was the only nonurban land use category that decreased in acreage. Agricultural lands decreased by 32,805 acres, or by about 19 percent, between 1975 and 2000. All other nonurban land uses, including natural resource areas, extractive sites, and open lands, experienced an increase in acreage.

These trends indicate a demand for additional land to accommodate urban land uses, especially for single-family residential and the transportation infrastructure that serves it, in Washington County. There is also a decreasing supply of land for agricultural use. This trend poses several challenges to the desire of County residents to preserve productive farmland<sup>3</sup> while identifying an adequate amount of land to accommodate the projected increase of about 19,000 additional households and 17,170 additional jobs expected in the County by 2035.

### ***Land Price***

Equalized value trends by real estate class in the County in 2003 and 2007 are set forth in Table 105. Residential properties experienced the greatest increase in equalized value, with an increase of 43 percent. Commercial and industrial properties also experienced increases over the same period. Commercial properties experienced an increase of 38 percent and industrial properties experienced an increase of about 12 percent. The County experienced an overall increase in equalized value of 40 percent between 2003 and 2007, which was about the same as the 39 percent increase Statewide over the same period.

Agricultural land, undeveloped land, and other lands also experienced moderate increases in value between 2003 and 2007. Agricultural land increased 6 percent, undeveloped lands increased about 3 percent, and other lands increased 10 percent in value. Forest land experienced a 30 percent decrease in value between 2003 and 2007. Although the equalized value of agricultural land has increased moderately, the sale price of agricultural land increased substantially in the County between 2000 and 2005. Between 2000 and 2005, the average agricultural land sale price<sup>4</sup> for parcels 35 acres or greater in the County more than doubled, from \$5,054 per acre to \$10,161 per acre. The average agricultural land sale price increased 38 percent in Southeastern Wisconsin and 87 percent in the State of Wisconsin over the same time period.

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<sup>2</sup>*The acreage within railroad rights-of-way decreased because of the abandonment of the former Canadian National rail line north of Rusco Road. The former railway was subsequently developed as a recreational trail (the Eisenbahn Trail).*

<sup>3</sup>*Sixty-five percent of respondents to the comprehensive planning telephone survey placed a high priority on preserving farmland in the County.*

<sup>4</sup>*Data is derived from the Wisconsin Department of Revenue through real estate transfer returns. The transfer returns include information pertaining to the parties involved, size of the parcel, the predominant use of the land, and the sale price. The analysis of agricultural land prices includes only transactions between non-related parties of parcels greater than 35 acres of vacant land.*

**Table 105**

**EQUALIZED VALUE BY REAL ESTATE CLASS IN WASHINGTON COUNTY: 2003 and 2007**

Real Estate Class	Statement of Equalized Values 2003 <sup>a</sup>			
	Acres	Land	Improvements	Total
Residential.....	49,082	\$2,059,052,300	\$5,554,748,300	\$7,613,800,600
Commercial .....	5,247	283,148,100	998,349,100	1,281,497,200
Manufacturing.....	2,506	41,940,700	304,946,500	346,887,200
Agricultural.....	116,186	23,215,400	N/A	23,215,400
Undeveloped .....	27,473	75,697,100	N/A	75,697,100
Ag Forest.....	0	N/A	N/A	N/A
Swamp and Waste .....	N/A	N/A	N/A	N/A
Forest .....	15,326	54,091,700	N/A	54,091,700
Other.....	2,651	40,616,200	151,288,500	191,904,700
<b>Total</b>	<b>218,471</b>	<b>\$2,577,761,500</b>	<b>\$7,009,332,400</b>	<b>\$9,587,093,900</b>

Real Estate Class	Statement of Equalized Values 2007 <sup>b</sup>				Change in Equalized Value 2003 and 2007	
	Acres	Land	Improvements	Total	Number	Percent
Residential.....	51,224	\$3,039,494,300	\$7,857,905,600	\$10,897,399,900	\$3,283,599,300	43.1
Commercial .....	6,834	460,461,400	1,310,952,900	1,771,414,300	489,917,100	38.2
Manufacturing.....	2,212	51,990,700	335,551,400	387,542,100	40,654,900	11.7
Agricultural.....	107,719	24,688,400	N/A	24,688,400	1,473,000	6.3
Undeveloped .....	30,135	77,849,400	N/A	77,849,400	2,152,300	2.8
Ag Forest.....	10,557	51,076,800	N/A	51,076,800	N/A	N/A
Swamp and Waste .....	N/A	N/A	N/A	N/A	N/A	N/A
Forest .....	4,311	37,859,000	N/A	37,859,000	-16,232,700	-30.0
Other.....	2,412	53,863,100	157,807,100	211,670,200	19,765,500	10.3
<b>Total</b>	<b>215,404</b>	<b>\$3,797,283,100</b>	<b>\$9,662,217,000</b>	<b>\$13,459,500,100</b>	<b>\$3,872,406,200</b>	<b>40.4</b>

<sup>a</sup>Equalized values for 2003 were as of March 15, 2004.

<sup>b</sup>Equalized values for 2007 were as of November 15, 2007.

Source: Wisconsin Department of Revenue and SEWRPC.



Downtown redevelopment efforts in recent years are most notable in the City of West Bend.

**Opportunities for Redevelopment and Smart Growth Areas**

The greatest opportunities for redevelopment in the County exist where there is available land served by existing infrastructure, typically in the older and underutilized commercial buildings and parcels located in and adjacent to the traditional downtowns, and older shopping centers located in cities and villages. Downtown redevelopment efforts in recent years are most notable in the City of West Bend. Several economic development programs that can help to facilitate downtown commercial district rehabilitation are inventoried and recommended for further study and implementation in Chapter XIII. Additional opportunities for commercial, mixed use, multi-family, or light industrial redevelopment may occur on environmentally contaminated sites, which are identified on Map 42 and Table 71 in Chapter IV. The

Department of Natural Resources and Department of Commerce administer a number of brownfield redevelopment grant programs that can assist communities and developers with redevelopment efforts.

Table 106

**HAMLETS IDENTIFIED BY LOCAL GOVERNMENTS IN WASHINGTON COUNTY FOR ADDITIONAL URBAN DEVELOPMENT**

Local Government	Hamlet	Development Policies
Town of Addison	Allenton	Public water and sewer is provided in Allenton, which includes a variety of urban development
	St. Lawrence <sup>a</sup> Addison Aurora St. Anthony Nenno	The town land use plan designates additional industrial, commercial, and residential uses in and around the hamlets of St. Lawrence and Addison; and additional residential development in and around the hamlets of Aurora, St. Anthony, and Nenno
Town of Barton	Young America	The Town land use plan recommends urban development in and adjacent to Young America
Town of Farmington	Boltonville Fillmore St. Michaels	The town land use plan permits 1.5 acre lots contiguous to, and extending up to ¼ mile from, the existing hamlets of Boltonville, Fillmore, and St. Michaels
Town of Hartford	St. Lawrence <sup>a</sup>	The town land use plan designates additional industrial and residential uses in and around St. Lawrence
Town of Wayne	Kohlsville St. Killian Wayne	“Hamlet Residential” zoning (one home per two acres) extends ½ mile from each hamlet, mixed uses (residential, commercial, and institutional) designated in the hamlets of Kohlsville and Wayne
Village of Richfield	Colgate Hubertus Plat Pleasant Hill Richfield	The Village land use plan recommends urban development in and adjacent to existing hamlets

<sup>a</sup>The hamlet of St. Lawrence is located near the town line between Addison and Hartford.

Source: Local Governments and SEWRPC.



St. Lawrence is a hamlet that has been identified as a potential “Smart Growth Area” in Washington County.

The following areas are identified as potential “Smart Growth Areas” in Washington County:

- Environmentally contaminated sites identified by local governments as suitable for redevelopment.
- Underutilized parcels in and adjacent to traditional downtowns, including older shopping centers.
- Undeveloped land within planned urban service areas that is adjacent to existing development and does not encompass lands with significant environmental features or potential for long-term agricultural use.<sup>5</sup>
- Hamlets identified for urban development in local land use plans, which are listed on Table 106.

<sup>5</sup>Lands with significant environmental features are identified on Map 82 (Natural Limitations to Building Site Development) and Map 83 (Environmentally Sensitive Lands). Lands with potential for long-term agricultural use are identified on Map 76, LESA Analysis Map, in Chapter VIII. Lands identified for farmland protection in local comprehensive plans are reflected on Map 84, the County land use plan map.

## **Existing and Potential Land Use Conflicts**

Land use conflicts between communities in the County are most common in town areas directly adjacent to cities and villages. Conflicts arise as towns allow or plan for residential development near city and village borders at densities that are not cost efficient for cities and villages to provide with urban services, at such time as the city or village might annex that part of the town. Conversely, conflicts arise as cities and villages review and deny proposed subdivisions within extraterritorial plat review areas, which prevents residential development in the towns. A boundary agreement between a town and an adjacent city or village is one way to avoid such conflicts. Boundary agreements are described in Chapter XIV.

The potential for land use conflicts is greatest in city and village planning areas that overlap with the towns. In accordance with Section 62.23 of the *Statutes*, a city or village planning area can include areas outside its corporate limits, including any unincorporated land outside of the city or village boundaries that, in the plan commission's judgment, relates to the development of the city or village. Potential land use conflicts can arise in these areas because they may be planned for in both the town comprehensive plan and the city or village comprehensive plan, with different or conflicting land uses recommended by each plan. Map 81 shows the planning areas identified by cities and villages in Washington County. City and village planning areas are typically associated with city and village extraterritorial areas.<sup>6</sup>

## **PART 2: FRAMEWORK FOR DEVELOPING THE COUNTY LAND USE PLAN MAP**

### **Inclusion of City, Town, and Village Plans in the County Plan**

Section 59.69(3)(b) of the *Wisconsin Statutes* explicitly requires that a county development (comprehensive)<sup>7</sup> plan include, without change, the master (comprehensive) plan of a city or village adopted under Section 62.23(2) or (3), and the official map adopted by a city or village under Section 62.23(6) of the *Statutes*. Section 59.69(3)(e) of the *Statutes* further provides that a master plan or official map adopted by a city or village under Section 62.23 "shall control" in unincorporated areas of a county; however, Section 59.69(3)(e) does not specifically require that city and village plans for their extraterritorial areas be included in the County comprehensive plan. There is no Statute requiring a county to incorporate town plans into the county comprehensive plan. In addition, the comprehensive planning law did not alter any existing town, village, city, or county authorities or responsibilities with regard to planning, zoning, plat approval, extraterritorial authorities, annexations, or any other Statutes and regulations that affect land use in Wisconsin. There has been no apparent attempt by the proponents of the comprehensive planning law or any State officials or agencies to address the many ambiguities between the comprehensive planning law and pre-existing Statutes.

The *Statutes* provide clear guidance that a county plan need not include city and village plans for extraterritorial areas where a county has established a regional planning department. In that case, Section 62.23(2) provides "that in any county where a regional planning department has been established, areas outside the boundaries of a city<sup>8</sup> may not be included in the (city) master plan without the consent of the county board of supervisors." The

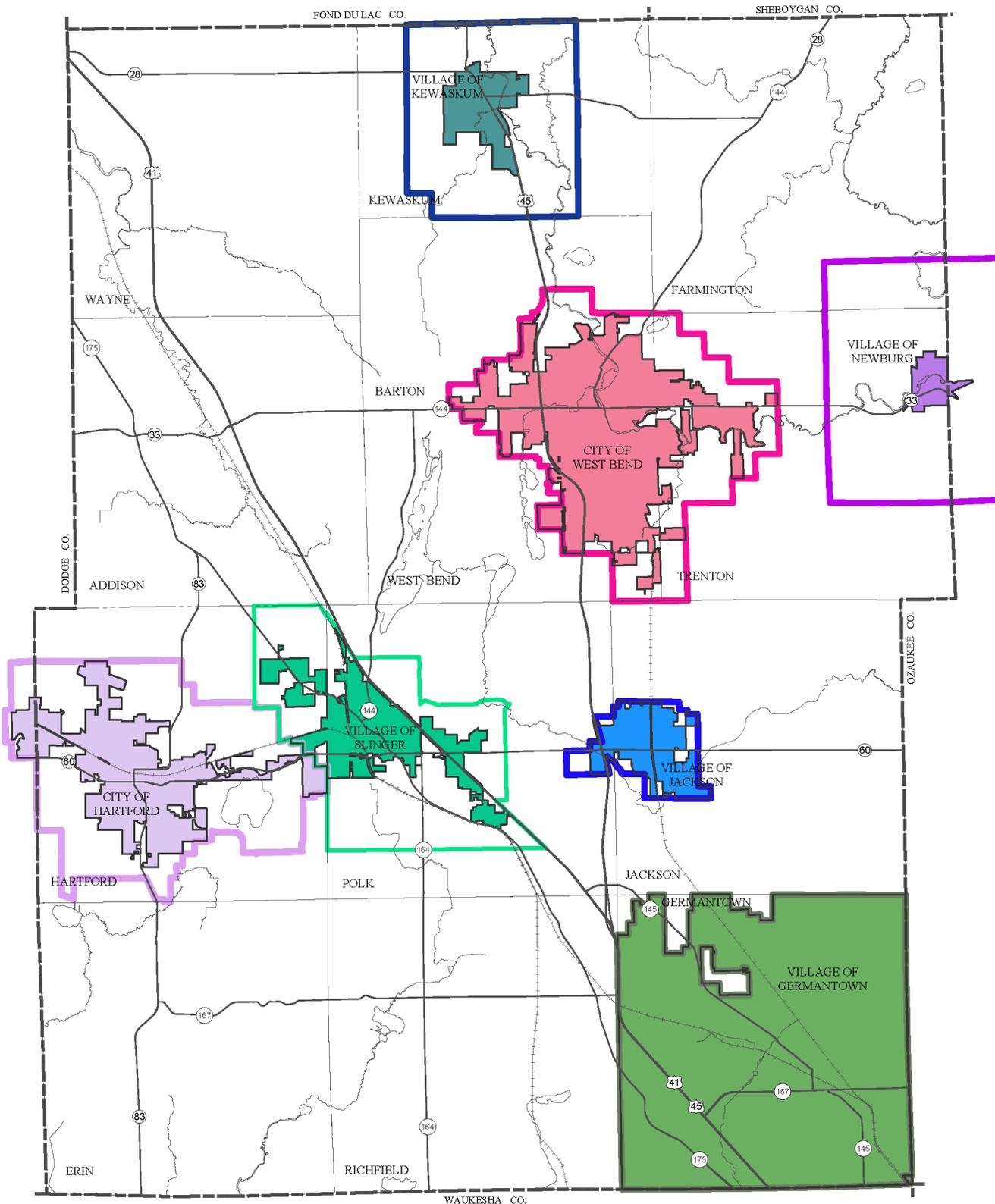
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<sup>6</sup>*The Wisconsin Statutes grant cities and villages the authority to approve or deny subdivision plats within 1.5 miles of villages and cities of the fourth class, and within three miles of cities of the first, second, or third class (the Cities of Hartford and West Bend are cities of the third class). Cities and villages may also enact extraterritorial zoning regulations for their extraterritorial areas, but must work with the affected town to develop and approve such regulations. See Appendix H for additional information on extraterritorial authorities.*

<sup>7</sup>*Section 66.1001(1)(a) of the Statutes defines a comprehensive plan as a county development plan prepared or amended under Section 59.69(2) or (3); a city or village master plan adopted or amended under Section 62.23(2) or (3); a town master plan adopted under Section 62.23(2), where the town exercises village powers under Section 60.22(3); and a master plan adopted by a regional planning commission under Section 66.0309(8), (9), or (10).*

<sup>8</sup>*In accordance with Section 61.35 of the Statutes, the same provision would apply to villages.*

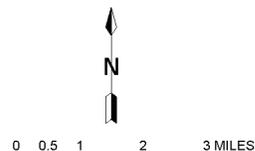
**PLANNING AREAS USED IN ADOPTED CITY AND VILLAGE COMPREHENSIVE PLANS AND BOUNDARY AGREEMENTS IN WASHINGTON COUNTY**



**PLANNING AREA BOUNDARY**

- |  |  |  |  |
|--|--|--|--|
|  | VILLAGE OF GERMANTOWN<br>COMPREHENSIVE PLAN: 2020                          |  | VILLAGE OF SLINGER<br>COMPREHENSIVE PLAN: 2025                     |
|  | VILLAGE OF JACKSON<br>BOUNDARY AGREEMENT WITH<br>THE TOWN OF JACKSON: 2015 |  | CITY OF HARTFORD<br>PLANNED SEWER SERVICE<br>AREA: APPROVED 9/2006 |
|  | VILLAGE OF KEWASKUM<br>EXTRATERRITORIAL ZONING AREA: 2006 - 2008           |  | CITY OF WEST BEND<br>COMPREHENSIVE PLAN: 2020                      |
|  | VILLAGE OF NEWBURG<br>COMPREHENSIVE PLAN: 2035                             |  |  |

Source: Local Governments and SEWRPC.



Washington County Attorney has determined that the County Planning and Parks Department is a “regional planning department.” Based on that determination, the County land use plan map does not include city and village land use plan designations for areas outside city or village boundaries.<sup>9</sup> The only exception are areas identified in the boundary agreement between the Town of West Bend and City of West Bend as areas that will be annexed over time into the City. Land use designations from the City of West Bend land use plan map<sup>10</sup> are included on the County plan map for those areas.

On August 10, 2004, the Washington County Board of Supervisors adopted 2004 Resolution 35, which established criteria regarding the incorporation of town land use plans into the County land use element, including the land use plan map, of the Washington County comprehensive plan. The resolution states that the County will accept a Town land use plan if the plan is in “substantial agreement” with the objectives, principles, and standards of the regional land use plan prepared and adopted by SEWRPC. The Planning, Conservation, and Parks Committee (PCPC) of the County Board was assigned the responsibility for determining if each town plan was in substantial agreement with the regional land use plan, based on a recommendation from SEWRPC. In order to be in substantial agreement with the regional land use plan, each Town land use plan map was reviewed to determine if it met the following key recommendations of the regional plan:

1. Primary environmental corridors should be recommended for preservation in accordance with the guidelines set forth in the regional plan (see Table 101 in Chapter VIII). The regional plan recommends the preservation of primary environmental corridors throughout the seven-county region. As shown in Table 101, specified limited uses, including residential development at a density of no more than one home per five acres in upland portions of environmental corridors, are considered compatible with protection of the corridors. The regional plan recommends that county and local governments consider protecting secondary environmental corridors and isolated natural resource areas as well, exercising the discretion of the county or local governing body in so doing. For the County plan, the PCPC has determined that primary environmental corridors and isolated natural resource areas should be protected.
2. Urban-density development should occur within and adjacent to the urban service areas identified in the regional plan. Urban development proposed within one-half mile of a planned sewer service area was considered, for this review, to be in substantial agreement with the regional plan. This flexibility is consistent with a recognition in the regional plan that sewer service areas may be adjusted from time-to-time to meet urban land market and other conditions.
3. Development outside planned urban service areas should be limited to agricultural uses, rural residential uses at a density of no more than one home per five acres, and limited areas of highway-related services and commercial and industrial development to serve farmers, rural residents, and the traveling public. A town plan was considered to be in substantial agreement with the regional land use plan if the average proposed residential density of the town outside the expanded urban service area was no more than one home per five acres, or if no more than about 20 percent of the town outside the expanded urban service area is proposed to be developed for urban uses. The “expanded urban service area” refers to the planned sewer service area plus a one-half mile buffer.



The regional land use plan recommends that urban-density development occur within and adjacent to the urban service areas identified in the regional plan.

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<sup>9</sup>Land use plan maps adopted by cities and villages in the County as of December 31, 2007, are included in Chapter XIV to the full extent of the city or village planning area. Town land use plan maps are also included in Chapter XIV.

<sup>10</sup>Map 7-3 in the City of West Bend comprehensive plan, adopted by the West Bend Common Council on April 12, 2004.

The regional land use plan also recommends the preservation of prime agricultural lands outside planned urban service areas. The regional plan recommends that each county, in cooperation with local units of government, carry out planning programs to identify prime agricultural land. The regional plan holds out the preservation of the most productive soils—soils in U.S. Natural Resources Conservation Service Agricultural Capability Class I and Class II—as a key consideration in efforts to identify prime farmland, recognizing, however, that other factors, such as farm size and the overall size of the farming area, should also be considered. Most county planning in this regard was carried out more than 20 years ago and needs to be reviewed and updated. Washington County staff has recommended that the County Farmland Preservation Plan, which was adopted in 1981,<sup>11</sup> be updated following adoption of the comprehensive plan. Until that update is completed, town plans were considered to be in substantial agreement with the regional plan if they met the three criteria listed above.

All of the town plans were found to be in substantial agreement with the regional land use plan, with the exception of plans for the Towns of Addison, Farmington, Germantown, and Polk. These four plans did not identify primary environmental corridors on the plan map when the PCPC reviewed the Town plans on November 14, 2007. The PCPC determined that the plans would be in agreement with the regional plan, and included in the County plan, if the town plans included policies calling for the protection of primary environmental corridors in accordance with the guidelines in Table 101 in Chapter VIII. This issue was addressed prior to adoption of the County plan and the four Town plans, and all Town plans completed as of January 30, 2008, were in substantial agreement with the regional land use plan.

The Town of Jackson had not completed a land use plan map at the time the County land use plan map and this element chapter were prepared. An “interim” Town map was prepared for inclusion in the county land use plan map, which was based on a combination of the proposed land use map shown in the boundary agreement between the Town and Village of Jackson, the regional land use plan recommendations for the Town and Village, and existing land uses in the Town outside the area included in the boundary agreement. Once the Town Board of the Town of Jackson adopts a land use plan map as part of its comprehensive plan, it is anticipated that the map would be reviewed by SEWRPC and the PCPC for substantial agreement with the regional land use plan in accordance with the criteria listed above. If the Town plan is found to be in substantial agreement with the regional land use plan, the Town plan would be incorporated into the County comprehensive plan as an amendment to the plan.

### **Background Data and Maps**

Chapters II through VI provide background data and maps used to help design the County land use plan map. In addition to the detailed inventories included in these chapters, the comprehensive planning law requires that the following maps be included in the land use element:

- ***Productive Agricultural Soils***

A land evaluation and site assessment (LESA) analysis was conducted as part of the comprehensive planning process to meet this requirement and to develop goals and objectives for farmland preservation as part of the Agricultural, Natural, and Cultural Resources Element. Map 76 in Chapter VIII shows the results of this analysis. The LESA Analysis will be used to help update the Washington County Farmland Preservation Plan following adoption of the comprehensive plan.



A map of areas for long-term farmland protection was developed through the use of a Land Evaluation and Site Assessment (LESA) analysis.

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<sup>11</sup>The County farmland preservation plan was amended in 2004 to update farmland preservation areas in the Towns of Hartford and Kewaskum. See Chapter VI for additional information regarding the regional land use plan, the County Farmland Preservation Plan, and other local, County, and regional plans.

Agricultural lands identified by local governments for farmland protection are shown on the County land use plan map (Map 84).

- ***Natural Limitations to Building Site Development and Environmentally Sensitive Lands***

Natural resources and features within the County are identified in Chapter III. These features were reviewed by the local government partners, the Land Use and Transportation Workgroup, and the Comprehensive Planning Advisory Committee. Several natural resource features that may limit development were identified as part of the County plan, which are shown on Map 82. These features include 100-year floodplains, bedrock within three feet of the surface, slopes of 12 percent or greater, wetlands, hydric soils, and surface water. Additional constraints to development, or special circumstances that must be carefully addressed when a parcel is developed, are also included on Map 82, and include conservation easements, cemeteries, environmentally contaminated sites, and former landfills. All of these conditions affect the construction costs of urban development, and may limit the location of buildings, pavement, utilities, and private on-site waste treatment systems. In some cases, particularly in wetlands and floodplains, State regulations and County ordinances will also affect site development.



Natural limitations to building site development, such as hydric soils and wetlands, were identified in the planning process.

Environmentally sensitive lands are shown on Map 83, and include primary environmental corridors, isolated natural resource areas, natural areas, critical species habitat sites and critical aquatic habitat sites, surface water, wetlands, woodlands, and 100-year floodplains. Recommendations for the protection and management of these resources are included in the Agricultural, Natural, and Cultural Resources Element (Chapter VIII).

Each partnering local government also reviewed the available data and selected features to be included on the maps of natural limitations to building site development and environmentally sensitive lands to be included in the local government plan. Features selected by participating local governments are shown on Table 107.

- ***Utilities and Community Services***

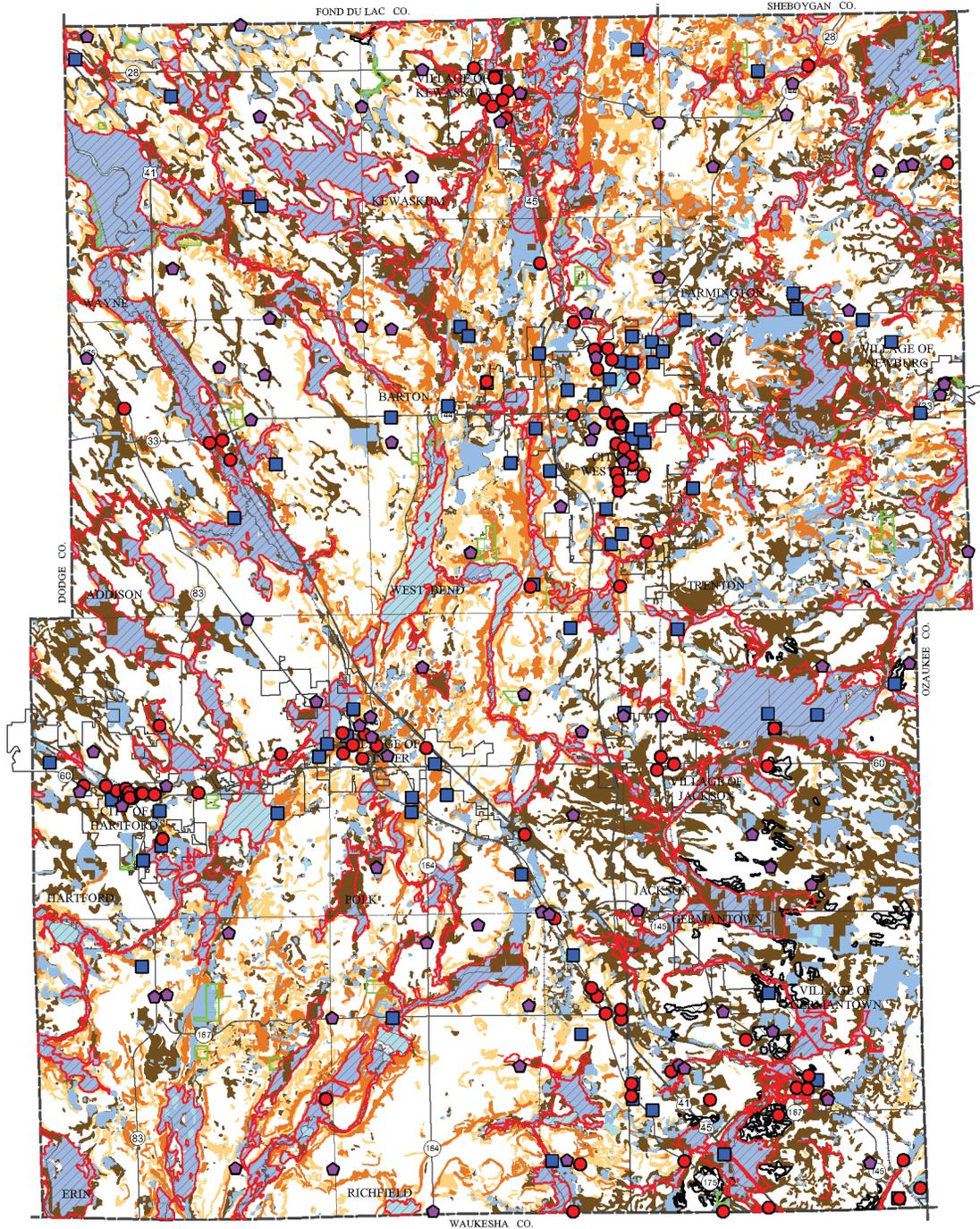
The comprehensive planning law requires the land use element to include maps showing boundaries of areas to which public utility and community services will be provided by the plan design year. Such maps are included in Chapters V and XII of this report.

### **PART 3: COUNTY LAND USE PLAN**

#### **Land Use Plan Map**

The land use plan for Washington County for the year 2035 is presented on Map 84. Table 108 sets forth the number of acres and percent of the County in each land use category on the Land Use Plan Map, and Figure 2 presents a comparison of the percentage of the County that would be devoted to various types of land uses under the plan. The plan map indicates where certain types of urban development should be encouraged while preserving agricultural and environmentally significant land and resources. The Washington County land use plan map is a compilation of the land use plan maps prepared by each of the cities, towns, and villages in the county. The Town of Barton Land Use Plan for the year 2035, however, uses a “phased plan” approach to land use planning. The County’s year 2035 land use plan presented on Map 84, as that map pertains to the Town of Barton, includes the Town of Barton’s Phase 3 land use plan for the years 2025 to 2035.

NATURAL LIMITATIONS TO BUILDING SITE DEVELOPMENT IN WASHINGTON COUNTY

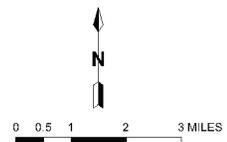


-  CEMETERIES: 2006
-  ENVIRONMENTALLY CONTAMINATED SITES: 2006
-  FORMER LANDFILLS: 2006
-  100 - YEAR FLOODPLAINS: 1981
-  CONSERVATION EASEMENT SITES: 2007
-  BEDROCK WITHIN 3 FEET: 1971
-  SLOPES 12 TO 20 PERCENT: 1971
-  SLOPES GREATER THAN 20 PERCENT: 1971
-  WETLANDS: 2000
-  HYDRIC SOILS OUTSIDE OF WETLANDS: 1971
-  SURFACE WATER: 2000

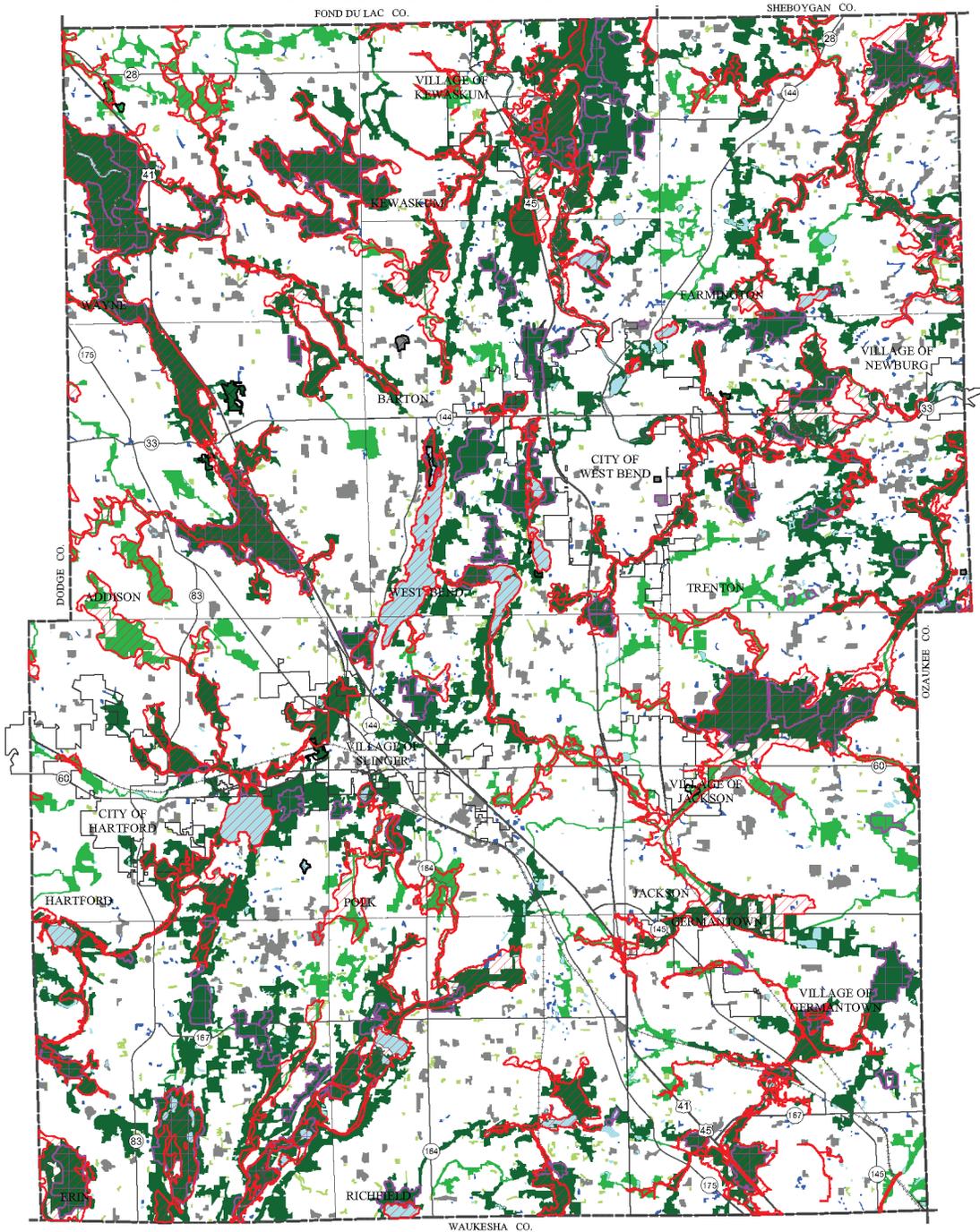
NOTE: FLOODPLAINS ARE BASED ON THE 1981 FLOOD INSURANCE STUDY AND WILL BE UPDATED ONCE THE MAP MODERNIZATION PROGRAM FOR WASHINGTON COUNTY IS COMPLETED.

NOTE: EACH LOCAL GOVERNMENT PARTICIPATING IN THE MULTI - JURISDICTIONAL COMPREHENSIVE PLANNING PROCESS SELECTED NATURAL LIMITATIONS TO BUILDING SITE DEVELOPMENT TO BE INCLUDED IN THE LAND USE ELEMENT OF THE TOWN OR VILLAGE PLAN, WHICH MAY DIFFER FROM FEATURES SHOWN ON THIS COUNTY MAP. SEE TABLE 107 FOR A LIST OF NATURAL LIMITATIONS TO BUILDING SITE DEVELOPMENT INCLUDED IN THE LOCAL GOVERNMENT PLANS.

Source: SEWRPC.



ENVIRONMENTALLY SENSITIVE AREAS IN WASHINGTON COUNTY



- PRIMARY ENVIRONMENTAL CORRIDOR: 2000
- SECONDARY ENVIRONMENTAL CORRIDOR: 2000
- ISOLATED NATURAL RESOURCE AREA: 2000
- NATURAL AREA: 1994
- CRITICAL SPECIES HABITAT: 1994
- WOODLANDS OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS: 2000
- WETLANDS OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS: 2000
- SURFACE WATER: 2000
- 100 - YEAR FLOODPLAIN: 1981

NOTE: FLOODPLAINS ARE BASED ON THE 1981 FLOOD INSURANCE STUDY AND WILL BE UPDATED ONCE THE MAP MODERNIZATION PROGRAM FOR WASHINGTON COUNTY IS COMPLETED.

NOTE: EACH LOCAL GOVERNMENT PARTICIPATING IN THE MULTI - JURISDICTIONAL COMPREHENSIVE PLANNING PROCESS SELECTED ENVIRONMENTALLY SENSITIVE AREAS TO BE INCLUDED IN THE LAND USE ELEMENT OF THE TOWN OR VILLAGE PLAN, WHICH MAY DIFFER FROM FEATURES SHOWN ON THIS COUNTY MAP. SEE TABLE 107 FOR A LIST OF ENVIRONMENTALLY SENSITIVE AREAS INCLUDED IN THE LOCAL GOVERNMENT PLANS.

Source: SEWRPC.

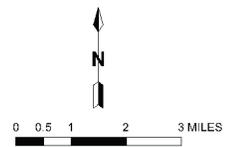


Table 107

**NATURAL LIMITATIONS AND ENVIRONMENTALLY SENSITIVE FEATURES SELECTED BY LOCAL GOVERNMENTS FOR LOCAL GOVERNMENT LAND USE ELEMENT CHAPTERS**

Feature	Town of Addison	Town of Barton	Town of Erin	Town of Farmington	Town of Germantown	Town of Hartford
Primary Environmental Corridor	X	X	X	X	X	X
Secondary Environmental Corridor		X	X	X	X	X
Isolated Natural Resource Areas		X	X	X	X	X
Natural Areas						X
Critical Species Habitat Sites						X
Existing Extractive Areas		X				X
Bedrock within 50 Feet of Surface (Potential Sources of Building/Crushed Stone)						
Sand and Gravel Resource Areas						
Areas of Shallow Bedrock					X	
Steep Slopes			X	X		
Surface Water	X	X	X	X	X	X
Floodplains (required) <sup>a</sup>	X	X	X	X	X	X
Wetlands (required) <sup>a</sup>	X	X	X	X	X	X
Hydric Soils					X	
Contaminated Sites	X			X		
Former Landfills	X			X		X
Cemeteries						
Conservation Easements	X			X		
Significant Geological Sites						
Woodlands					X	
DNR Project Boundaries				X		

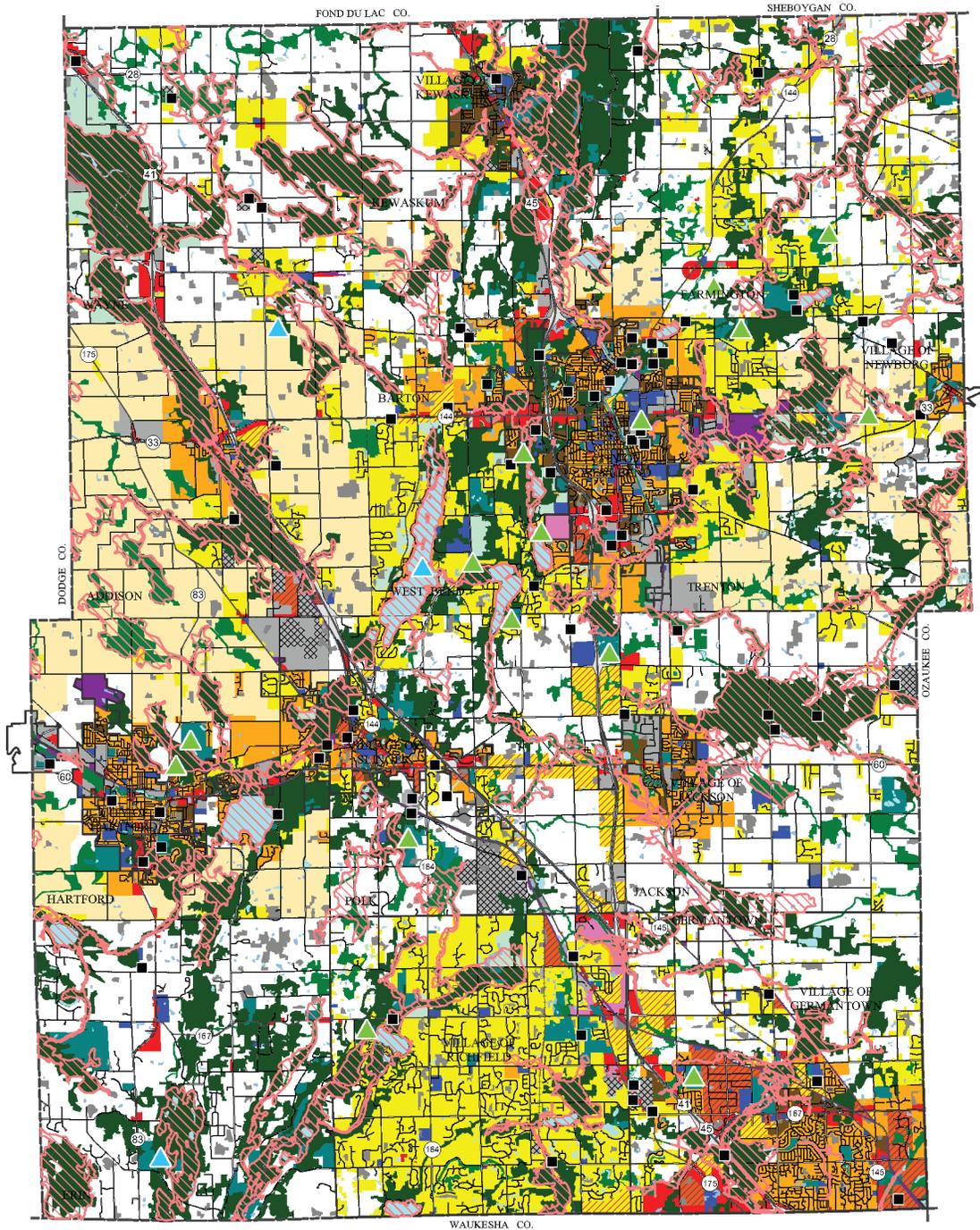
Feature	Town of Kewaskum	Village of Kewaskum	Town of Polk	Town of Trenton	Town of Wayne
Primary Environmental Corridor	X	X	X	X	X
Secondary Environmental Corridor	X	X	X	X	X
Isolated Natural Resource Areas		X	X	X	X
Natural Areas		X	X	X	X
Critical Species Habitat Sites				X	X
Existing Extractive Areas		X	X		X
Bedrock within 50 Feet of Surface (Potential Sources of Building/Crushed Stone)		X			
Sand and Gravel Resource Areas					
Areas of Shallow Bedrock					X
Steep Slopes	X	X	X	X	
Surface Water	X	X	X	X	X
Floodplains (required) <sup>a</sup>	X	X	X	X	X
Wetlands (required) <sup>a</sup>	X	X	X	X	X
Hydric Soils			X		
Contaminated Sites		X	X	X	
Former Landfills	X		X	X	X
Cemeteries			-X	X	
Conservation Easements					
Significant Geological Sites		X			
Woodlands	X				
DNR Project Boundaries					

Note: Local government plans also include maps of productive agricultural soils, as required by Section 66.1001(2)(h) of the *Wisconsin Statutes*.

<sup>a</sup>Section 66.1001(2)(h) of the *Wisconsin Statutes* requires floodplains and wetlands to be shown on the maps.

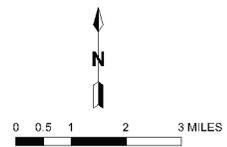
Source: Local Governments and SEWRPC.

WASHINGTON COUNTY LAND USE PLAN: 2035



- |                                    |   |  |
|------------------------------------|---|--|
| FARMLAND PROTECTION                | PARK AND RECREATION   | FORMER LANDFILL IDENTIFIED IN WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGISTRY |
| AGRICULTURAL AND RURAL RESIDENTIAL | TRANSPORTATION AND UTILITIES (EXCEPT FOR STREETS AND HIGHWAYS)                  | EXISTING COUNTY PARK AND OUTDOOR RECREATION SITES                                |
| SUBURBAN DENSITY RESIDENTIAL       | EXTRACTIVE  | PROPOSED COUNTY PARK   |
| MEDIUM DENSITY URBAN RESIDENTIAL   | FORMER LANDFILL IDENTIFIED ON LOCAL GOVERNMENT LAND USE PLAN MAP                | STREET AND HIGHWAY RIGHT-OF-WAY  |
| HIGH DENSITY URBAN RESIDENTIAL     | PRIMARY ENVIRONMENTAL CORRIDOR  |  |
| MIXED USE                          | SECONDARY ENVIRONMENTAL CORRIDOR  |  |
| GENERAL COMMERCIAL                 | ISOLATED NATURAL RESOURCE AREA  |  |
| OFFICE / PROFESSIONAL SERVICES     | WETLANDS OUTSIDE OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |  |
| BUSINESS / INDUSTRIAL              | OTHER CONSERVANCY LANDS TO BE PRESERVED   |  |
| INDUSTRIAL                         | SURFACE WATER   |  |
| GOVERNMENTAL AND INSTITUTIONAL     | 100 - YEAR FLOODPLAIN (FROM 1981 FLOOD INSURANCE STUDY)                         |  |

Source: Local Governments, Washington County, and SEWRPC.



**Table 108**

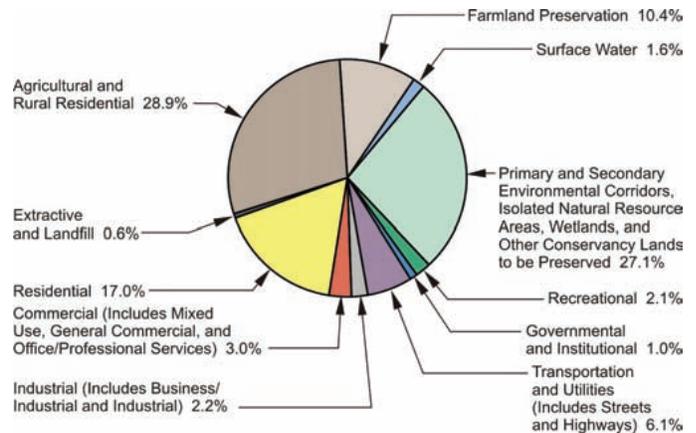
**PLANNED LAND USES IN WASHINGTON COUNTY: 2035**

Land Use Category	Acres	Percent of Subtotal (Urban or Nonurban)	Percent of Total
<b>Urban</b>			
Suburban Density Residential <sup>a</sup> .....	31,155	35.5	11.2
Medium-Density Urban Residential <sup>b</sup> .....	13,737	15.7	4.9
High-Density Urban Residential <sup>c</sup> .....	2,542	2.9	0.9
Subtotal	47,434	54.1	17.0
Mixed Use.....	3,453	3.9	1.3
General Commercial.....	4,064	4.6	1.5
Office/Professional Services.....	568	0.7	0.2
Business/Industrial.....	2,261	2.6	0.8
Industrial.....	3,971	4.5	1.4
Governmental and Institutional.....	2,876	3.3	1.0
Park and Recreation.....	5,893	6.7	2.1
Street and Highway Rights-of-Way.....	15,661	17.9	5.6
Other Transportation and Utilities.....	1,464	1.7	0.5
<b>Urban Subtotal</b>	<b>87,645</b>	<b>100.0</b>	<b>31.4</b>
<b>Nonurban</b>			
Farmland Protection.....	28,849	15.1	10.4
Agricultural and Rural Residential <sup>d</sup> .....	80,529	42.1	28.9
Extractive.....	1,757	0.9	0.6
Former Landfill Identified on Local Government Land Use Plan Map.....	32	-- <sup>e</sup>	-- <sup>e</sup>
Primary Environmental Corridor.....	55,232	28.9	19.8
Secondary Environmental Corridor.....	9,424	4.9	3.4
Isolated Natural Resource Area.....	6,265	3.3	2.3
Wetlands <sup>f</sup> .....	1,192	0.6	0.4
Other Conservancy Lands to be Preserved <sup>g</sup> .....	3,319	1.8	1.2
Surface Water.....	4,512	2.4	1.6
<b>Nonurban Subtotal</b>	<b>191,111</b>	<b>100.0</b>	<b>68.6</b>
<b>Total</b>	<b>278,756</b>	<b>--</b>	<b>100.0</b>
<b>Overlay Categories</b>	<b>Acres</b>	<b>Percent of Subtotal</b>	<b>Percent of Total</b>
100-Year Floodplain (1981).....	43,810	--	--
Former Landfill.....	-- <sup>h</sup>	--	--

<sup>a</sup>Average density equating to one home per 1.0 to 4.9 acres.  
<sup>b</sup>Average density equating to one home per 10,000 to 43,559 square feet.  
<sup>c</sup>Average density of less than 10,000 square feet per home.  
<sup>d</sup>Allows agricultural uses and residential uses with an average density of one home per 5.0 to 34.9 acres. Local government ordinances may specify a maximum lot size for homes located in agricultural areas, in addition to a minimum parcel size or density.  
<sup>e</sup>Less than 0.05 percent.  
<sup>f</sup>Includes only those wetlands outside primary and secondary environmental corridors and isolated natural resource areas.  
<sup>g</sup>Includes woodlands, critical species habitat sites, common open space within conservation subdivisions, publicly-owned land not developed with intensive recreational or other uses, and similar lands outside primary and secondary environmental corridors, isolated natural resource areas, and wetlands.  
<sup>h</sup>Includes 75 closed landfills encompassing 464 acres. See Table 70 in Chapter IV for a list of closed landfills listed on the DNR registry of waste disposal sites.  
 Source: SEWRPC.

**Figure 12**

**PERCENTAGE DISTRIBUTION OF PLANNED LAND USES IN WASHINGTON COUNTY: 2035**



Source: SEWRPC.



Areas designated for farmland protection occupy 28,849 acres, or about 10 percent of the County, on the 2035 land use plan map.

Land use plan categories shown on each local land use plan map were standardized to the categories shown on Map 84.<sup>12</sup> A description of typical land uses existing or anticipated within each category follows:

**Farmland Protection**

Areas designated for farmland protection occupy 28,849 acres, or about 10 percent of the County, on the 2035 land use plan map. Such areas have been designated for farmland protection by local governments on local land

<sup>12</sup>Appendix Q includes a table for each local government that documents the County land use plan category used for each category shown on a local government land use plan map.

use plan maps. Lands within this category are recommended to be used for agricultural purposes or for other uses permitted in farmland protection, exclusive agricultural, or other agricultural zoning districts by local zoning ordinances.

### ***Agricultural and Rural Residential***

Agricultural and rural residential uses occupy 80,529 acres, or about 29 percent of the County, on the 2035 land use plan map. The agricultural and rural residential category would allow all agricultural uses, as well as rural-density residential development with an average density of one home for each five to 34.9 acres. The plan encourages the continuation of agricultural activity in these areas, whether it is conventional farming or hobby farming (for example, the keeping of horses on residential lots, where permitted by local zoning ordinances). Where rural-density residential development is accommodated, local governments are encouraged to require the use of conservation subdivision design or lot-averaging techniques to help preserve rural character and provide a buffer between adjacent farmland and residential uses. In some cases, the common open space in conservation subdivisions may be used for agriculture.



Residential land uses occupy about 17 percent of the County on the 2035 land use plan map.

### ***Residential Development***

Residential uses occupy 47,434 acres, or about 17 percent of the County, on the 2035 land use plan map. This compares to 37,996 acres of residential lands in the County in 2006, or an increase of 9,438 acres or about 25 percent between 2006 and 2035. Residential categories include a suburban density residential category, which would include predominantly single-family homes at densities equating to lot sizes of between one and five acres; a medium-density urban residential category, which would include single-family and potentially two-family homes at densities equating to lot sizes of 10,000 square feet to one acre; and a high-density urban residential category, which would include single-, two-, and multi-family homes at a density of less than 10,000 square feet per dwelling unit. Of the residential land uses, 31,155 acres, or about 66 percent, are in the suburban residential category;

13,737 acres, or about 29 percent, are in the medium-density residential category, and 2,542 acres, or about 5 percent, are in the high-density residential category.

### ***Mixed-Use***

The mixed-use category occupies 3,453 acres, or about 1 percent of the County, on the 2035 land use plan map, and would include a mix of residential, commercial, and institutional uses. Parcels designated for mixed use should be developed in accordance with a site plan approved by the local government concerned, and typically would be subject to planned unit development or traditional neighborhood development regulations in the local zoning ordinance. Mixed use areas are generally located along arterial highways. The concept is that commercial and institutional uses would be located adjacent to the arterial highway and would help to buffer residential uses from highway noise. Each local government would determine the uses allowed within this category by specifying the uses and allowable densities in their community comprehensive plan and zoning ordinance.



General commercial uses, including downtown business districts, occupy about 2 percent of the County on the 2035 land use plan map.

### ***General Commercial***

General commercial uses occupy 4,064 acres, or about 2 percent of the County, on the 2035 land use plan map. This category includes retail stores; services, including drycleaners, barber shops, banks, and restaurants; and business and professional offices. This category also includes downtown business districts and community and neighborhood shopping centers.



The office/professional services category occupies 568 acres, or less than 1 percent of the County, on the 2035 land use plan map.



The business/industrial category occupies 2,261 acres, or about 1 percent of the County, on the 2035 land use plan map.



The governmental and institutional land use category includes governmental and institutional buildings and grounds for which the primary function involves administration, safety, assembly, or educational purposes.

### ***Office/Professional Services***

The office/professional services category occupies 568 acres, or less than 1 percent of the County, on the 2035 land use plan map. This category is more limited in the types of uses permitted than the general commercial category; primarily because it would include only limited retail uses. The office/professional services category includes a variety of business uses such as the offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include corporate headquarters, financial institutions, and medical facilities.

### ***Business/Industrial***

The business/industrial category occupies 2,261 acres, or about 1 percent of the County, on the 2035 land use plan map. This category would allow a mix of industrial, office, retail, and service uses, and reflects the modern business park where a mix of office and industrial uses are typically accommodated. It is anticipated that these areas would be developed in a park-like setting with landscaping, consistent signage, and similar building materials and designs to present an integrated image to customers.

### ***Industrial***

The plan envisions that the areas devoted to industrial land uses would occupy 3,971 acres, or about 1 percent of the County. This category would accommodate manufacturing and other industrial uses, such as outdoor storage of commercial vehicles and building materials.

### ***Governmental and Institutional***

The governmental and institutional land use category includes governmental and institutional buildings and grounds for which the primary function involves administration, safety, assembly, or educational purposes. This includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities. The plan envisions that the areas devoted to such uses would occupy 2,876 acres, or about 1 percent of the County.



The park and recreation land use category includes lands developed for public and private outdoor recreation and would occupy about 2 percent of the County in 2035.



Extractive lands identified on the County 2035 land use plan map encompass 1,757 acres, or about 1 percent of the County.

pose no substantial hazard to human health or the environment. Landfills have the potential to be reclaimed for other uses. No active landfills were located in Washington County in 2008. A symbol on Map 84 indicates the location of all closed landfills identified on the State Registry of Waste Disposal Sites maintained by the Wisconsin Department of Natural Resources (DNR). A complete inventory of closed landfills in Washington County from the DNR Registry is provided on Map 66 and Table 41 in Table IV, and includes 75 closed landfills encompassing 464 acres. The City of West Bend was the only local government that designated closed landfills on its land use plan map. The closed landfill in the City of West Bend encompasses 32 acres, or less than 1 percent of the County, and is shown on Map 84.

### ***Park and Recreation***

The park and recreation land use category includes lands developed with facilities for public and private outdoor recreation. It includes both public parks and privately owned recreational areas, such as golf courses and ski hills. The plan envisions that the areas devoted to park and recreational uses would occupy 5,893 acres, or about 2 percent of the County, in 2035.

### ***Street and Highway Rights-of-Way***

All existing street and highway rights-of-way (as of January 1, 2007) are shown on Map 84 as a separate category. Chapter XI provides additional information regarding planned transportation facilities in Washington County. There are 15,661 acres, or about 6 percent of the County, within existing street and highway rights-of-way.

### ***Other Transportation and Utilities (Except Streets and Highways)***

This category includes transportation facilities other than street rights-of-way, such as airports, park-ride lots, and railroad rights-of-way. It also includes private and public utilities that provide residents and businesses with electric power, natural gas, communications, water, and sewage and solid waste management facilities and services. This category occupies 1,464 acres, or about 1 percent of the County, on the 2035 land use plan map.

### ***Extractive***

Extractive land uses involve on-site extraction of surface or subsurface materials. Extractive uses in Washington County include nonmetallic mining areas such as rock extractive sites, sand and gravel operations, and peat mining. Extractive lands identified on the County 2035 land use map include existing and planned areas to be used for nonmetallic mining operations, and encompass 1,757 acres, or about 1 percent of the County. All extractive uses require the preparation of a reclamation plan for re-use of the site when mining is completed.

### ***Former Landfill***

A landfill is an engineered facility for the disposal of nonhazardous solid waste that is located, designed, constructed, and operated to contain the solid waste and

### ***Environmentally Significant Areas***

To effectively guide urban development and redevelopment in the County into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of planned land uses in relation to natural resources. Locating new urban development outside of primary environmental corridors and other environmentally sensitive areas will serve to maintain a high level of environmental quality in the County, and will also avoid costly development problems such as flood damage, wet basements, failing pavements, and infiltration of clear water into sanitary sewerage systems. Properly relating new development to such environmentally significant areas will also help preserve the scenic beauty of the County, which depends on its natural resources.

This comprehensive plan recommends substantial preservation of remaining primary and secondary environmental corridors, isolated natural resource areas, and other environmentally sensitive areas. Development within these areas should be limited to required transportation and utility facilities, compatible outdoor recreation facilities, and very low density residential development carefully designed so as to minimize the impact on natural resources.

#### ***Primary Environmental Corridors***

Environmental corridors, more fully described in Chapter III, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. The protection of the primary environmental corridors from additional intrusion by urban development is one of the principal objectives of this plan. Primary environmental corridors occupy 55,232 acres, or about 20 percent of the County.



The protection of primary environmental corridors from additional intrusion by urban development is one of the principal objectives of this comprehensive plan.

#### ***Secondary Environmental Corridors***

Secondary environmental corridors contain concentrations of high-value elements of the natural resource base, but are smaller in area than primary environmental corridors. Secondary corridors serve to link primary corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size. Secondary environmental corridors occupy 9,424 acres, or about 3 percent of the County. Secondary environmental corridors facilitate surface water drainage and provide corridors for the movement of wildlife and for the dispersal of seeds for a variety of plant species. The plan recommends that secondary environmental corridors be preserved in natural, open use or incorporated as parks, trail locations, drainageways, or stormwater detention and retention areas where appropriate.

#### ***Isolated Natural Resource Areas***

Isolated natural resource areas consist of areas with important natural resource values which are separated geographically from environmental corridors. Most of the isolated natural resource areas in the County are wetlands or tracts of woodlands that are at least 200 feet wide and between five and 100 acres in area. Isolated natural resource areas, under the plan, occupy 6,265 acres, or about 2 percent of the County. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Isolated natural resource areas also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas.



Wetlands are regulated under State and Federal laws and County ordinances.



The surface water land use category includes lakes, ponds, rivers, creeks, and streams.

### *Wetlands*

Most wetlands five acres or larger are located within primary or secondary environmental corridors or isolated natural resource areas. Those that are outside these areas are designated in a separate category on the land use plan map, and encompass 1,192 acres, or less than 1 percent of the County. Wetlands are regulated under State and Federal laws and County ordinances. Development of wetlands (usually requiring them to be filled) is limited. Permits to allow development in wetlands generally require “mitigation,” which requires new wetlands to be created or existing degraded wetlands to be restored. Mitigation may be required on the same development site or in a different location.

### *Other Conservancy Lands to be Preserved*

The plan also recommends the preservation of 3,319 acres of conservancy lands in addition to primary and secondary environmental corridors, isolated natural resource areas, and wetlands. This land use category includes the common open areas of residential developments, including conservation subdivisions, and small natural areas containing important natural resource values, such as woodlands less than five acres in size, if such resources are included on a local government’s land use plan map.

### *Development on Parcels Containing Environmentally Significant Areas*

Where possible, this comprehensive plan recommends that urban development be located entirely outside of primary and secondary environmental corridors, isolated natural resource areas, and other environmentally significant areas. While calling for preservation of primary and secondary environmental corridors, the plan recognizes that in some cases it may be necessary to allow very low density residential development on the upland portion of such lands. In addition to limited residential development, land uses such as transportation and utility facilities and certain recreational uses may also be accommodated within these environmentally significant areas without jeopardizing their overall integrity. Guidelines for the types of development that may be accommodated within various component natural resource features of environmental corridors are set forth in Table 101 in Chapter VIII. Even though these guidelines are not exhaustive, with good judgment they may be extended to, and be used for the evaluation of, proposals for similar types of development not specifically listed.

### *Surface Water*

The surface water land use category includes lakes, ponds, rivers, creeks, and streams. Surface waters encompass 4,512 acres, or about 2 percent of the County.

Table 109

**PROJECTED LAND USE NEEDS IN WASHINGTON COUNTY IN FIVE-YEAR INCREMENTS: 2006-2035**

Land Use Category	Existing Land Uses: 2006		Future Land Uses: 2035		Change 2006-2035		5-Year Increment (Acres)
	Acres	Percent of County	Acres	Percent of County	Acres	Percent Change	
Residential <sup>a</sup> .....	37,996	13.6	49,851	17.9	11,855	31.2	1,976
Commercial <sup>b</sup> .....	2,342	0.8	6,453	2.3	4,111	175.5	685
Industrial <sup>c</sup> .....	2,954	1.1	5,102	1.8	2,148	72.7	358

<sup>a</sup>Includes the Suburban Density, Medium Density Urban, and High Density Urban Residential categories shown on Map 84, and 70 percent of lands in the Mixed Use category.

<sup>b</sup>Includes the General Commercial and Office/Professional Services categories shown on Map 84, 20 percent of lands in the Mixed Use category, and 50 percent of lands in the Business/Industrial category. (Note: 10 percent of lands in the Mixed Use category are estimated to be developed with institutional uses).

<sup>c</sup>Includes the Industrial category shown on Map 84 and 50 percent of lands in the Business/Industrial category.

Source: SEWRPC.

**Floodplain (overlay)**

The floodplain overlay includes areas adjacent to rivers, streams, and lakes that are subject to inundation by the 100-year recurrence interval flood event. The floodplains shown on the map are based on the Flood Insurance Study conducted by the Federal Emergency Management Agency (FEMA) in 1981, and encompass 43,810 acres, or about 16 percent of the County. Floodplain mapping for the County was being updated by FEMA and the DNR as part of a Map Modernization Program as the County comprehensive plan was being prepared. It is anticipated that new floodplain maps will be approved by FEMA and DNR in late 2008.

**Local Government Plans**

Land use regulation in Washington County rests primarily with local governments (cities, towns, and villages). Each local government has adopted, and enforces, a local zoning ordinance. Local government comprehensive plans and zoning ordinances and maps should be consulted for specific uses allowed within each land use category shown on the County map. It should be noted, however, that the County regulates land uses within shoreland areas within the towns, including all floodplain areas. The County also regulates subdivisions in unincorporated areas. The County subdivision ordinance applies in addition to local zoning and subdivision ordinances. Chapter VI provides a description of County and local land use regulations in effect in the County.

As required by Section 59.69 of the *Statutes*, city and village land use plan maps are reflected on the County plan map for those areas that were within city or village limits as of January 1, 2007. The land use plan designation from the town land use plan maps are shown on Map 84 for areas outside the limits of a city or village, including areas within town “islands” (town areas completely surrounded by a city or village). The only exceptions are the areas designated to be annexed to the City of West Bend under the terms of the boundary agreement between the City of West Bend and the Town of West Bend approved in 2002. Such areas are designated on Map 84 in accordance with the land use category shown on the City of West Bend land use plan map.

**Land Use Projections**

The comprehensive planning law requires the land use element to include projections, in five-year increments, of future residential, agricultural, commercial, and industrial land uses. Due to the uncertainty in predicting the rate of future development, it was assumed for the purpose of fulfilling this requirement that the same amount of growth would occur in each five-year period. Table 109 sets forth the additional acreage in residential, commercial, and industrial growth that would be expected over the planning period. The land use plan map includes an increase of about 31 percent in the amount of land designated for urban residential use compared to land occupied for such uses in 2006. The amount of land designated for commercial use would increase from 2,342 acres to 6,453 acres, or by 176 percent, between 2006 and 2035. The amount of land designated for industrial use represents an increase of about 73 percent between 2006 and 2035, from 2,954 acres in 2006 to 5,102 acres in 2035.

The number of acres in agricultural use will likely continue to decline during the planning period, as land is converted from farming to residential or other urban use. The land use plan map designates 28,849 acres of land for farmland protection in 2035, and an additional 80,529 acres that may be used for agriculture or rural residential use (109,378 acres total). This compares to 129,754 acres in agricultural use in 2006.

#### **PART 4: LAND USE GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

This section sets forth land use goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve land use goals and objectives; and programs, which are projects or services intended to achieve land use policies, are also identified. Goals and objectives were developed using the land use data inventoried in Chapter IV and Parts 1 and 2 of this Chapter, and the general planning issue statements and goals and objectives related to land use identified in Chapter VII. Sources of public input, such as the SWOT analysis, public opinion survey, and countywide design workshop, and existing plans, such as the Washington County Land and Water Resource Management Plan and the Washington County Farmland Preservation Plan, were also reviewed to identify land use issues to be addressed by the goals, objectives, policies, and programs set forth in this section.

About 67 percent of respondents to the public opinion survey conducted as part of the comprehensive planning process stated that they would prefer to see the County with a mix of residential, business, and rural areas. About 65 percent favored preserving agriculture, and about 77 percent expressed support for preserving woodlands and for preserving existing parks and open spaces. Just over half of respondents (about 52 percent) expressed a preference for concentrated development patterns, while 38 percent expressed a preference for scattered patterns. Despite the strong preferences indicated for preserving agricultural lands and natural resources, 62 percent of respondents favored larger lot sizes, while 23 percent expressed a preference for smaller lot sizes.



Despite the strong preferences indicated for preserving agricultural lands and natural resources, 62 percent of respondents to the public opinion survey favored large residential lot sizes.

To help address concerns expressed regarding protection of groundwater, SEWRPC staff analyzed the relationship between the land use plan map (Map 84) and the areas identified as having high and very high potential for groundwater recharge as part of the regional water supply plan that was underway in 2008 (see Map 52 in Chapter V for groundwater recharge potential). As shown in Table 110, almost 96 percent of areas with high groundwater recharge potential and just over 99 percent of areas with very high groundwater recharge potential are within areas designated for resource protection or rural land uses on the plan map. Development at rural densities, agricultural uses, and preservation of natural resources will preserve groundwater recharge capabilities. In addition, the use of conservation subdivision design and stormwater management measures that maintain natural hydrology can help preserve the groundwater recharge potential in areas developed for suburban-density residential uses and other urban uses.

The Land Use Element is closely related to several of the other comprehensive planning elements. For example, lands to be protected for agricultural use and natural resources identified for protection in the Agricultural, Natural, and Cultural Resources Element are critical components of the land use plan. The land use plan map must designate enough land for residential, commercial, and industrial uses to accommodate the projected increase in population, households, and jobs in the County in 2035. The land use plan is also the foundation for the design of the transportation system and utility and community facilities systems. Because of this inter-relationship, the goals, objectives, policies, and programs are organized under the following issues:

- Land Use Issue
- Agriculture, Natural, and Cultural Resources Issue
- Housing Issue

**Table 110**

**AREAS OF HIGH AND VERY HIGH WATER RECHARGE POTENTIAL RECOMMENDED TO REMAIN IN RURAL USE BY THE WASHINGTON COUNTY LAND USE PLAN FOR 2035**

Land Use Plan Category <sup>a</sup>	High Water Recharge Potential <sup>b</sup>		Very High Water Recharge Potential <sup>b</sup>	
	Acres	Percent <sup>c</sup>	Acres	Percent <sup>d</sup>
Farmland Protection .....	3,230	5.9	267	3.4
Agricultural and Rural Residential .....	25,268	45.9	2,936	37.6
Park and Recreational .....	4,166	7.6	522	6.7
Primary Environmental Corridor .....	14,783	26.9	3,731	47.8
Secondary Environmental Corridor .....	1,648	3.0	39	0.5
Isolated Natural Resource Area .....	2,132	3.9	149	1.9
Other Conservancy Lands to be Preserved .....	1,486	2.7	91	1.2
Subtotal	52,713	95.9	7,735	99.1
Urban Land Use Categories .....	2,278	4.1	68	0.9
Total	54,991	100.0	7,803	100.0

<sup>a</sup>Planned land use category on Map 84.

<sup>b</sup>See Map 52 in Chapter V for water recharge potential areas.

<sup>c</sup>Percent of high water recharge potential areas located in each land use plan category.

<sup>d</sup>Percent of very high water recharge potential areas located in each land use plan category.

Source: SEWRPC.

- Transportation Issue
- Utilities and Community Facilities Issue
- Economic Development Issue

Any new program recommended in this plan must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

Suggestions for local government consideration are included under each set of goals, objectives, policies, and programs. Local governments in Washington County have primary control over land uses through local zoning and land division ordinances, with the exception of shoreland areas in unincorporated areas, which are under County jurisdiction. Each participating community should consider the local government suggestions as they develop goals, objectives, policies, and programs for the local comprehensive plan.

**Land Use Issue**

- **Goal:** Encourage an appropriate allocation of land to various types of land uses to meet the social, physical, and economic needs of County residents, workers, and property and business owners.
- **Goal:** Accommodate the projected growth in Washington County’s population, households, and employment through the comprehensive plan design year 2035.
  - **Objective:** Encourage the allocation of land uses to avoid or minimize threats to health, safety, and welfare and maximize the accessibility to supporting land uses.
  - **Objective:** Encourage land uses and densities that promote efficient development patterns and relatively low costs to all levels of government and private utilities.

- **Policy:** Provide a spatial distribution of various land uses on the land use plan map that will result in a convenient and compatible arrangement of land uses.
  - **Program:** Work with local governments, if requested, to design a local land use plan that accommodates anticipated increases in population, households, and employment in the local government and County by 2035.
  - **Program:** Incorporate city and village land use plans into the County land use plan for the area within their corporate boundaries, as required by the *Wisconsin Statutes*. Incorporate town land use plan maps into the County plan if the plans are determined to be in substantial agreement with the regional land use plan, as provided in County Board Resolution 2004-35.
  - **Program:** Encourage the use of conservation subdivision design concepts in rural and suburban density residential development to the extent practicable.



The County should continue to encourage the use of conservation subdivision design concepts in rural and suburban density residential development to the extent practicable.

- **Suggestions for Local Governments:** Local government land use elements and land use plan maps should be designed to accommodate the projected growth in population, households, and employment for the community through the comprehensive plan design year 2035. Rural and suburban residential development should be located and designed to minimize impacts on the natural resource base, minimize impacts on the scenic beauty and character of rural areas, and minimize the loss of farmland covered by agricultural soil suitability Class I and Class II soils, and parcels that were highly rated in the LESA analysis. When accommodated, rural residential development should be located in such a way as to minimize conflicts associated with dust, odors, and noise from farming activity that may arise when residences are located in the vicinity of agricultural operations.

It is also suggested that local communities that wish to accommodate additional urban development locate urban density residential uses within neighborhoods or hamlets. The neighborhoods or hamlets should contain necessary supporting local services, such as park, retail and service, and elementary school facilities. To the extent practicable, residential and employment-generating land uses should be located so as to provide opportunities for living close to work.

Local governments are encouraged to renew and redevelop older, underutilized urban areas that are in need of revitalization, and encourage infilling of undeveloped land within existing urban service areas, to accommodate additional urban growth before developing land on the outskirts of urban service areas.

Public input gathered during the comprehensive planning process should also be taken into consideration during development of the local land use element and Land Use Plan Map. Communities should also use data, mapping, and local government recommendations provided by the Washington County multi-jurisdictional comprehensive planning process to develop the local Land Use Plan Map.

### **Agricultural, Natural, and Cultural Resources Issue**

- **Goal:** Preserve and enhance the scenic beauty of Washington County.
  - **Objective:** Encourage the preservation of rural character and vistas outside planned urban service areas.

- **Objective:** Encourage the location of major retail, service, institutional, and other urban uses within urban service areas.
- **Goal:** Preserve and enhance agricultural lands that are best suited for agricultural use.
  - **Objective:** Preserve a sufficient amount of agricultural land to ensure farming remains viable in Washington County.
  - **Objective:** Encourage the preservation of agricultural uses outside planned urban service areas.
    - **Policy:** Encourage continued agricultural activity, particularly on lands identified for agricultural use on the County Land Use Plan Map (Map 84).
    - **Policy:** Promote agricultural use on parcels receiving a LESA<sup>13</sup> score of 6.8 or greater.
    - **Policy:** Support implementation of the Working Lands Initiative recommendation to establish working land enterprise areas outside planned sewer service areas. As proposed in the Working Lands Initiative Final Report (August 2006), Working Lands Enterprise Areas would cluster active farms and slow farmland conversion by preventing annexations within enterprise areas and targeting funding and other resources.
      - **Program:** Incorporate parcels designated for agricultural use by local government comprehensive plans on the County Land Use Plan Map (Map 84).
      - **Program:** Update the County Farmland Preservation Plan to reflect the recommendations of the comprehensive plan. Consider the results of the LESA analysis and any changes to the Wisconsin Farmland Preservation Program approved by the State Legislature in response to the Working Lands Initiative report as part of the plan update. Encourage local governments to participate in developing and implementing the updated County Farmland Preservation Plan.
      - **Program:** Continue to work with local governments and appropriate organizations, including but not limited to land trusts, to develop programs to support farmland protection.
      - **Program:** Continue to provide technical assistance to towns on request to develop local farmland protection tools, such as transfer of development rights (TDR) and exclusive agricultural zoning.
  - **Objective:** Encourage the preservation of soils suitable for agricultural production.
    - **Policy:** Implement strategies regarding soil sustainability and sedimentation as recommended in the Washington County Land and Water Resources Management Plan.
      - **Program:** Continue the educational program that specifically outlines the soil conservation and Best Management Practices (BMPs) resources and grants available through State agencies such as the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and DNR.
      - **Program:** Continue to pursue Federal and State soil resource conservation grant funds available to County governments.
- **Goal:** Encourage the protection, preservation, and appropriate use of the natural resource base.
  - **Objective:** Guide urban land uses to land that can sustain urban development.



Continued agricultural activity should be encouraged on lands identified for agricultural use on the County 2035 Land Use Plan Map.

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<sup>13</sup>The Land Evaluation and Site Assessment (LESA) analysis for agricultural productivity is described in Chapter VIII.



Washington County should continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements and the land use plan map.

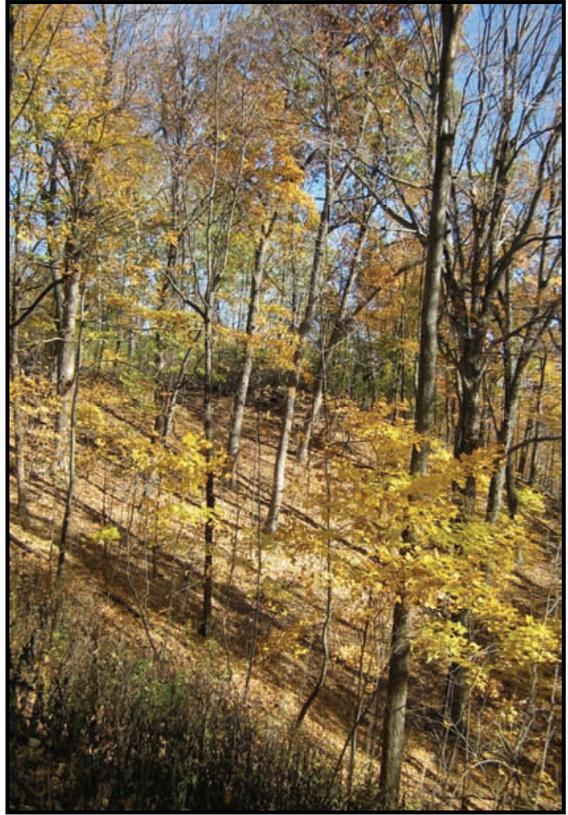
- **Objective:** Preserve primary environmental corridors, secondary environmental corridors, isolated natural resource areas, wetlands, and other environmentally sensitive lands shown on Map 83 to reduce flood damage and soil erosion, protect water supplies and air quality, enhance wildlife populations, and continue to provide scientific, educational, and recreational opportunities.
  - **Policy:** Discourage urban land uses in primary environmental corridors, secondary environmental corridors, and isolated natural resource areas that do not comply with the guidelines summarized on Table 101 in Chapter VIII.
  - **Policy:** Protect natural areas, critical species habitat sites, and important geological areas identified in the regional natural areas plan and the Washington County Park and Open Space Plan.
  - **Policy:** Small wetlands and other natural resource features not identified as part of an environmental corridor or isolated natural resource area should be preserved to the extent practicable.
  - **Policy:** Land use development patterns and practices should be designed to preserve important groundwater recharge areas and should support maintaining the natural surface and groundwater hydrology to the extent practicable.<sup>14</sup>
    - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements and the land use plan map (Map 84).
    - **Program:** Acquire natural areas, critical species habitat sites, and geological areas recommended for County acquisition by the Washington County Park and Open Space Plan.
    - **Program:** Continue to develop and distribute educational materials regarding techniques that promote land use patterns that are sensitive to natural resource conservation, such as overlay zoning, planned unit development (PUD), conservation subdivisions, and transfer of development rights (TDR) programs. The educational program focus should include local governments and developers.
    - **Program:** Continue to promote model conservation subdivision ordinances, such as the *Rural Cluster Development Guide*,<sup>15</sup> to local governments. Assist local governments in interpreting and implementing conservation subdivision ordinances on request.

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<sup>14</sup>The regional water supply plan is expected to be completed in 2008.

<sup>15</sup>See *SEWRPC Planning Guide No. 7, Rural Cluster Development Guide, December 1996*, or [www.sewrpc.org/ca/conservation subdivisions](http://www.sewrpc.org/ca/conservation subdivisions) for more information.

- **Policy:** Protect the aesthetic value and topography of the Kettle Moraine.
  - **Program:** Continue to work with the Mid-Kettle Moraine Partnership to preserve the valuable natural features and create a connection between the North and South Kettle Moraine State Forests, known as the “Mid-Kettle Moraine” area.
- **Objective:** Protect floodplains from incompatible land uses.
  - **Policy:** One hundred-year recurrence interval floodplains should not be allocated to any development which would cause or be subject to flood damage; and only authorized structures should be allowed to encroach upon and obstruct the flow of water in perennial stream channels and floodways.
    - **Program:** Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA.
    - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance.
  - **Policy:** Discourage urban development in the County from being located on soils that are unsuitable for development.
    - **Program:** Continue to enforce the County subdivision and shoreland zoning ordinances to direct development away from areas that are covered by soils with severe limitations for the use concerned.
    - **Program:** Develop educational materials regarding the location and development constraints related to hydric soils and distribute information to local governments and the public.
- **Objective:** Promote nonmetallic mining in areas where impacts are minimal on adjacent land uses.
  - **Policy:** Encourage the wise management of remaining potential nonmetallic mineral resource areas in Washington County. Areas with good potential as sources of nonmetallic minerals are shown on Maps 78 and 79. These maps also illustrate where extraction of nonmetallic mineral resources is precluded due to existing development, protective ownership or zoning, primary environmental corridors, or other factors.
  - **Policy:** Support the development of land use patterns and regulations to effectively meet the nonmetallic mineral needs of the County, while limiting the effects of extractive operations (dust, noise, and truck traffic) on County residents.



Washington County should protect the aesthetic value and topography of the Kettle Moraine.



The County should promote nonmetallic mining in areas where impacts are minimal on adjacent land uses.

- **Program:** Work with local governments and nonmetallic mineral producers to identify suitable areas with commercially viable sources of nonmetallic minerals. Ideally, suitable areas should be located in sparsely populated areas and not have significant natural resources. Expansion of existing nonmetallic mining areas should also be considered.
- **Objective:** Provide a comprehensive system of outdoor recreation sites and facilities to allow County residents adequate opportunities to participate in outdoor recreation activities.
  - **Policy:** Implement the park and outdoor recreation element of the Washington County Park and Open Space Plan.<sup>16</sup>
    - **Program:** Incorporate the adopted park and outdoor recreation element of the Washington County Park and Open Space Plan into Map 84, with the exception of proposed County Parks B and E.<sup>17</sup>
    - **Program:** Create new County parks, new facilities and improvements at existing major parks, the development of areawide trails, and boat access facilities to major lakes, as recommended in the Washington County Park and Open Space Plan.



Washington County should continue to provide a comprehensive system of outdoor recreation sites and facilities to allow County residents adequate opportunities to participate in outdoor recreational activities.

- **Program:** Create new County parks, new facilities and improvements at existing major parks, the development of areawide trails, and boat access facilities to major lakes, as recommended in the Washington County Park and Open Space Plan.
- **Objective:** Encourage the preservation of historic or cultural structures and archaeological sites.
- **Objective:** Preserve known and prospective archaeological sites in the County.
  - **Policy:** Preserve historic structures and sites that have been listed on the National or State Registers of Historic Places.
  - **Policy:** Encourage the preservation of local landmarks.
  - **Policy:** Encourage land use and development patterns that conserve land where archaeological features are located.
    - **Program:** Apply for funding from the State Historical Society of Wisconsin and partner with local governments to conduct historical surveys to identify historically significant structures and districts and methods to protect them.
    - **Program:** Continue to preserve and maintain structures with significant historical value owned by the County, in consultation with the County Landmarks Commission.
    - **Program:** Continue to preserve and maintain sites with significant archaeological value in County ownership.
- **Suggestions for Local Governments:** Local government comprehensive plans, including local land use plan maps, should reflect land use categories that will preserve desired agricultural, natural, and cultural resources in the appropriate locations. These types of resources contribute greatly to the economy, quality of life, and health of a community and generally can not be replaced once they are disturbed or destroyed.

<sup>16</sup>See SEWRPC Community Assistance Planning Report No. 136, 3<sup>rd</sup> edition, A Park and Open Space Plan for Washington County, March 2004.

<sup>17</sup>Proposed park site B has been acquired by the MMSD as part of its “Greenseams” program for stormwater management and open space preservation, and proposed park site E has been acquired for private development. Neither site is available for use as a County park.

## Housing Issue

- **Goal:** Promote the addition of an adequate number of housing units to the current housing stock and allocate sufficient land area for housing demands to accommodate current and future populations.
- **Objective:** Promote a range of affordable housing choices for all income levels, age groups, and special needs groups in the County.

- **Policy:** In communities with sewer service areas and other urban services,<sup>18</sup> encourage local comprehensive plans and ordinances that support the provision of a full range of housing types and sizes, including single-family, two-family, and multi-family dwellings, at appropriate densities.



In communities with sanitary sewerage and other urban services, the County should encourage local comprehensive plans and ordinances that support the provision of a full range of housing types and sizes, including single-family, two-family, and multi-family dwellings, at appropriate densities.

- **Policy:** In communities without sewer service areas and other urban services, encourage local comprehensive plans and ordinances that support the provision of housing types and densities appropriate to the community.
  - **Program:** Encourage a full range of housing structure types and sizes, including single-family, two-family, and multi-family dwelling units, in sewer service areas to provide affordable housing options for households of all income levels, ages, and special needs projected for Washington County in 2035.
- **Suggestions for Local Governments:** Each local comprehensive plan should identify the number of additional housing units required to meet the projected housing demand for 2035<sup>19</sup> and allocate an adequate amount of land on the local land use plan map to accommodate that number of housing units. Communities with urban service areas should provide for a range of residential land use categories, including single-family, two-family, and multi-family residential. These communities should also ensure that the land use categories provided for on the Land Use Plan Map can accommodate flexible zoning districts or regulations, such as mixed use, traditional neighborhood, and planned unit development districts or regulations.

Communities with urban service areas should plan for new residential development at urban densities, including infill or redevelopment in traditional downtown neighborhoods. If possible, communities should avoid the redevelopment of older residential areas with homes in good condition. Generally, these neighborhoods include existing smaller (and more affordable) housing units on smaller lots. Older neighborhoods can help provide workforce housing and “starter homes.”

Although towns typically do not have the urban services in place to support higher density housing, which is typically more affordable housing, town comprehensive plans must address affordable housing. Areas with existing residential land uses should be identified on the existing land use map in the local land use element. These areas should then be allocated to residential land use on the land use plan map. These areas may contain older homes that are still in good condition, which may be more affordable for young families and older residents that wish to remain in the town. Towns could also evaluate allowing properly

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<sup>18</sup>Urban services include public water and sanitary sewer services, a system of community and neighborhood parks, and local police and fire departments.

<sup>19</sup>Population and household projections for each local government are listed on Table 25 in Chapter II.

regulated accessory units (often referred to as “mother-in-law units”) in single-family districts as a permitted or conditional use. Towns should also consider including at least one residential district in the Town zoning ordinance that permits a minimum home size between 1,000 and 1,200 square feet.

## Transportation Issue

- **Goal:** Provide and support a range of transportation opportunities that will effectively serve the existing and proposed County land use pattern through its location, capacity, and design.
  - **Objective:** Provide an integrated transportation system that interconnects and supports the various land use activities in the County.
  - **Objective:** Encourage land use development patterns that reduce the need for new roads and major improvements to existing roads.
  - **Objective:** Encourage land use development patterns that can be efficiently served by public transportation, such as the Washington County Commuter Express Bus System, and alternative transportation systems such as bicycle and pedestrian trails.
    - **Policy:** Ensure planned land uses are adequately served by street and highway networks.
    - **Policy:** Work to ensure consistency between regional, County, and local land use and transportation plans so that the arterial street network, transit services, and bicycle and pedestrian facilities are appropriately sized and located to serve County residents.
    - **Program:** Implement the recommendations of the Regional Transportation System Plan and Washington County Jurisdictional Highway System Plan that relate to Washington County facilities over time, as funding becomes available.
- **Suggestions for Local Governments:** Each local government should plan for transportation facilities and services as part of the comprehensive planning process. The land use element provides the framework for transportation facilities and services. Cities and villages should plan for compact development adjacent to existing transportation infrastructure. Compact development can be more efficiently served by public transit than dispersed development. Towns should limit residential growth to minimize the need for new and widened streets and highways in rural areas. Suburban and rural density residential development is also difficult to cost-effectively serve by transit and bicycle and pedestrian facilities.



The County should implement the recommendations of the Regional Transportation System Plan and the Washington County Jurisdictional Highway System Plan that relate to Washington County facilities over time, as funding becomes available.

Each local government transportation element should incorporate the recommendations of the Washington County Jurisdictional Highway System Plan and the Regional Transportation System Plan to ensure the development of an area-wide transportation system to serve local residents. Local governments should also review and consider implementation of the model street cross-sections developed by SEWRPC<sup>20</sup> and work with the County to develop consistency between the County highway access management ordinance and local roadway access management/driveway ordinances. Local governments should also consider developing neighborhood plans or a street network plan to provide proper guidance to developers for connectivity of collector and land access (minor) streets between subdivisions.

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<sup>20</sup>Recommended street cross-sections have been developed by SEWRPC as part of its model land division ordinance. See SEWRPC Planning Guide No. 1, 2<sup>nd</sup> edition, Land Division Control Guide, July 2001, or [www.sewrpc.org/modelordinances](http://www.sewrpc.org/modelordinances).



Washington County should ensure an adequate amount of land is allocated to utility uses on the Land Use Plan Map to efficiently serve County residents.



An adequate amount of land should be allocated to institutional and governmental services, such as health care.

### Utilities and Community Facilities Issue

- **Goal:** Provide utilities and community facilities to adequately serve County residents, workers, and businesses.
- **Objective:** Encourage land uses and densities that promote efficient development patterns and relatively low government and utility costs.
  - **Policy:** Ensure an adequate amount of land is allocated to utility uses, such as sewage treatment plants and treatment lagoons and waters towers, on the Land Use Plan Map to efficiently serve County residents.
  - **Policy:** Ensure an adequate amount of land is allocated to institutional and governmental services uses, such as governmental administration, safety, and assembly buildings; educational buildings and institutions; hospitals; and cemeteries on the Land Use Plan Map to efficiently serve County residents.
  - **Policy:** Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
    - **Program:** Work with local governments, on request, to allocate an adequate amount of land on the Land Use Plan Map to incorporate the recommendations for new or expanded utilities and community facilities from Chapter XII (Utilities and Community Facilities Element).
- **Suggestions for Local Governments:** Each local government should plan for utilities and community facilities as part of the comprehensive planning process. Each plan should include an existing utilities and community facilities inventory, including (as appropriate) sewage treatment plant capacity, water usage, and educational and governmental services data. As local plans are created, local governments should evaluate and consider the fiscal impact of future needs for sewer and water facilities. The plans should also include projected 2035 demand for these utilities and services in the local utilities and community facilities element. The local land use elements and land use plan maps should allocate an adequate amount of land to provide the utilities and community facilities needed to serve the projected demand. It is also suggested that new urban density residential land uses and major commercial and industrial land uses be located within planned urban service areas, where such uses can be served more efficiently by utilities and community facilities.

## Economic Development Issue

- **Goal:** Provide for diversified, balanced, environmentally compatible business development that will offer a variety of goods and services through conveniently located, well-designed business clusters while providing needed services for County residents.
  - **Objective:** Limit commercial development by locating business and industrial land uses in clusters or in areas served by State or County highways.
  - **Objective:** Encourage development and redevelopment of land with access to existing infrastructure and public services while maintaining and rehabilitating existing residential, commercial and industrial structures.
- **Goal:** Promote an adequate number of sites for business creation, retention, and expansion.
  - **Objective:** Promote an adequate amount of available and suitable land for businesses creation, retention, and expansion.
  - **Objective:** Promote redevelopment of underutilized commercial and industrial land in the urban service areas of Washington County.
  - **Objective:** Provide adequate land to accommodate the 78,860 jobs projected to be located in Washington County in 2035.
    - **Policy:** Promote commercial and industrial development in business/industrial parks and Tax Incremental Finance (TIF) Districts.
    - **Policy:** Promote commercial redevelopment in the downtown areas of cities and villages, and in hamlets identified in town land use plans for urban development.



The County should promote commercial redevelopment in the downtown areas of cities and villages, and in hamlets identified in town land use plans for urban development.

- **Policy:** Promote the remediation and reuse of environmentally contaminated sites for commercial and industrial uses, where feasible.
- **Policy:** Promote the development of new businesses, or business expansion, in areas with existing physical infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure. An exception should be made for home-based businesses that do not require urban services.
- **Policy:** Promote boundary agreements as a means to extend urban services to areas allocated to commercial or industrial uses on the County and town Land Use Plan Maps that are near or contiguous to existing urban service areas.
  - **Program:** Designate all existing and proposed business parks in the County for business or industrial use on the Land Use Plan Map.
- **Suggestions for Local Governments:** Local government comprehensive plans should identify desired businesses and industries and designate appropriate areas of adequate size to accommodate such uses on the local land use plan map. Towns may wish to maintain the existing agricultural economy rather than accommodate other types of business and industry. Communities should also review and amend local zoning ordinances, if necessary, to allow home-based businesses that would be compatible with surrounding residential uses.

Areas designated for major industrial, retail, and office uses should have an adequate water supply, sanitary sewer service, stormwater drainage facilities, and power supply; and convenient access to the arterial street and highway system. The site design of major industrial, retail, and office centers should include adequate on-street and off-street parking and loading areas; properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets; site design emphasizing integrated nodes or centers, rather than linear strips; and site design appropriately integrating the site with adjacent land uses.

Towns should consider pursuing boundary agreements with neighboring cities or villages as a means of providing the infrastructure, such as sanitary sewer, required to support larger scale economic development.

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## Chapter X

# HOUSING ELEMENT

### INTRODUCTION

The housing element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(b) of the *Statutes* requires the housing element to assess the age, structural condition, value, and occupancy characteristics of existing housing stock in the County and participating local governments. In addition, specific policies and programs must be identified that:

- Promote the development of housing for residents of the County and participating local governments and provide a range of housing choices that meet the needs of persons of all income levels and age groups and persons with special needs.
- Promote the availability of land for the development or redevelopment of affordable housing.
- Maintain or rehabilitate existing housing stock.

In addition, the following comprehensive planning goals related to the housing element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:<sup>1</sup>

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Part 1 of this chapter provides an inventory of existing housing stock, including age, structural condition, value, and occupancy characteristics. This information, along with housing demand inventory data such as household, income, and demographic information presented in Chapter II of this report, is used to analyze future housing needs for residents of the County and participating local governments. Household projections are presented at the end of Part 1.

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<sup>1</sup>Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the Statutes.

Part 2 provides a description of government programs which facilitate the provision of housing for residents of Washington County, including affordable housing, and Part 3 includes information on community policies and ordinances affecting housing, including policies established for the percentage distribution of single-family, two-family, and multi-family units and zoning regulations for minimum home sizes, minimum lot sizes, and housing types established by local governments.

Part 4 of this chapter sets forth housing goals and objectives through the plan design year of 2035. Recommended policies, defined as steps or actions to achieve housing goals and objectives; and programs, defined as projects or services necessary to achieve housing policies, are also identified in Part 4.

### **Census Data**

Census 2000 Summary File 1 and Census 2000 Summary File 3 were used in the collection of the existing housing stock data presented in this chapter. Summary File 1 data was used when possible. Data from Summary File 1 is generally more accurate because it is based on 100 percent of the responses to the 2000 Census. In most cases, data from Summary File 3 were used because the data were not available from Summary File 1. Summary File 3 is generally less accurate because the data is based on a sampling of one in six households; however, Summary File 3 covers a greater range of topics. Because the sample sizes are different, the data reported by the Census may differ for each data source. Unfortunately, the Census does not make adjustments to reconcile the discrepancies. In addition, some of the data to follow in this chapter are based on total housing units and some are based on occupied units only, depending on how the Census data were reported. This distinction is footnoted on all applicable tables.

## **PART 1: INVENTORY AND PROJECTIONS**

### **Housing Supply**

The characteristics of the existing housing stock in the County have been inventoried to help determine the number and type of housing units that will best suit the needs of Washington County residents through 2035. The existing housing stock inventory includes:

- Total housing units
- Vacancy rate
- Value of owner-occupied housing units
- Median sale price of housing units
- Monthly cost of housing units by tenure (owner- or renter-occupied)
- Number of bedrooms
- Structure type and year built
- Condition of existing housing stock



About 73 percent of the total housing units in the County were owner-occupied in 2000.



About 23 percent of the total housing units in the County were renter-occupied in 2000.

### ***Total Housing Units***

The quantity and tenure (owner- or renter-occupied) of existing housing units in the County and each participating local government is a key piece of information needed to forecast the number of additional housing units the County will require in 2035. Table 111 and Figure 13 set forth the total number of housing units in the County and each participating local govern-

ment in 2000. There were 45,853 total housing units in the County<sup>2</sup>. About 73 percent, or 33,332, were owner-occupied and about 23 percent, or 10,552, were renter-occupied. About 4 percent of the total housing units, or 1,969 units, were vacant. Figure 14 shows the percentage of owner-occupied units and renter-occupied units in the County and each local government in 2000. There were 94 housing units in the Town of Germantown in 2000, which included 80 owner-occupied units, nine renter-occupied units, and five vacant units.

### ***Vacancy***

The vacancy rate of various housing types is also needed to forecast the number of additional housing units the County will require in 2035. The vacancy rate is the number of vacant and available housing units divided by the total number of housing units within the County. The vacancy rates for both owner-occupied units and rental units are shown on Table 111. The Census determines vacancy rates by obtaining information through questionnaires completed by landlords, owners, neighbors, rental agents, and others.

Some vacancies are necessary for a healthy housing market. The Federal Department of Housing and Urban Development (HUD) states that an area needs a minimum overall vacancy rate of 3 percent to ensure adequate housing choices, which should include a minimum 1.5 percent vacancy rate for owner-occupied housing units and a minimum 5 percent vacancy rate for rental units to ensure adequate housing choices. As shown by Table 112, vacant units can fall into several categories including for rent; for sale only; for seasonal, recreational, or occasional use; for migrant workers; and other vacant units.

The overall vacancy rate in the County was about 4 percent in 2000. Although the overall vacancy rate met HUD guidelines, the rate was less than 3 percent in the Villages of Germantown, Newburg, and Slinger, and in the Towns of Addison, Barton, Hartford, Jackson, Kewaskum, Trenton, and Wayne. The Town of West Bend had a particularly high vacancy rate of over 18 percent, likely due to seasonal cottages. About 82 percent of vacant housing units in the Town were in the “for seasonal, recreational, or occasional use” category.

As shown in Table 111, the vacancy rate in Washington County for owner-occupied units was about 1 percent, and the vacancy rate for rental units was about 4.7 percent. The owner-occupied unit vacancy rate was about one-third lower than the minimum vacancy rate recommended by HUD to provide for an adequate choice of owner-occupied units, and the rental unit vacancy rate was slightly lower than HUD guidelines. Only two local governments met the HUD guideline for a minimum 1.5 percent vacancy rate for owner-occupied housing units, the City of West Bend and Village of Kewaskum. Six local governments met the HUD guideline for a minimum 5 percent vacancy rate for renter-occupied housing units; they include the City of West Bend and the Towns of Addison, Barton, Erin, Germantown, and West Bend.

The overall vacancy rate in the Town of Germantown was 5.3 percent in 2000, which met the HUD guideline of a minimum of 3 percent for all units. The Town’s vacancy rate for owner-occupied housing units was 1.2 percent, which is just below the HUD guideline of a 1.5 percent vacancy rate for owner-occupied units. The Town’s vacancy rate for renter-occupied housing units was 18.2 percent, which is well above the HUD guideline.

### ***Value of Owner-Occupied Housing Units***

Table 113 and Figure 15 set forth the value of specified owner-occupied housing units<sup>3</sup> in the County and each local government in 2000. These values can be used to determine if adequate home ownership opportunities are available for residents of all income levels in the County. The median value for owner-occupied housing units in the County in 2000 was \$155,000.

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<sup>2</sup>The number of housing units shown in Table 111 is based on Summary File 1 Census 2000 data.

<sup>3</sup>The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings.

Table 111

TOTAL HOUSING UNITS IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>

Community	Owner-Occupied Units			Renter-Occupied Units			Vacant Units		Total Housing Units
	Number	Percent of Total	Vacancy Rate	Number	Percent of Total	Vacancy Rate	Number	Percent of Total	
<b>Cities</b>									
Hartford <sup>b</sup> .....	2,625	59.2	1.4	1,651	37.3	2.8	155	3.5	4,431
West Bend .....	7,080	59.4	2.0	4,295	36.0	6.1	551	4.6	11,926
<b>Villages</b>									
Germantown .....	5,390	76.2	0.5	1,514	21.4	4.2	171	2.4	7,075
Jackson .....	1,362	67.7	0.8	587	29.2	3.8	62	3.1	2,011
Kewaskum .....	751	59.4	1.6	461	36.5	4.8	52	4.1	1,264
Newburg <sup>c</sup> .....	246	60.2	0.8	152	37.3	3.2	10	2.5	408
Slinger .....	1,070	66.6	0.7	492	30.6	3.9	45	2.8	1,607
<b>Towns</b>									
Addison .....	963	81.5	0.3	186	15.7	8.8	32	2.7	1,181
Barton .....	793	86.3	0.4	103	11.2	5.5	23	2.5	919
Erin .....	1,233	91.2	0.6	54	4.0	6.9	65	4.8	1,352
Farmington .....	1,028	86.9	0.0	88	7.4	1.1	67	5.7	1,183
Germantown .....	80	85.1	1.2	9	9.6	18.2	5	5.3	94
Hartford .....	1,282	89.2	0.4	115	8.0	0.9	41	2.9	1,438
Jackson .....	1,094	88.9	0.5	107	8.7	1.8	29	2.4	1,230
Kewaskum .....	338	83.7	1.2	56	13.9	0.0	10	2.5	404
Polk .....	1,212	84.8	0.5	140	9.8	2.1	78	5.5	1,430
Richfield .....	3,417	90.7	0.5	197	5.2	1.5	152	4.0	3,766
Trenton .....	1,416	90.7	0.8	104	6.7	2.8	42	2.7	1,562
Wayne .....	521	87.3	0.6	61	10.2	4.7	15	2.5	597
West Bend .....	1,431	72.5	0.8	180	9.1	7.2	364	18.4	1,975
Washington County <sup>d</sup>	33,332	72.7	0.9	10,552	23.0	4.7	1,969	4.3	45,853

<sup>a</sup>Totals are from U.S. Census Summary File 1, which is based on 100 percent of respondents to the 2000 Census.

<sup>b</sup>Includes entire City of Hartford.

<sup>c</sup>Includes entire Village of Newburg.

<sup>d</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

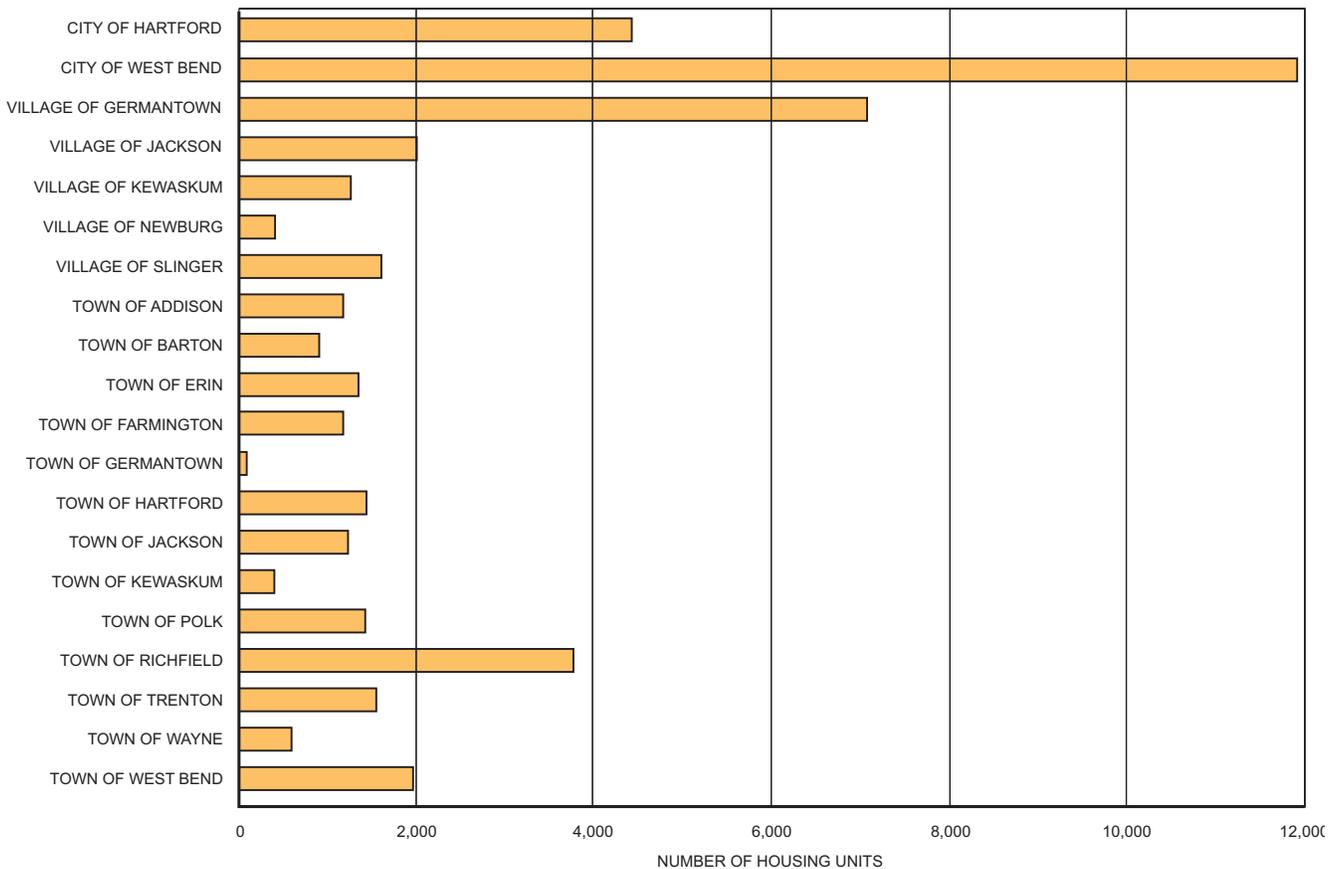
- Less than 1 percent had values less than \$50,000
- About 8 percent had values between \$50,000 and \$99,999
- About 38 percent had values between \$100,000 and \$149,999 and about 30 percent had values between \$150,000 and \$199,999
- About 18 percent had values between \$200,000 and \$299,999
- About 4 percent had values between \$300,000 and \$499,999 and about 1 percent had values over \$500,000

In the Town of Germantown the median value for owner-occupied housing units in 2000 was \$147,000.

- There were no homes with values less than \$50,000
- About 8 percent had values between \$50,000 and \$99,999
- About 38 percent had values between \$100,000 and \$149,999 and about 35 percent had values between \$150,000 and \$199,999
- About 13 percent had values between \$200,000 and \$299,999
- There were no homes with values over \$300,000

Figure 13

NUMBER OF HOUSING UNITS IN WASHINGTON COUNTY COMMUNITIES: 2000



NOTE: INCLUDES INFORMATION FOR THE ENTIRE CITY OF HARTFORD AND VILLAGE OF NEWBURG

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

Table 114 sets forth the value of owner-occupied housing units for each County in the Region and for the State in 2000. The median value of \$155,000 in the County was the third highest among Counties in the Region. The median value of owner-occupied housing units was \$124,441 in the Region, \$112,200 in the State, and \$119,600 in the Nation.

**Median Sales Prices in 2006**

Washington County’s Real Property Lister Division records information on all real estate sale transactions that occur in the County. Recorded information includes the real estate’s location, type, and the total value of the real estate transaction (sale price). Table 115 sets forth the median prices for housing units in the County in 2000 and 2006. In 2006, the median price for a housing unit<sup>4</sup> was \$202,000; this is an increase of nearly 37 percent from the median price in 2000. The median price for single-family units was \$229,000, the median price for two-family units was \$179,500, the median price for condominiums was \$156,688, and the median price for multi-

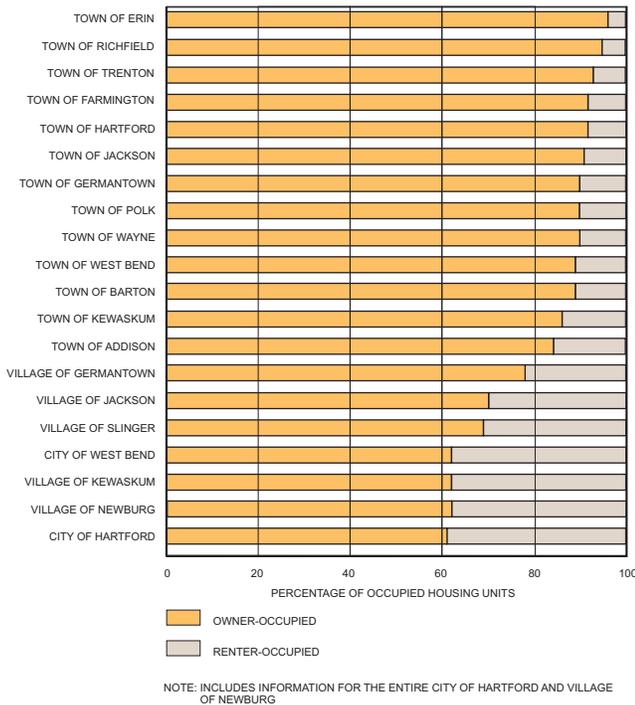


The selling price of this home was close to the median price for a single-family unit in 2006, which was \$202,000.

<sup>4</sup>The median sale price includes single-family, two-family, and condominium housing units.

**Figure 14**

**OWNER- AND RENTER -OCCUPIED HOUSING UNITS  
IN WASHINGTON COUNTY COMMUNITIES: 2000**



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

housing units for each household income level in the County. HUD defines affordability as access to decent and safe housing that costs no more than 30 percent of a household’s gross monthly income. Table 117 sets forth monthly housing costs<sup>5</sup> for specified owner-occupied housing units with a mortgage in the County and each local government in 2000. The median monthly housing cost for homeowners with a mortgage in the County was \$1,225<sup>6</sup> in 2000.

- About 46 percent of homeowners in the County with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs
- About 20 percent of homeowners spent between \$1,500 and \$1,999 and about 8 percent spent over \$2,000
- About 19 percent of homeowners spent between \$700 and \$999 and about 7 percent spent under \$700

The Town of Germantown’s median monthly housing cost for homeowners with a mortgage was \$1,250 in 2000.

- About 32 percent of homeowners in the Town with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs
- About 30 percent of homeowners spent between \$1,500 and \$1,999 and about 4 percent spent over \$2,000
- About 26 percent of homeowners spent between \$700 and \$999 and about 6 percent spent under \$700

<sup>5</sup>Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

<sup>6</sup>The median monthly housing cost for homeowners with a mortgage includes all of Washington County and the entire City of Hartford and Village of Newburg.

family units was \$460,000. Each housing type experienced an increase in median price from 2000 to 2006. Single-family housing units’ median price increased nearly 47 percent, two-family housing units increased about 29 percent, and condominiums increased almost 39 percent.

In 2006, single-family housing units were the predominant form of housing sold in Washington County. Sales of two-family and condominium housing units that did occur were primarily in the cities and villages. Towns had very little, if any, two-family or condominium housing unit sales. Table 116 sets forth the median sale prices in 2006 for housing units in local government. In 2006, the median prices for housing units were generally higher for towns than for cities and villages. The Town of West Bend had the highest median price at \$329,950. The portion of Newburg that is in Washington County had the lowest median price at \$165,000. In 2006, there were five housing units sold in the Town of Germantown and all were single-family. The median price was \$197,000; this is an increase of about 11 percent from the median price in 2000.

**Monthly Housing Costs**

Monthly housing costs for owner-occupied housing units and rental housing units have been inventoried to determine if there is an adequate supply of affordable

Table 112

HOUSING VACANCY IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>

Community	For Rent	For Sale Only	Rented or Sold, Not Occupied <sup>b</sup>	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant <sup>c</sup>	Total Vacant Units	Total Units	Total Vacancy Rate (percent)
<b>Cities</b>									
Hartford <sup>d</sup> .....	48	37	29	6	0	35	155	4,431	3.5
West Bend .....	279	142	48	37	0	45	551	11,926	4.6
<b>Villages</b>									
Germantown .....	67	27	29	23	0	25	171	7,075	2.4
Jackson.....	23	11	13	3	0	12	62	2,011	3.1
Kewaskum .....	23	12	8	1	0	8	52	1,264	4.1
Newburg <sup>e</sup> .....	5	2	1	0	0	6	10	408	2.5
Slinger.....	20	8	5	4	0	8	45	1,607	2.8
<b>Towns</b>									
Addison.....	18	3	6	3	0	2	32	1,181	2.7
Barton .....	6	3	3	8	0	3	23	919	2.5
Erin .....	4	8	2	41	0	10	65	1,352	4.8
Farmington.....	1	0	13	46	0	7	67	1,183	5.7
Germantown .....	2	1	0	0	0	2	5	94	5.3
Hartford.....	1	5	3	21	0	11	41	1,438	2.9
Jackson.....	2	5	5	5	0	12	29	1,230	2.4
Kewaskum .....	0	4	1	4	0	1	10	404	2.5
Polk.....	3	6	4	58	0	7	78	1,430	5.5
Richfield .....	3	16	10	78	0	45	152	3,766	4.0
Trenton.....	3	11	2	16	0	10	42	1,562	2.7
Wayne.....	3	3	3	2	0	4	15	597	2.5
West Bend .....	14	12	7	297	0	34	364	1,975	18.4
Washington County <sup>f</sup>	525	316	192	653	0	287	1,969	45,853	4.3

<sup>a</sup>Totals are based on 100 percent of the responses to the 2000 Census.

<sup>b</sup>The unit is classified "rented or sold, not occupied" if any money towards rent has been paid or the unit has recently been sold but the occupant has not yet moved in.

<sup>c</sup>If a vacant unit does not fall into any of the other categories it is classified as an "other vacant unit." An example would be a unit held for occupancy by a caretaker.

<sup>d</sup>Includes entire City of Hartford.

<sup>e</sup>Includes entire Village of Newburg.

<sup>f</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Table 118 sets forth monthly housing costs for specified owner-occupied housing units with a mortgage for each County in the Region and the State in 2000. The median monthly cost of \$1,248 in the County was the third highest among Counties in the Region. The median monthly cost for homeowners with a mortgage was \$1,123 in the Region, \$1,024 in the State, and \$1,088 in the Nation.

Table 119 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage in the County and each local government in 2000. The median monthly housing cost for homeowners without a mortgage in the County was \$373<sup>7</sup> in 2000.

- About 42 percent of homeowners without a mortgage spent between \$300 and \$399 on monthly housing costs

<sup>7</sup>The median monthly housing cost for homeowners without a mortgage includes all of Washington County and the entire City of Hartford and Village of Newburg.

Table 113

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>

Community	Less than \$50,000		\$50,000 to \$99,999		\$100,000 to \$149,999		\$150,000 to \$199,999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Cities</b>								
Hartford <sup>b</sup> .....	7	0.3	403	17.1	1,281	54.4	543	23.1
West Bend .....	24	0.4	538	9.0	3,744	63.0	1,181	19.9
<b>Villages</b>								
Germantown .....	0	0.0	431	9.5	1,084	24.0	1,774	39.4
Jackson .....	7	0.7	54	5.8	460	49.1	368	39.3
Kewaskum .....	0	0.0	124	18.6	375	56.2	144	21.6
Newburg <sup>c</sup> .....	0	0.0	11	5.3	101	48.6	82	39.4
Slinger .....	8	1.1	89	12.6	326	46.3	160	22.7
<b>Towns</b>								
Addison.....	0	0.0	48	6.3	358	47.4	248	32.8
Barton .....	0	0.0	30	4.4	245	36.4	302	44.8
Erin .....	4	0.4	43	4.6	130	14.0	303	32.6
Farmington.....	0	0.0	23	3.0	286	36.5	271	34.6
Germantown .....	0	0.0	12	15.4	29	37.2	27	34.6
Hartford.....	0	0.0	66	6.2	278	25.9	439	40.9
Jackson .....	10	1.2	40	5.0	202	25.3	323	40.4
Kewaskum .....	2	0.9	25	11.6	63	29.3	75	34.9
Polk.....	0	0.0	17	1.8	120	12.7	266	28.3
Richfield.....	4	0.1	74	2.4	693	22.1	1,013	32.3
Trenton .....	0	0.0	86	7.4	475	40.9	362	31.2
Wayne .....	3	0.9	30	9.4	94	29.5	130	40.8
West Bend .....	0	0.0	25	1.9	196	15.0	337	25.7
Washington County <sup>d</sup>	69	0.3	2,169	7.9	10,540	38.3	8,348	30.4

Community	\$200,000 to \$299,999		\$300,000 to \$499,999		\$500,000 or More		Total		Median Value (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Cities</b>									
Hartford <sup>b</sup> .....	121	5.1	0	0.0	0	0.0	2,355	100.0	129,900
West Bend .....	343	5.8	83	1.4	27	0.5	5,940	100.0	132,500
<b>Villages</b>									
Germantown .....	1,134	25.2	72	1.6	12	0.3	4,507	100.0	169,900
Jackson .....	48	5.1	0	0.0	0	0.0	937	100.0	146,100
Kewaskum .....	11	1.7	11	1.7	2	0.2	667	100.0	121,400
Newburg <sup>c</sup> .....	14	6.7	0	0.0	0	0.0	208	100.0	146,500
Slinger .....	115	16.3	7	1.0	0	0.0	705	100.0	141,000
<b>Towns</b>									
Addison.....	88	11.6	14	1.9	0	0.0	756	100.0	146,700
Barton .....	71	10.5	26	3.9	0	0.0	674	100.0	158,300
Erin .....	380	40.9	62	6.7	8	0.8	930	100.0	197,400
Farmington.....	191	24.4	12	1.5	0	0.0	783	100.0	164,000
Germantown .....	10	12.8	0	0.0	0	0.0	78	100.0	147,000
Hartford.....	220	20.5	70	6.5	0	0.0	1,073	100.0	168,200
Jackson .....	200	25.0	25	3.1	0	0.0	800	100.0	166,900
Kewaskum .....	42	19.6	6	2.8	2	0.9	215	100.0	159,900
Polk.....	359	38.1	152	16.2	27	2.9	941	100.0	216,900
Richfield.....	980	31.3	325	10.4	43	1.4	3,132	100.0	189,000
Trenton .....	192	16.5	46	4.0	0	0.0	1,161	100.0	152,000
Wayne .....	53	16.6	7	2.2	2	0.6	319	100.0	160,200
West Bend .....	416	31.8	190	14.5	145	11.1	1,309	100.0	218,300
Washington County <sup>d</sup>	4,988	18.1	1,108	4.0	268	1.0	27,490	100.0	155,000

<sup>a</sup>The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

<sup>b</sup>Includes entire City of Hartford.

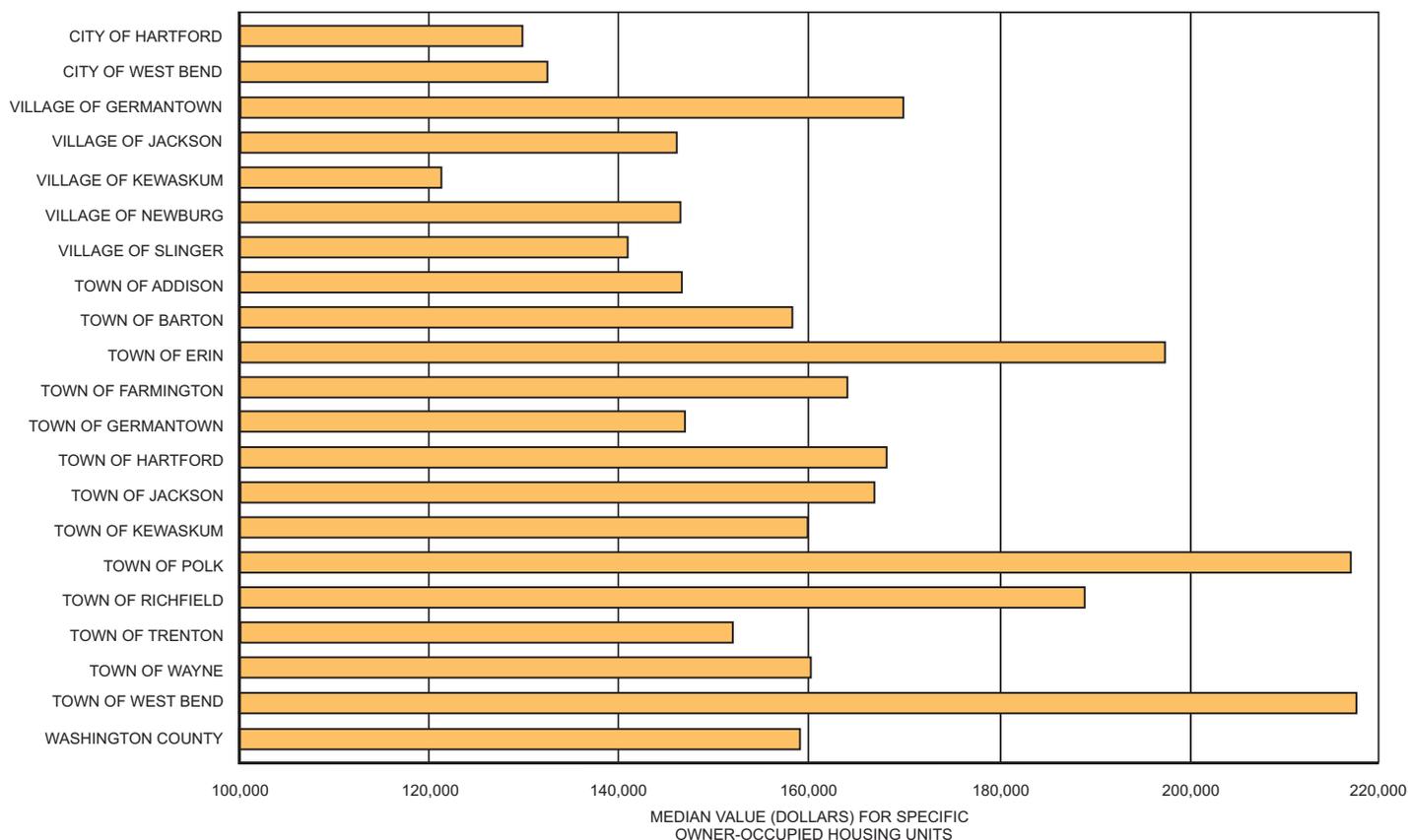
<sup>c</sup>Includes entire Village of Newburg.

<sup>d</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Figure 15

**MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS IN WASHINGTON COUNTY COMMUNITIES: 2000**



NOTE: VALUE IS THE RESPONDENT'S ESTIMATE OF HOW MUCH THE PROPERTY WOULD SELL FOR IF IT WERE FOR SALE.

SPECIFIED OWNER-OCCUPIED HOUSING UNITS INCLUDE OWNER-OCCUPIED ONE FAMILY HOUSES ON FEWER THAN 10 ACRES, OWNER-OCCUPIED CONDOMINIUMS, AND OWNER-OCCUPIED MOBILE HOMES.

INCLUDES INFORMATION FOR THE ENTIRE CITY OF HARTFORD AND VILLAGE OF NEWBURG

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

- About 28 percent of homeowners spent between \$400 and \$499 and about 13 percent spent between \$500 and \$699
- About 4 percent of homeowners spent over \$700 and about 14 percent spent under \$300

The Town of Germantown's median monthly housing cost for homeowners without a mortgage was \$457 in 2000.

- About 35 percent of homeowners without a mortgage spent between \$300 and \$399 on monthly housing costs
- About 27 percent of homeowners spent between \$400 and \$499 and about 39 percent spent between \$500 and \$699
- There were no homeowners that spent over \$700 or under \$300

Table 120 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage for each County in the Region and the State in 2000. The median monthly cost of \$387 in the County was the third highest among Counties in the Region. The median monthly housing cost for homeowners without a mortgage was \$388 in the Region, \$333 in the State, and \$295 in the Nation.

Table 114

**VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS<sup>a</sup>  
IN THE SOUTHEASTERN WISCONSIN REGION, STATE, AND NATION: 2000**

County	Less than \$50,000		\$50,000 to \$99,999		\$100,000 to \$149,999		\$150,000 to \$199,999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Kenosha.....	485	1.5	10,050	30.4	12,560	38.0	6,180	18.7
Milwaukee.....	16,203	9.9	61,792	37.6	52,685	32.1	20,296	12.4
Ozaukee.....	67	0.3	917	4.4	5,968	28.9	5,584	27.1
Racine.....	1,668	3.8	16,896	38.9	13,066	30.1	7,278	16.8
Walworth.....	288	1.5	5,223	26.4	7,091	35.8	3,742	18.9
Washington.....	69	0.3	2,169	7.9	10,535	38.3	8,344	30.4
Waukesha.....	398	0.4	4,660	5.0	27,424	29.1	30,703	32.6
Region.....	19,178	4.8	101,707	25.3	129,329	32.1	82,127	20.4
Wisconsin.....	73,450	6.5	396,893	35.4	343,993	30.6	173,519	15.5
Nation.....	5,457,817	9.9	16,778,971	30.4	13,110,384	23.8	8,075,904	14.6

County	\$200,000 to \$299,999		\$300,000 to \$499,999		\$500,000 or More		Total		Median Value
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Kenosha.....	2,958	9.0	696	2.1	127	0.4	33,057	100.0	\$120,900
Milwaukee.....	9,042	5.5	2,785	1.7	1,359	0.8	164,162	100.0	\$103,200
Ozaukee.....	4,585	22.2	2,636	12.8	866	4.2	20,623	100.0	\$177,300
Racine.....	3,566	8.2	780	1.8	180	0.4	43,434	100.0	\$111,000
Walworth.....	2,279	11.5	829	4.2	344	1.7	19,796	100.0	\$128,400
Washington.....	4,986	18.1	1,108	4.0	268	1.0	27,479	100.0	\$155,000
Waukesha.....	21,089	22.4	7,486	8.0	2,327	2.5	94,087	100.0	\$170,400
Region.....	48,506	12.0	16,320	4.1	5,471	1.3	402,638	100.0	\$124,441
Wisconsin.....	95,163	8.5	30,507	2.7	8,942	0.8	1,122,467	100.0	\$112,200
Nation.....	6,583,049	11.9	3,584,108	6.5	1,621,875	2.9	55,212,108	100.0	\$119,600

<sup>a</sup>The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

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

Table 121 sets forth monthly housing costs for rental units, or gross rent, in the County and each local government in 2000. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations of monthly gross rent. These costs are included in the monthly cost calculation if the renter pays them or they are paid for the renter by another party such as the property owner. Rental units that are occupied without payment of rent are included in the no cash rent<sup>8</sup> category of Table 121. The median monthly cost for rental housing in the County was \$615<sup>9</sup> in 2000.

- About 50 percent of renters in the County spent between \$500 and \$749 on monthly housing costs
- About 19 percent of renters spent between \$750 and \$999 and about 17 percent spent between \$300 and \$499
- About 4 percent of renters spent between \$1,000 and \$1,499 and about 6 percent spent less than \$300
- About 4 percent of renters made no cash payments for rental housing costs and less than 1 percent spent more than \$1,500

<sup>8</sup>These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

<sup>9</sup>The median monthly cost for rental housing includes all of Washington County and the entire City of Hartford and Village of Newburg.

The Town of Germantown's median monthly cost for rental housing was \$588 in 2000. All three renter-occupied housing units spent between \$500 and \$749 on monthly housing costs.

Table 122 sets forth monthly housing costs for rental units for each County in the Region and the State in 2000. The median gross rent of \$620 in the County was the third highest among Counties in the Region. The median monthly gross rent was \$596 in the Region, \$540 in the State, and \$602 in the Nation.

**Number of Bedrooms**

Table 123 sets forth the number of housing units by tenure and number of bedrooms in the County and each local government in 2000. This information, when compared with household size information inventoried in Chapter II, will provide a greater understanding of what type of housing units will best suit the future needs of Washington County residents.

Three bedroom dwellings comprised about 61 percent of the owner-occupied units in the County. Four bedroom dwellings and two bedroom dwellings comprised about 19 percent and 15 percent, respectively, of the owner-occupied units. Dwellings with five or more bedrooms and one or no bedrooms comprised about 3 percent and about 2 percent, respectively, of the owner-occupied dwellings.

Two bedroom units comprised about 55 percent of the rental units in the County. Units with one bedroom or no bedrooms and three bedroom units comprised about 19 percent and 22 percent, respectively, of rental units. Four bedroom units and units with five or more bedrooms comprised about 3 percent and less than 1 percent of the rental units in the County.

**Structure Type and Year Built**

An inventory of housing units by structure type in the County provides insight into the number of existing single-family, two-family, and multi-family units. This inventory can be compared to household characteristics to determine the future need for single-family, two-family, and multi-family units. An inventory of housing units by structure type also provides insight into the character of existing housing stock. Table 124 sets forth the number of housing units by structure type in the County and each local government in 2000<sup>10</sup>. Table 124 also includes the number of building permits issued for units in each structure type in the County and local governments from 2000 through 2005. In 2000, about 75 percent of housing units

<sup>10</sup>The number of housing units in 2000 in Table 124 is based on Summary File 3 Census 2000 data; 2005 data adds building permits issued from 2000 through 2005 to the 2000 Census totals.

**Table 115**  
**MEDIAN SALE PRICE FOR HOUSING**  
**UNITS IN WASHINGTON COUNTY: 2000-2006**

Housing Type	2000	2006	Percent Change
Single-Family .....	\$155,900	\$229,000	46.9
Two-Family .....	\$139,000	\$179,500	29.1
Multi-Family .....	\$408,000	\$460,000	12.7
Condominium.....	\$113,000	\$156,688	38.7
All Housing Types <sup>a</sup> .....	\$147,500	\$202,000	36.9

<sup>a</sup>Excludes multi-family housing units.  
Source: Washington County and SEWRPC.

**Table 116**  
**MEDIAN SALE PRICE FOR HOUSING UNITS<sup>a</sup>**  
**IN WASHINGTON COUNTY COMMUNITIES: 2000-2006**

Community	2000	2006	Percent Change
<b>Cities</b>			
Hartford .....	\$134,000	\$192,700	43.8
West Bend .....	\$125,950	\$175,000	38.9
<b>Villages</b>			
Germantown .....	\$171,500	\$237,250	38.3
Jackson.....	\$154,000	\$194,900	26.6
Kewaskum .....	\$127,750	\$183,000	43.2
Newburg .....	\$127,550	\$165,000	29.4
Slinger.....	\$115,900	\$200,898	73.3
<b>Towns</b>			
Addison.....	\$142,000	\$181,100	27.5
Barton .....	\$160,087	\$239,000	49.3
Erin .....	\$197,000	\$316,000	60.4
Farmington.....	\$167,500	\$245,000	46.3
Germantown .....	\$176,900	\$197,000	11.4
Hartford .....	\$165,000	\$236,500	43.3
Jackson.....	\$182,450	\$297,450	63.0
Kewaskum .....	\$186,500	\$247,000	32.4
Polk.....	\$171,660	\$284,500	65.7
Richfield.....	\$182,000	\$285,000	56.6
Trenton .....	\$166,500	\$230,400	38.4
Wayne.....	\$154,000	\$259,250	68.3
West Bend .....	\$207,000	\$329,950	59.4
Washington County	\$147,500	\$202,000	36.9

<sup>a</sup>Excludes multi-family housing units.  
Source: Washington County and SEWRPC.



There were 7,782 condominium units in Washington County in 2006.

Table 117

**MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED HOUSING  
UNITS WITH A MORTGAGE IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>**

Community	Less than \$700		\$700 to \$999		\$1,000 to \$1,499	
	Number	Percent	Number	Percent	Number	Percent
<b>Cities</b>						
Hartford <sup>b</sup> .....	73	4.3	415	24.2	942	55.0
West Bend .....	289	6.8	948	22.2	2,276	53.2
<b>Villages</b>						
Germantown .....	160	4.4	480	13.2	1,576	43.4
Jackson .....	53	6.5	192	23.7	460	56.7
Kewaskum .....	35	7.1	186	37.7	209	42.3
Newburg <sup>c</sup> .....	11	7.4	29	19.6	76	51.4
Slinger .....	34	6.8	121	24.2	254	50.8
<b>Towns</b>						
Addison .....	26	5.0	103	19.7	272	52.1
Barton .....	35	7.6	103	22.4	227	49.5
Erin .....	48	7.0	102	14.8	285	41.2
Farmington .....	65	10.4	124	19.9	266	42.7
Germantown .....	3	5.8	14	26.9	17	32.7
Hartford .....	75	9.0	121	14.5	377	45.2
Jackson .....	68	11.3	61	10.2	314	52.3
Kewaskum .....	5	3.4	42	28.4	72	48.6
Polk .....	44	6.5	90	13.3	214	31.5
Richfield .....	145	6.3	375	16.3	907	39.6
Trenton .....	79	9.2	235	27.4	314	36.6
Wayne .....	25	10.5	49	20.6	108	45.4
West Bend .....	80	8.8	122	13.5	286	31.7
Washington County <sup>d</sup>	1,353	6.6	3,912	19.1	9,452	46.2

Community	\$1,500 to \$1,999		Over \$2000		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	
<b>Cities</b>							
Hartford <sup>b</sup> .....	210	12.3	72	4.2	1,712	100.0	1,215
West Bend .....	637	14.9	126	2.9	4,276	100.0	1,171
<b>Villages</b>							
Germantown .....	999	27.5	418	11.5	3,633	100.0	1,370
Jackson .....	73	9.0	33	4.1	811	100.0	1,151
Kewaskum .....	49	9.9	15	3.0	494	100.0	1,050
Newburg <sup>c</sup> .....	32	21.6	0	0.0	148	100.0	1,218
Slinger .....	91	18.2	0	0.0	500	100.0	1,228
<b>Towns</b>							
Addison .....	98	18.8	23	4.4	522	100.0	1,191
Barton .....	86	18.8	8	1.7	459	100.0	1,210
Erin .....	164	23.7	92	13.3	691	100.0	1,356
Farmington .....	127	20.4	41	6.6	623	100.0	1,227
Germantown .....	16	30.8	2	3.8	52	100.0	1,250
Hartford .....	213	25.5	48	5.8	834	100.0	1,322
Jackson .....	57	9.5	100	16.7	600	100.0	1,213
Kewaskum .....	20	13.5	9	6.1	148	100.0	1,144
Polk .....	200	29.4	131	19.3	679	100.0	1,481
Richfield .....	627	27.3	241	10.5	2,295	100.0	1,325
Trenton .....	191	22.3	39	4.5	858	100.0	1,151
Wayne .....	45	18.9	11	4.6	238	100.0	1,197
West Bend .....	238	26.4	177	19.6	903	100.0	1,451
Washington County <sup>d</sup>	4,173	20.4	1,586	7.7	20,476	100.0	1,225

<sup>a</sup>The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

<sup>b</sup>Includes entire City of Hartford.

<sup>c</sup>Includes entire Village of Newburg.

<sup>d</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Table 118

**MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS<sup>a</sup> WITH  
A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION, STATE, AND NATION IN 2000**

County	Less than \$700		\$700 to \$999		\$1,000 to \$1,499	
	Number	Percent	Number	Percent	Number	Percent
Kenosha.....	2,519	10.5	6,902	28.6	9,650	40.0
Milwaukee.....	19,943	17.8	34,771	31.1	38,320	34.2
Ozaukee .....	773	5.2	2,218	14.8	5,319	35.5
Racine.....	4,752	15.3	9,272	29.9	11,611	37.4
Walworth.....	1,643	11.8	3,586	25.8	5,754	41.4
Washington.....	1,353	6.6	3,910	19.1	9,448	46.2
Waukesha.....	4,048	5.7	10,774	15.2	28,279	39.8
Region .....	35,031	12.2	71,433	25.0	108,381	37.6
Wisconsin .....	144,525	18.7	225,805	29.3	260,821	33.8
Nation .....	7,348,518	19.0	9,612,512	24.8	11,679,988	30.2

County	\$1,500 to \$1,999		Over \$2000		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	
Kenosha.....	3,525	14.6	1,509	6.3	24,105	100.0	1,113
Milwaukee.....	12,594	11.3	6,281	5.6	111,909	100.0	1,013
Ozaukee .....	3,481	23.2	3,196	21.3	14,987	100.0	1,420
Racine.....	3,822	12.3	1,594	5.1	31,051	100.0	1,054
Walworth.....	1,865	13.5	1,035	7.5	13,883	100.0	1,125
Washington.....	4,178	20.4	1,586	7.7	20,470	100.0	1,248
Waukesha.....	17,394	24.5	10,618	14.8	71,113	100.0	1,366
Region .....	46,854	16.2	25,819	9.0	287,518	100.0	1,123
Wisconsin .....	92,913	12.1	46,932	6.1	770,996	100.0	1,024
Nation .....	5,555,203	14.4	4,467,666	11.6	38,663,887	100.0	1,088

<sup>a</sup>The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

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

in the County were in single-family structures and about 18 percent were in multi-family structures. About 6 percent of units were in two-family structures and about 2 percent were mobile homes or other types of residential structures. The number of residential units in the County increased from 45,808 to 52,399, or by 14 percent, between 2000 and 2005. Although there was an increase in the total number of housing units between 2000 and 2005, the percentage of units in single-family, two-family, multi-family, and other residential structures remained similar. Because condominiums are a form of ownership rather than a specific type of structure, the 2000 Census does not report the number of condominiums by structure type. The County, however, maintains records on condominium ownership. As of 2006, there were 7,782 condominium units in Washington County. About 46 percent of those condominium units, or 3,611 units, were added from 2000 to 2006, which is nearly double the number of new condominium units added from 1990 to 1999 (1,984).

In 2000, about 98 percent of housing units in the Town of Germantown were in single-family structures and about 2 percent of units were in two-family structures. The town had no multi-family structures, mobile homes, or other types of residential structures. The number of residential units in the Town increased from 101 to 106, or by 5 percent, between 2000 and 2005. The five housing units added between 2000 and 2005 were all single-family structures.

Table 119

**MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED  
HOUSING UNITS WITHOUT A MORTGAGE IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>**

Community	Less than \$300		\$300 to \$399		\$400 to \$499	
	Number	Percent	Number	Percent	Number	Percent
<b>Cities</b>						
Hartford <sup>b</sup> .....	101	15.7	244	38.0	221	34.4
West Bend .....	250	15.0	798	48.0	373	22.4
<b>Villages</b>						
Germantown .....	39	4.4	254	29.1	358	41.0
Jackson .....	8	6.3	77	61.1	33	26.2
Kewaskum .....	40	23.1	85	49.1	29	16.8
Newburg <sup>c</sup> .....	3	5.0	44	77.3	12	20.0
Slinger .....	16	7.8	122	59.5	33	16.1
<b>Towns</b>						
Addison .....	47	20.1	130	55.5	43	18.4
Barton .....	33	15.3	126	58.6	56	26.1
Erin .....	13	5.4	60	25.1	88	36.8
Farmington .....	47	29.4	83	51.9	18	11.2
Germantown .....	0	0.0	9	34.6	7	26.9
Hartford .....	17	7.1	92	38.5	90	37.7
Jackson .....	84	42.0	55	27.5	24	12.0
Kewaskum .....	17	25.4	32	47.7	14	20.9
Polk .....	8	3.1	114	43.5	113	43.1
Richfield .....	108	12.9	297	35.5	249	29.8
Trenton .....	97	32.0	149	49.2	28	9.2
Wayne .....	30	37.0	24	29.6	19	23.5
West Bend .....	53	13.1	113	27.8	126	31.0
Washington County <sup>d</sup>	1,011	14.4	2,908	41.5	1,934	27.6

Community	\$500 to \$699		Over \$700		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	
<b>Cities</b>							
Hartford <sup>b</sup> .....	60	9.3	17	2.6	643	100.0	392
West Bend .....	166	10.0	77	4.6	1,664	100.0	375
<b>Villages</b>							
Germantown .....	209	23.9	14	1.6	874	100.0	440
Jackson .....	8	6.4	0	0.0	126	100.0	375
Kewaskum .....	15	8.7	4	2.3	173	100.0	346
Newburg <sup>c</sup> .....	1	1.7	0	0.0	60	100.0	365
Slinger .....	34	16.6	0	0.0	205	100.0	371
<b>Towns</b>							
Addison .....	14	6.0	0	0.0	234	100.0	342
Barton .....	0	0.0	0	0.0	215	100.0	366
Erin .....	53	22.2	25	10.5	239	100.0	453
Farmington .....	12	7.5	0	0.0	160	100.0	339
Germantown .....	10	38.5	0	0.0	26	100.0	457
Hartford .....	33	13.8	7	2.9	239	100.0	412
Jackson .....	29	14.5	8	4.0	200	100.0	335
Kewaskum .....	4	6.0	0	0.0	67	100.0	359
Polk .....	18	6.9	9	3.4	262	100.0	408
Richfield .....	120	14.3	63	7.5	837	100.0	405
Trenton .....	29	9.6	0	0.0	303	100.0	335
Wayne .....	6	7.4	2	2.5	81	100.0	358
West Bend .....	69	17.0	45	11.1	406	100.0	429
Washington County <sup>d</sup>	890	12.7	271	3.9	7,014	100.0	373

<sup>a</sup>The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

<sup>b</sup>Includes entire City of Hartford.

<sup>c</sup>Includes entire Village of Newburg.

<sup>d</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Table 120

**MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS<sup>a</sup> WITHOUT A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION, STATE, AND NATION IN 2000**

County	Less than \$300		\$300 to \$399		\$400 to \$499	
	Number	Percent	Number	Percent	Number	Percent
Kenosha.....	2,010	22.5	3,691	41.2	2,015	22.5
Milwaukee.....	11,800	22.6	18,573	35.5	11,465	21.9
Ozaukee.....	465	8.3	1,716	30.4	1,381	24.5
Racine.....	3,155	25.5	5,262	42.5	2,204	17.8
Walworth.....	1,565	26.5	2,282	38.6	1,116	18.9
Washington.....	1,011	14.4	2,903	41.4	1,934	27.6
Waukesha.....	1,661	7.2	6,819	29.7	7,191	31.3
Region.....	21,667	18.8	41,246	35.8	27,306	23.7
Wisconsin.....	134,168	38.2	115,626	32.9	55,830	15.9
Nation.....	8,532,969	51.6	3,670,892	22.2	1,890,400	11.4

County	\$500 to \$699		Over \$700		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	
Kenosha.....	943	10.5	293	3.3	8,952	100.0	366
Milwaukee.....	7,575	14.5	2,840	5.4	52,253	100.0	377
Ozaukee.....	1,286	22.8	788	14.0	5,636	100.0	446
Racine.....	1,397	11.3	365	2.9	12,383	100.0	357
Walworth.....	672	11.4	278	4.6	5,913	100.0	356
Washington.....	890	12.7	271	3.9	7,009	100.0	387
Waukesha.....	5,006	21.8	2,297	10.0	22,974	100.0	442
Region.....	17,769	15.4	7,132	6.3	115,120	100.0	388
Wisconsin.....	33,054	9.4	12,793	3.6	351,471	100.0	333
Nation.....	1,524,153	9.2	929,807	5.6	16,548,221	100.0	295

<sup>a</sup>The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

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



Just over 27 percent of the County's housing stock was constructed between 1990 and 2000.



This home was constructed in the mid-1970s, which is approximately the median age of homes in the County.

The age of existing housing stock in the County also provides insight into the character and condition of existing homes. It can be assumed that as housing stock ages, more housing units will need to be rehabilitated or replaced. Table 125 sets forth the age of the existing housing stock in the County and each local government. Just over 27 percent of the County's housing stock was constructed between 1990 and 2000. The median year built was 1976 for the County as a whole and in the 1960s and 1970s for all communities except the Town of Germantown, which has a median year built of 1959; the Villages of Germantown and Newburg, which both have a median year built of 1982; and the Village of Jackson, which has a median year built of 1991.

Table 121

**MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED  
HOUSING UNITS IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>**

Community	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Cities</b>								
Hartford <sup>c</sup> .....	137	8.3	374	22.7	797	48.4	221	13.4
West Bend.....	284	7.1	715	17.8	2,251	56.1	602	15.0
<b>Villages</b>								
Germantown.....	47	3.1	90	6.0	701	46.6	508	33.8
Jackson.....	23	3.9	79	13.6	278	47.8	146	25.1
Kewaskum.....	23	5.0	79	17.1	212	45.8	116	25.0
Newburg <sup>d</sup> .....	8	6.4	25	20.0	53	42.4	29	23.2
Slinger.....	46	8.8	146	27.9	197	37.7	105	20.1
<b>Towns</b>								
Addison.....	6	3.5	14	8.1	128	74.0	11	6.3
Barton.....	0	0.0	34	49.3	15	21.7	20	29.0
Erin.....	0	0.0	0	0.0	6	28.6	5	23.8
Farmington.....	0	0.0	6	9.2	49	75.4	10	15.4
Germantown.....	0	0.0	0	0.0	3	100.0	0	0.0
Hartford.....	3	2.7	22	19.8	42	37.9	18	16.2
Jackson.....	0	0.0	38	38.3	17	17.2	27	27.3
Kewaskum.....	0	0.0	10	22.2	22	48.9	2	4.4
Polk.....	0	0.0	19	17.0	45	40.2	40	35.7
Richfield.....	3	1.6	9	4.7	53	27.9	51	26.9
Trenton.....	0	0.0	2	2.9	39	57.4	4	5.9
Wayne.....	0	0.0	5	12.2	23	56.1	6	14.6
West Bend.....	0	0.0	41	21.8	103	54.8	24	12.8
Washington County <sup>e</sup>	580	5.8	1,708	17.0	5,034	50.1	1,945	19.4

Community	\$1,000 to \$1,499		\$1,500 or More		No Cash Rent <sup>b</sup>		Total		Median Rent (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Cities</b>									
Hartford <sup>c</sup> .....	60	3.6	0	0.0	60	3.6	1,649	100.0	567
West Bend.....	98	2.4	0	0.0	64	1.6	4,014	100.0	603
<b>Villages</b>									
Germantown.....	121	8.1	9	0.6	27	1.8	1,503	100.0	709
Jackson.....	38	6.5	0	0.0	18	3.1	582	100.0	689
Kewaskum.....	11	2.4	7	1.5	15	3.2	463	100.0	616
Newburg <sup>d</sup> .....	8	6.4	0	0.0	2	1.6	125	100.0	598
Slinger.....	9	1.7	0	0.0	20	3.8	523	100.0	577
<b>Towns</b>									
Addison.....	0	0.0	0	0.0	14	8.1	173	100.0	554
Barton.....	0	0.0	0	0.0	0	0.0	69	100.0	513
Erin.....	6	28.6	0	0.0	4	19.0	21	100.0	850
Farmington.....	0	0.0	0	0.0	0	0.0	65	100.0	664
Germantown.....	0	0.0	0	0.0	0	0.0	3	100.0	588
Hartford.....	6	5.4	0	0.0	20	18.0	111	100.0	614
Jackson.....	0	0.0	0	0.0	17	17.2	99	100.0	571
Kewaskum.....	3	6.7	0	0.0	8	17.8	45	100.0	629
Polk.....	0	0.0	0	0.0	8	7.1	112	100.0	632
Richfield.....	28	14.7	0	0.0	46	24.2	190	100.0	765
Trenton.....	0	0.0	0	0.0	23	33.8	68	100.0	622
Wayne.....	0	0.0	0	0.0	7	17.1	41	100.0	618
West Bend.....	12	6.4	0	0.0	8	4.2	188	100.0	589
Washington County <sup>e</sup>	400	4.0	16	0.1	361	3.6	10,044	100.0	615

<sup>a</sup>Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent. Totals are based on a sample of one in six respondents to the 2000 Census.

<sup>b</sup>Includes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

<sup>c</sup>Includes entire City of Hartford.

<sup>d</sup>Includes entire Village of Newburg.

<sup>e</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Table 122

**MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000<sup>a</sup>**

County	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Kenosha .....	1,511	8.8	3,487	20.3	7,811	45.6	3,022	17.6
Milwaukee.....	16,438	9.2	49,943	28.0	77,580	43.4	22,434	12.6
Ozaukee .....	377	5.3	814	11.3	3,740	52.0	1,487	20.7
Racine .....	1,735	8.4	5,480	26.6	9,724	47.3	2,228	10.8
Walworth.....	1,021	9.9	2,158	20.9	4,568	44.3	1,803	17.5
Washington.....	576	5.6	1,706	16.5	5,321	51.5	1,943	18.8
Waukesha.....	1,534	4.9	2,989	9.5	12,112	38.5	9,283	29.5
Region .....	23,192	8.4	66,577	24.2	120,856	43.8	42,200	15.3
Wisconsin .....	67,538	10.5	189,366	29.5	254,439	39.7	78,955	12.3

County	\$1,000 to \$1,499		\$1,500 or More		No Cash Rent <sup>b</sup>		Total		Median Rent (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Kenosha .....	676	3.9	40	0.2	594	3.5	17,141	100.0	589
Milwaukee.....	6,947	3.9	1,705	1.0	3,607	2.0	178,654	100.0	555
Ozaukee .....	477	6.6	56	0.8	239	3.3	7,190	100.0	642
Racine .....	540	2.6	41	0.2	824	4.0	20,572	100.0	548
Walworth.....	296	2.9	47	0.5	428	4.1	10,321	100.0	588
Washington.....	400	3.9	16	0.2	361	3.5	10,323	100.0	620
Waukesha.....	3,761	12.0	810	2.6	959	3.0	31,448	100.0	726
Region .....	13,097	4.8	2,715	1.0	7,012	2.5	275,649	100.0	596
Wisconsin .....	22,527	3.5	4,881	0.8	23,966	3.7	641,672	100.0	540

<sup>a</sup>Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent. Totals are based on a sample of one in six respondents to the 2000 Census.

<sup>b</sup>Includes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

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

**Existing Housing Stock Condition**

The condition of individual housing units must be examined to gain a more precise understanding of the number of existing housing units that need to be removed from existing housing stock totals. This provides a more accurate projection of the number of new housing units that will be needed to serve the projected population of the County through 2035.

Municipal assessor’s offices and private assessors under contract to provide assessment services generally assign each housing unit within their jurisdiction a condition score. Housing units are scored on a four-point scale ranging from “good” to “unsound.” The assessment measures the present physical condition of each housing unit. A condition score of “good” indicates the dwelling exhibits above average maintenance and upkeep in relation to its age. About 34 percent of the housing units in the County were rated as “good” or “very good/excellent.” A condition score of “average” indicates the dwelling shows minor signs of deterioration caused by normal wear and an ordinary standard of upkeep and maintenance in relation to its age. About 63 percent of the housing units in the County were rated as “average.” A condition score of “poor” indicates the dwelling shows signs of deferred maintenance and exhibits a below average standard of maintenance and upkeep in relation to its age. Less than 0.1 percent of the housing units in the County were rated as “poor/very poor.” An unsound rating indicates the dwelling is unfit for use and should be removed from the existing housing stock totals. Less than 1 percent of the housing units in the County were rated as “unsound.” In the Town of Germantown about 97 percent of the housing units were rated as either “average” or “good,” about 3 percent in the Town were rated as “poor,” and there were none rated as “unsound.” Table 126 sets forth housing condition scores for the County and Table 127 sets forth housing condition scores for the Town of Germantown.

Table 123

HOUSING UNITS BY NUMBER OF BEDROOMS FOR WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>

Owner-occupied Housing Units												
Community	1 or no bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5 or more bedrooms		Total <sup>b</sup>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Towns</b>												
Addison.....	--	--	87	9.1	617	64.2	195	20.3	62	6.4	961	100.0
Barton.....	26	3.1	62	7.5	513	61.7	205	24.6	26	3.1	832	100.0
Erin.....	25	2.0	140	11.4	753	61.3	272	22.2	38	3.1	1,228	100.0
Farmington.....	14	1.4	86	8.4	646	63.4	225	22.1	48	4.7	1,019	100.0
Germantown.....	--	--	3	3.3	53	58.9	23	25.6	11	12.2	90	100.0
Hartford.....	--	--	104	8.2	918	72.4	198	15.6	48	3.8	1,268	100.0
Jackson.....	--	--	39	3.4	708	62.2	274	24.1	117	10.3	1,138	100.0
Kewaskum.....	--	--	41	12.0	193	56.6	77	22.6	30	8.8	341	100.0
Polk.....	20	1.7	94	8.0	613	52.2	383	32.6	64	5.5	1,174	100.0
Richfield.....	33	1.0	221	6.5	2,155	63.0	891	26.0	120	3.5	3,420	100.0
Trenton.....	26	1.8	135	9.5	908	63.5	313	21.9	47	3.3	1,429	100.0
Wayne.....	13	2.5	59	11.3	309	59.3	92	17.7	48	9.2	521	100.0
West Bend.....	13	0.9	131	9.4	935	66.9	274	19.6	44	3.2	1,397	100.0
<b>Villages</b>												
Germantown.....	99	1.8	895	16.6	3,441	64.0	848	15.8	97	1.8	5,380	100.0
Jackson.....	21	1.6	447	34.1	792	60.4	42	3.2	9	0.7	1,311	100.0
Kewaskum.....	11	1.5	125	16.7	442	59.2	152	20.3	17	2.3	747	100.0
Newburg.....	--	--	35	13.9	156	62.2	60	23.9	--	--	251	100.0
Slinger.....	49	4.4	391	34.8	516	46.0	149	13.3	17	1.5	1,122	100.0
<b>Cities</b>												
Hartford.....	24	0.9	573	21.8	1,485	56.4	483	18.4	67	2.5	2,632	100.0
West Bend.....	134	1.9	1,392	19.7	4,080	57.9	1,259	17.9	184	2.6	7,049	100.0
Washington County <sup>c</sup>	508	1.5	5,060	15.2	20,233	60.7	6,415	19.3	1,094	3.3	33,310	100.0
<b>Renter-occupied Housing Units</b>												
Community	1 or no bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5 or more bedrooms		Total <sup>b</sup>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Towns</b>												
Addison.....	20	10.6	122	64.9	28	14.9	18	9.6	--	--	188	100.0
Barton.....	8	9.0	47	52.8	34	38.2	--	--	--	--	89	100.0
Erin.....	9	16.4	4	7.3	25	45.4	17	30.9	--	--	55	100.0
Farmington.....	--	--	19	19.4	51	52.0	28	28.6	--	--	98	100.0
Germantown.....	--	--	2	40.0	1	20.0	2	40.0	--	--	5	100.0
Hartford.....	--	--	70	56.9	22	17.9	11	8.9	20	16.3	123	100.0
Jackson.....	27	26.7	28	27.7	22	21.8	7	7.0	17	16.8	101	100.0
Kewaskum.....	9	16.4	12	21.8	24	43.6	8	14.6	2	3.6	55	100.0
Polk.....	30	26.8	14	12.5	49	43.7	19	17.0	--	--	112	100.0
Richfield.....	34	17.5	61	31.4	94	48.5	5	2.6	--	--	194	100.0
Trenton.....	--	--	27	31.4	57	66.3	2	2.3	--	--	86	100.0
Wayne.....	3	4.9	6	9.8	23	37.7	20	32.8	9	14.8	61	100.0
West Bend.....	24	12.0	127	63.5	39	19.5	10	5.0	--	--	200	100.0
<b>Villages</b>												
Germantown.....	172	11.3	1,022	67.3	311	20.5	13	0.9	--	--	1,518	100.0
Jackson.....	62	10.6	342	58.8	170	29.2	8	1.4	--	--	582	100.0
Kewaskum.....	80	17.3	299	64.6	58	12.5	17	3.7	9	1.9	463	100.0
Newburg.....	23	22.1	42	40.4	36	34.6	3	2.9	--	--	104	100.0
Slinger.....	96	18.4	287	54.9	120	22.9	20	3.8	--	--	523	100.0
<b>Cities</b>												
Hartford.....	517	31.2	766	46.3	339	20.5	33	2.0	--	--	1,655	100.0
West Bend.....	910	21.1	2,512	58.1	814	18.8	84	2.0	--	--	4,320	100.0
Washington County <sup>c</sup>	2,024	19.2	5,809	55.2	2,317	22.0	325	3.1	57	0.5	10,532	100.0

<sup>a</sup>Totals are based on a sample of one in six responses to the 2000 Census.<sup>b</sup>Totals include occupied housing units only.<sup>c</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Table 124

## HOUSING UNITS BY STRUCTURE TYPE IN WASHINGTON COUNTY COMMUNITIES: 2000 THROUGH 2006

2000 <sup>a</sup>										
Community	Single-Family		Two-Family		Multi-Family		Mobile Homes and Other <sup>b</sup>		Total <sup>c</sup>	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
<b>Towns</b>										
Addison .....	973	82.4	134	11.3	74	6.3	--	--	1,181	100.0
Barton .....	882	92.6	50	5.3	12	1.3	8	0.8	952	100.0
Erin .....	1,345	99.0	7	0.5	--	--	7	0.5	1,359	100.0
Farmington .....	1,146	96.8	16	1.4	11	0.9	11	0.9	1,184	100.0
Germantown .....	99	98.0	2	2.0	--	--	--	--	101	100.0
Hartford .....	1,332	93.3	41	2.9	7	0.5	47	3.3	1,427	100.0
Jackson .....	1,233	96.4	33	2.6	--	--	13	1.0	1,279	100.0
Kewaskum .....	367	90.2	31	7.6	--	--	9	2.2	407	100.0
Polk .....	1,312	96.6	14	1.0	33	2.4	--	--	1,359	100.0
Richfield .....	3,668	97.4	82	2.2	9	0.2	7	0.2	3,766	100.0
Trenton .....	1,488	95.0	40	2.6	11	0.7	27	1.7	1,566	100.0
Wayne .....	563	94.3	17	2.9	2	0.3	15	2.5	597	100.0
West Bend .....	1,911	98.4	15	0.8	16	0.8	--	--	1,942	100.0
<b>Villages</b>										
Germantown .....	5,160	73.0	175	2.5	1,562	22.1	171	2.4	7,068	100.0
Jackson .....	1,049	53.8	121	6.2	446	22.9	334	17.1	1,950	100.0
Kewaskum .....	788	62.5	107	8.5	360	28.5	6	0.5	1,261	100.0
Newburg .....	260	69.9	72	19.4	38	10.2	2	0.5	372	100.0
Slinger .....	795	47.0	162	9.6	559	33.1	174	10.3	1,690	100.0
<b>Cities</b>										
Hartford .....	2,785	62.8	448	10.1	1,202	27.1	--	--	4,435	100.0
West Bend .....	6,989	58.7	1,006	8.4	3,887	32.6	30	0.3	11,912	100.0
Washington County <sup>d</sup>	34,145	74.5	2,573	5.6	8,229	18.0	861	1.9	45,808	100.0
2006 <sup>e</sup>										
Community	Single-Family		Two-Family		Multi-Family		Mobile Homes and Other <sup>b</sup>		Total <sup>c</sup>	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
<b>Towns</b>										
Addison .....	1,060	79.3	132	9.9	144	10.8	--	--	1,336	100.0
Barton .....	965	92.0	64	6.1	12	1.1	8	0.8	1,049	100.0
Erin .....	1,492	99.0	7	0.5	--	--	7	0.5	1,506	100.0
Farmington .....	1,358	97.3	16	1.1	11	0.8	11	0.8	1,396	100.0
Germantown .....	105	98.1	2	1.9	--	--	--	--	107	100.0
Hartford .....	1,384	93.5	41	2.8	7	0.5	47	3.2	1,479	100.0
Jackson .....	1,492	97.0	33	2.1	--	--	13	0.9	1,538	100.0
Kewaskum .....	396	90.8	31	7.1	--	--	9	2.1	436	100.0
Polk .....	1,438	96.8	14	1.0	33	2.2	--	--	1,485	100.0
Richfield .....	4,205	97.7	82	1.9	9	0.2	7	0.2	4,303	100.0
Trenton .....	1,730	94.8	56	3.1	11	0.6	27	1.5	1,824	100.0
Wayne .....	721	95.5	17	2.2	2	0.3	15	2.0	755	100.0
West Bend .....	2,074	98.5	15	0.7	16	0.8	--	--	2,105	100.0
<b>Villages</b>										
Germantown .....	5,725	71.8	243	3.1	1,834	23.0	171	2.1	7,973	100.0
Jackson .....	1,336	51.6	282	10.9	631	24.3	341	13.2	2,590	100.0
Kewaskum .....	989	59.2	211	12.6	464	27.8	6	0.4	1,670	100.0
Newburg .....	291	67.0	79	18.2	62	14.3	2	0.5	434	100.0
Slinger .....	1,021	49.1	230	11.1	655	31.5	173	8.3	2,079	100.0
<b>Cities</b>										
Hartford .....	3,601	61.2	738	12.5	1,547	26.3	--	--	5,886	100.0
West Bend .....	7,681	57.7	1,271	9.6	4,331	32.5	30	0.2	13,313	100.0
Washington County <sup>d</sup>	39,064	73.3	3,564	6.7	9,769	18.4	867	1.6	53,264	100.0

<sup>a</sup>2000 data are from the U.S. Census Summary File 3, which is based on a sampling of one in six households.

<sup>b</sup>Includes mobile homes and living quarters that do not fit into the other categories, such as boats, railroad cars, campers, and vans.

<sup>c</sup>Totals are all housing units, including occupied and vacant units.

<sup>d</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

<sup>e</sup>2006 data includes 2000 Census data plus the number of building permits issued for each type of housing unit from 2000 through 2006. Building permit data were provided by the Wisconsin Department of Administration.

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

Table 125

YEAR BUILT FOR HOUSING UNITS IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>

Community	1995 to March 2000		1990 through 1994		1980 through 1989		1970 through 1979	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Towns</b>								
Addison .....	112	9.5	77	6.5	91	7.7	307	26.0
Barton.....	111	11.7	104	10.9	77	8.1	256	26.9
Erin.....	163	12.0	207	15.2	236	17.4	285	21.0
Farmington .....	190	16.0	207	17.5	90	7.6	220	18.6
Germantown.....	1	1.0	6	5.9	7	7.0	28	27.7
Hartford .....	104	7.3	241	16.9	169	11.8	392	27.5
Jackson .....	95	7.4	73	5.7	128	10.0	300	23.5
Kewaskum.....	15	3.7	34	8.3	32	7.9	98	24.1
Polk .....	210	15.5	124	9.1	204	15.0	210	15.5
Richfield.....	400	10.6	474	12.6	477	12.7	1,047	27.8
Trenton.....	154	9.8	138	8.8	203	13.0	366	23.4
Wayne .....	105	17.6	46	7.7	29	4.8	111	18.6
West Bend.....	133	6.9	255	13.1	262	13.5	352	18.1
<b>Villages</b>								
Germantown.....	1,148	16.2	1,244	17.6	1,350	19.1	1,619	22.9
Jackson .....	467	24.0	578	29.6	385	19.8	293	15.0
Kewaskum.....	216	17.1	107	8.5	117	9.3	218	17.3
Newburg.....	54	14.5	58	15.6	36	9.7	71	19.1
Slinger.....	305	18.1	337	19.9	269	15.9	240	14.2
<b>Cities</b>								
Hartford .....	847	19.1	430	9.7	416	9.4	530	11.9
West Bend.....	1,399	11.7	1,457	12.2	1,756	14.7	2,602	21.9
Washington County <sup>d</sup>	6,229	13.6	6,197	13.5	6,334	13.8	9,545	20.8

Community	1960 through 1969		1940 through 1959		Before 1940		Total <sup>b</sup>		Median Year Built
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
<b>Towns</b>									
Addison .....	75	6.3	158	13.4	361	30.6	1,181	100.0	1970
Barton.....	104	10.9	125	13.1	175	18.4	952	100.0	1973
Erin.....	117	8.6	150	11.0	201	14.8	1,359	100.0	1977
Farmington .....	96	8.1	116	9.8	265	22.4	1,184	100.0	1975
Germantown.....	6	5.9	24	23.8	29	28.7	101	100.0	1959
Hartford .....	170	11.9	186	13.0	165	11.6	1,427	100.0	1975
Jackson .....	239	18.7	98	7.7	346	27.0	1,279	100.0	1968
Kewaskum.....	40	9.8	40	9.8	148	36.4	407	100.0	1964
Polk .....	193	14.2	136	10.0	282	20.7	1,359	100.0	1973
Richfield.....	513	13.6	423	11.2	432	11.5	3,766	100.0	1975
Trenton.....	213	13.6	189	12.1	303	19.3	1,566	100.0	1972
Wayne .....	38	6.4	30	5.0	238	39.9	597	100.0	1968
West Bend.....	182	9.4	334	17.2	424	21.8	1,942	100.0	1971
<b>Villages</b>									
Germantown.....	712	10.1	542	7.7	453	6.4	7,068	100.0	1982
Jackson .....	60	3.1	73	3.7	94	4.8	1,950	100.0	1991
Kewaskum.....	149	11.8	212	16.8	242	19.2	1,261	100.0	1971
Newburg.....	23	6.2	41	11.0	89	23.9	372	100.0	1974
Slinger.....	90	5.3	149	8.8	300	17.8	1,690	100.0	1982
<b>Cities</b>									
Hartford .....	433	9.8	618	13.9	1,161	26.2	4,435	100.0	1970
West Bend.....	1,475	12.4	1,833	15.4	1,390	11.7	11,912	100.0	1975
Washington County <sup>d</sup>	4,928	10.8	5,477	12.0	7,098	15.5	45,808	100.0	1976

<sup>a</sup>Totals are based on a sample of one in six respondents to the 2000 Census.

<sup>b</sup>Totals are based on all housing units, including occupied and vacant housing units.

<sup>c</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

**Table 126**

**HOUSING CONDITIONS IN WASHINGTON COUNTY: 2006<sup>a</sup>**

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>	Number	Percent <sup>b</sup>
Unsound .....	26	0.1	1	-- <sup>c</sup>	3	-- <sup>c</sup>	0	0.0	30	0.1
Poor/Very Poor .....	212	0.5	16	-- <sup>c</sup>	3	-- <sup>c</sup>	7	-- <sup>c</sup>	238	0.6
Average .....	22,503	54.7	948	2.3	419	1.0	2,090	5.1	25,960	63.1
Fair .....	649	1.6	98	0.2	11	-- <sup>c</sup>	87	0.2	845	2.1
Good.....	11,198	27.2	552	1.3	39	0.1	978	2.4	12,768	31.0
Very Good/Excellent .....	1,145	2.8	66	0.2	8	-- <sup>c</sup>	61	0.1	1,280	3.1
Total	35,733	86.9	1,681	4.1	483	1.2	3,223	7.8	41,121	100.0

<sup>a</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg. An inventory of housing conditions was not available for the Village of Germantown and the Towns of Barton and Farmington. Averages from the other local governments were applied to the housing totals for those three local governments to estimate countywide housing conditions.

<sup>b</sup>Percent of total housing units.

<sup>c</sup>Less than 0.05 percent.

Source: Local governments and SEWRPC.

**Table 127**

**HOUSING CONDITIONS IN THE TOWN OF GERMANTOWN: 2006**

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent <sup>a</sup>	Number	Percent <sup>a</sup>	Number	Percent <sup>a</sup>	Number	Percent <sup>a</sup>	Number	Percent <sup>a</sup>
Unsound .....	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor/Very Poor .....	3	3.6	0	0.0	0	0.0	0	0.0	3	3.4
Average .....	64	73.0	1	1.1	0	0.0	0	0.0	65	73.0
Good.....	21	23.6	0	0.0	0	0.0	0	0.0	21	23.6
Total	88	98.9	1	1.1	0	0.0	0	0	89	100.0

<sup>a</sup>Percent of total housing units.

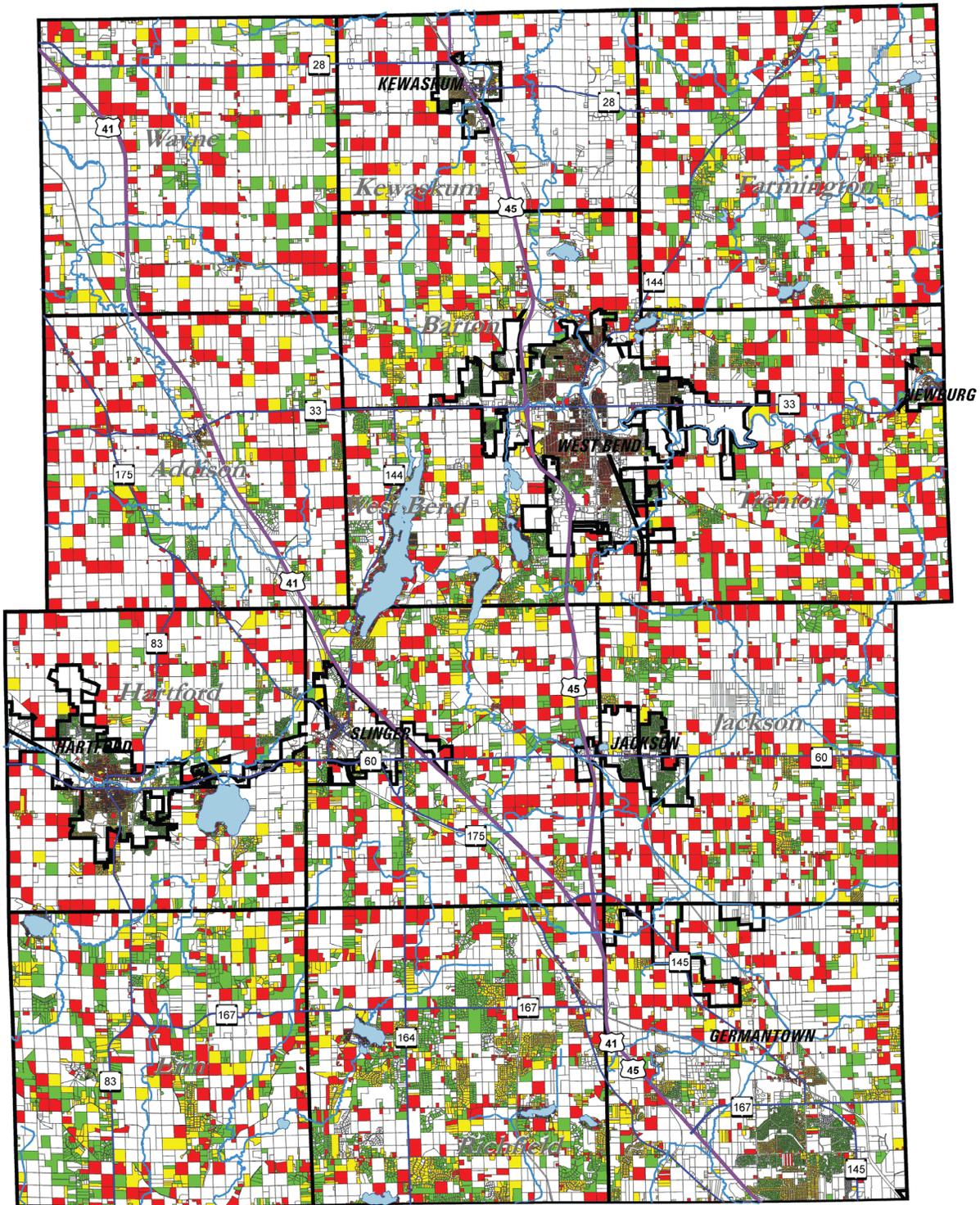
Source: Town of Germantown and SEWRPC.

*Housing with Lead-Based Paint or Varnish*

Lead poisoning in children can reduce IQ, cause learning disabilities, and impair hearing. Children who have elevated lead levels often experience reduced attention spans, are hyperactive, and can exhibit behavior problems. At higher exposures, lead can damage a child’s kidneys and central nervous system, and cause anemia, coma, convulsions, and even death. Homes built before 1950 have a high likelihood of having lead-based paint or varnish on interior and exterior surfaces. Over 90 percent of the lead-based paint and varnish in homes was applied prior to 1950. Homes built between 1950 and 1978 could contain lead-based paint or varnish on interior and exterior surfaces. The use of lead-based paint and varnish in homes was banned in 1978. Homes built after 1978 have a very low likelihood of having lead-based paint or varnish on interior and exterior surfaces. The median year built for homes in the County is 1976, which means lead poisoning is a concern in Washington County. To protect children from exposure to lead from paint, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X. Section 1018 of this law directed HUD and the Environmental Protection Agency (EPA) to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Map 85 shows residential areas in the County and the likelihood that they contain lead-based paint or varnish on interior and/or exterior surfaces.

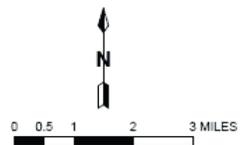
MAP 85

CONCENTRATIONS OF HOMES LIKELY TO HAVE LEAD-BASED PAINT AND VARNISH  
IN WASHINGTON COUNTY: 2001



- Homes built before 1950 – High likelihood of having lead-based paint or varnish
- Homes built between 1950 and 1978 – Could contain lead-based paint or varnish
- Homes built after 1978 – Very low likelihood of having lead-based paint or varnish

Source: Washington County and SEWRPC.



## **Housing Demand**

Household, income, and demographic characteristics of County and local governments have been inventoried and will be analyzed with housing supply inventory items to help determine the number and type of housing units that will best suit the needs of Washington County residents through 2035. Housing demand inventory items include:

- Affordable housing need assessment
- Affordability information
- Income
- Housing need for non-resident workers
- Homeless and transitional housing
- Age distribution
- Persons with disabilities
- Household size
- Household projection: 2035

### ***Affordable Housing Need Assessment***

As previously stated, HUD defines housing affordability as households “paying no more than 30 percent of their income for housing.” Households that pay more than 30 percent of their monthly income for housing are considered to have a high housing cost burden. The measure is based on gross pre-tax income. Another measure of affordability is implicit in the long-standing mortgage lending practice of limiting borrower’s monthly housing costs to 28 or 29 percent of their gross monthly income as a condition of loan approval. Thus, 28 to 30 percent can be considered a cutoff beyond which housing is not affordable. Data show that most households opt for less than that percentage, while others, particularly those with low incomes, are generally unable to find housing that costs less than 30 percent of their monthly income.

### ***Washington County Housing Affordability Information***

The following information is based on the HUD recommended affordability standard of paying no more than 30 percent of gross monthly income for housing costs.

- About 19 percent of households in Washington County spent over 30 percent of their monthly income on housing costs in 2000
  - Nearly 5,000 households in the County were extremely low income (below 30 percent of the County median annual household income of \$57,033) or very low income (between 30 and 50 percent of the County median annual household income) in 2000
  - About 73 percent of extremely low income households spent over 30 percent of their monthly earnings on housing costs
  - About 53 percent of very low income households spent over 30 percent of their monthly earnings on housing costs
  - An extremely low income household (earning below 30 percent of the 2000 County median annual household income of \$57,033) could afford monthly housing costs of no more than \$428 in 2000, based on HUD recommended affordability standards
  - In 2000, 2,288 households paid less than \$499 a month on gross rent
  - In 2000, 1,353 households paid less than \$700 a month on housing expenses for owner-occupied housing units with a mortgage

- The fair market rent<sup>11</sup> in Washington County for a one bedroom apartment was \$591 in 2006
- The fair market rent in Washington County for a two bedroom apartment was \$706 in 2006
- The median sale price of a home in Washington County was \$202,000 in 2006
  - The minimum annual household income needed<sup>12</sup> to afford a median priced home in Washington County was \$74,662 (or \$6,222 a month) in 2006
  - The minimum annual household income needed to afford a \$150,000 home in Washington County was \$56,917 (or \$4,743 a month) in 2006
  - The minimum annual household income needed to afford a \$250,000 home in Washington County was \$91,019 (or \$7,585 a month) in 2006
- The housing wage in Washington County
  - A full-time worker (40 hours per week) must earn \$13.58 per hour to afford a two-bedroom rental unit at the fair market rent in Washington County in 2006, which is 2.4 times of the minimum wage in 2006
  - A full-time worker (40 hours per week) must earn \$11.37 per hour to afford a one-bedroom rental unit at the fair market rent in Washington County, which is two times of the minimum wage in 2006
  - A full-time worker (40 hours per week) must earn \$35.90 per hour to afford a median priced home in Washington County in 2006, which is about 5.5 times the minimum wage in 2006
  - A full-time worker (40 hours per week) must earn \$27.36 per hour to afford a \$150,000 home in Washington County in 2006, which is about 4.2 times the minimum wage in 2006
  - A full-time worker (40 hours per week) must earn \$43.76 per hour to afford a \$250,000 home in Washington County in 2006, which is about 6.6 times the minimum wage in 2006

#### *2000 Comprehensive Housing Affordability Strategy (CHAS) Data*

CHAS data are a special tabulation of 2000 Census data, which HUD provides to local governments, to be used for housing planning purposes. A CHAS must be prepared in order to receive various HUD-funded housing assistance programs and grants and is used by HUD in allocation formulas for distributing funds to local governments. The data is comprised of a variety of housing need variables categorized by HUD-defined income limits and household types.

Income levels include extremely low income households (30 percent or less of median family income), very low income households (30.1 to 50 percent of median family income), low income households (50.1 to 80 percent of median family income), moderate income households (80.1 to 95 percent of median family income), and other households (above 95 percent of median family income). Income levels are based on the HUD-adjusted area

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<sup>11</sup>*Fair market rents (FMR) are established and used by HUD as the payment standard to calculate subsidies under the Section 8 Rental Voucher Program. HUD annually estimates the FMR for Washington County. The objective is to ensure a sufficient supply of rental housing for program participants in Washington County. To accomplish this objective the FMR must be high enough to permit a selection of units and neighborhoods in the County, but low enough to serve as many low-income families as possible. The FMR definition used by HUD for Washington County is the 40<sup>th</sup> percentile rent, or the dollar amount below which 40 percent of standard-quality rental units in the County are rented.*

<sup>12</sup>*The minimum income needed to afford a median priced home in Washington County (\$202,000) assumes a monthly housing cost that is 28 percent of the household's gross monthly income, a down payment of 5 percent of the cost of the home, a 6.5 percent interest rate on a 30 year mortgage, a property tax rate of \$16.11 per \$1,000 of assessed value (Washington County's net tax rate in 2006), a property insurance cost of \$33 a month, a private mortgage insurance (PMI) cost of \$124 a month (using a loan to value ratio of 0.78), and \$100 per month for utilities.*

**Table 128**

**HUD ESTIMATED MEDIAN FAMILY INCOME<sup>a</sup> BY FAMILY SIZE FOR THE MILWAUKEE-WAUKESHA-WEST ALLIS METROPOLITAN STATISTICAL AREA (MSA): 2006**

Family Size	Median Income	80 Percent of Median Income
One Person.....	\$47,063	\$37,650
Two Person.....	\$53,750	\$43,000
Three Person.....	\$60,500	\$48,400
Four Person.....	\$67,188	\$53,750
Five Person.....	\$72,562	\$58,050
Six Person.....	\$77,938	\$62,350
Seven Person.....	\$83,313	\$66,650
Eight Person.....	\$88,686	\$70,950

<sup>a</sup>When developing these estimates, HUD first estimates the median family income for a family of four, using income data from the 2000 Census. The four-person family income is then adjusted for all other family sizes based on the formula described in the chapter.

Source: U.S. Department of Housing and Urban Development (HUD) and SEWRPC.

persons), large family households (five or more persons), elderly non-family households (one or two person non-family households with either person 62 or older), and other non-family households. Housing problems include households with a cost burden of over 30 percent or housing units that lack complete plumbing, lack complete kitchen facilities, or have 1.01 or more occupants per room.

Table 129 shows the number and percent of households in each income group and household type (elderly family, small family, etc.) in Washington County that experienced a housing problem in 2000. About 21 percent of households in the County, or 9,173 households, experienced a housing problem. Table 130 sets forth the number of households with a housing cost burden by income level in 2000. About 19 percent of households, or 8,455 households in the County, experienced a housing cost burden in 2000, which indicates that most of the housing problems in the County were due to housing costs, rather than overcrowded or inadequate housing.

Table 131 shows the number and percent of households in each income group and household type (elderly family, small family, etc.) in the Town of Germantown that experienced a housing problem in 2000. About 14 percent of households in the Town, or 16 households, experienced a housing problem in 2000; the same number and percentage that experienced a high housing cost burden, as shown on Table 132.

Appendix L sets forth information on households with housing problems, and Appendix M sets forth the number of owner-occupied and renter-occupied households that experienced a housing cost burden in the other participating local governments.

Table 133 sets forth the median percentage of monthly income spent on housing costs by owner-occupied and renter-occupied households for the County and each local government in 2000 based on Summary File 3 Census data. The median percentage of monthly income spent on housing costs in the County by owner-occupied households with a mortgage was about 22 percent. The median percentage spent by owner-occupied households without a mortgage was about 10 percent and the percentage spent by renter-occupied households was about 21 percent. This shows that most households in the County opt to pay substantially less than the 30 percent affordability standard defined by HUD.

median family income<sup>13</sup> (HAMFI). This is an estimate of median family incomes prepared by HUD for each metropolitan area and counties located outside a metropolitan area (Washington County is located within the Milwaukee-Waukesha-West Allis Metropolitan Area). HUD prepares an annual estimate of the median family income for a family of four. The four-person family income is then adjusted by household size as follows: 70 percent of base for a one-person household, 80 percent of base for a two-person household, 90 percent of base for a three-person household, 108 percent of base for a five-person household, etc. The HUD estimated family incomes for the Milwaukee-Waukesha-West Allis Metropolitan Area by family size are presented in the second column of Table 128. The third column of the table lists the income cut-off levels used to determine eligibility for HUD programs.

The following household types are included in the CHAS data: elderly family households (two people, one of whom is 62 or older), small family households (two persons, neither of whom is 62 or older, or three or four

<sup>13</sup>In compiling statistics on family income, the incomes of all members 15 years of age and older related to the householder are summed and treated as a single amount. Annual family income is generally greater than annual household income because many households consist of only one person.

Table 129

HOUSEHOLDS WITH HOUSING PROBLEMS IN WASHINGTON COUNTY: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households											
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households		Owner-Occupied Households With Problems	Percent With Problems <sup>c</sup>
	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent)...	155	195	155	175	40	44	330	455	110	125	790	1.8
Very Low (30.1 to 50 percent).....	140	535	275	325	70	95	240	630	125	190	850	1.9
Low (50.1 to 80 percent).....	205	1,390	885	1,400	340	560	100	570	265	570	1,795	4.1
Moderate (80.1 to 95 percent).....	65	485	545	1,435	170	400	10	170	150	285	940	2.1
Other (above 95 percent).....	95	2,275	1,365	15,525	245	2,630	30	520	345	2,350	2,080	4.7
Total	660	4,880	3,225	18,860	865	3,729	710	2,345	995	3,520	6,455	14.6

Income Level <sup>b</sup>	Renter-Occupied Households											
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households		Renter-Occupied Households With Problems	Percent With Problems <sup>c</sup>
	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent)...	4	14	350	410	50	54	295	495	345	445	1,044	2.4
Very Low (30.1 to 50 percent).....	50	70	340	470	70	85	245	430	195	295	900	2.1
Low (50.1 to 80 percent).....	25	250	110	895	60	205	110	340	315	1,005	620	1.4
Moderate (80.1 to 95 percent).....	--	40	30	525	4	89	--	110	10	475	44	0.1
Other (above 95 percent).....	--	215	40	1,855	40	195	--	155	30	1,405	110	0.2
Total	79	589	870	4,155	224	628	650	1,530	895	3,625	2,718	6.2

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (43,861).

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

Table 134 sets forth the number of households with more than 1.01 occupants per room in the County and each local government and Table 135 sets forth the number of households without complete plumbing or kitchen facilities in the County.<sup>14</sup> The number of occupants per room is obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use. Although the U.S. Census Bureau has no official definition of crowded units, many consider units with more than one occupant per room to be crowded.

The number of households without complete plumbing or kitchen facilities were obtained from answers to the 2000 Census long-form questionnaire, which was asked on a sample basis at both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water, (2) a flush toilet, and (3) a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing units are classified as lacking complete plumbing facilities when any of the three facilities is not present. A unit has complete kitchen facilities when it has all of the following: (1) a sink with piped water; (2)

<sup>14</sup>Tables 134 and 135 are based on Summary File 3 Census 2000 data (a sample of one in six respondents).

Table 130

HOUSEHOLDS WITH A HOUSING COST BURDEN IN WASHINGTON COUNTY: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households			
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent	
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>
Extremely Low (Below 30 percent).....	240	0.5	530	1.2	210	0.5	780	1.8
Very Low (30.1 to 50 percent).....	390	0.9	435	1.0	660	1.5	170	0.4
Low (50.1 to 80 percent).....	1,230	2.8	480	1.1	505	1.2	35	0.1
Moderate (80.1 to 95 percent).....	785	1.8	120	0.3	10	-- <sup>d</sup>	--	--
Other (above 95 percent).....	1,775	4.0	90	0.2	10	-- <sup>d</sup>	--	--
Total	4,420	10.1	1,655	3.8	1,395	3.2	985	2.2

Income Level <sup>b</sup>	Total-Occupied Households				Total Households With a Housing Cost Burden	Total Households	Percent of Households With a Housing Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	450	1.0	1,310	3.0	1,760	2,412	4.0
Very Low (30.1 to 50 percent).....	1,050	2.4	605	1.4	1,655	3,125	3.8
Low (50.1 to 80 percent).....	1,735	4.0	515	1.2	2,250	7,185	5.1
Moderate (80.1 to 95 percent).....	795	1.8	120	0.3	915	4,014	2.1
Other (above 95 percent).....	1,785	4.1	90	0.2	1,875	27,125	4.3
Total	5,815	13.3	2,640	6.0	8,455	43,861	19.3

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income (\$63,542 for Washington County).

<sup>c</sup>Percent of total households (43,861).

<sup>d</sup>Less than 0.05 percent.

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

a range or cook top and oven; and (3) a refrigerator. All kitchen facilities must be located in the house, apartment, or mobile home, but they need not be in the same room. A housing unit having only a microwave oven or portable heating equipment, such as a hot plate or camping stove, is not considered as having complete kitchen facilities. An ice box is not considered to be a refrigerator.

About 1 percent of households in the County had more than 1.01 occupants per room in 2000. Less than 1 percent of households lacked complete plumbing or kitchen facilities. None of the households in the Town of Germantown had more than 1.01 occupants per room or lacked plumbing or kitchen facilities. These low totals indicate that a high cost burden, rather than substandard housing, was the primary cause of problems for households in the County reported to have housing problems.

**Income**

Income should be considered when developing policies intended to help provide housing units within a cost range affordable to all income groups. The median household income in the County in 1999 was \$57,033. This is comparable to an income of about \$64,000 in mid-2006 based on the Consumer Price Index. A household earning the estimated 2006 median household income of \$64,000 per year could afford a home of \$170,000, based on the household paying 30 percent of its income on housing. Map 86 shows housing units in the County affordable for households earning the median household income, which are those with a fair market value (home plus lot) of \$170,000 or less in 2006.

**Housing Need for Non-Resident Workers**

The characteristics of resident and non-resident workers in Washington County were analyzed to determine whether non-resident workers could afford to live in Washington County if they wanted to do so.

Table 131

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF GERMANTOWN: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households											Owner-Occupied Households With Problems	Percent With Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households				
	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category			
Extremely Low (Below 30 percent)...	--	--	--	--	--	--	--	--	--	--	--	--	--
Very Low (30.1 to 50 percent).....	--	--	4	4	--	--	4	4	--	--	--	8	7.1
Low (50.1 to 80 percent).....	--	4	--	4	--	--	--	--	--	--	--	--	--
Moderate (80.1 to 95 percent).....	--	--	4	4	--	--	--	--	--	--	--	4	3.5
Other (above 95 percent).....	--	4	--	59	--	10	--	4	--	--	--	--	3.5
Total	--	8	8	71	--	10	4	8	--	--	--	12	10.6

Income Level <sup>b</sup>	Renter-Occupied Households											Renter-Occupied Households With Problems	Percent With Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households				
	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category	Number With Problems	Total Households in Category			
Extremely Low (Below 30 percent)...	--	--	--	--	4	4	--	--	--	--	--	4	3.5
Very Low (30.1 to 50 percent).....	--	--	--	--	--	--	--	--	--	--	--	--	--
Low (50.1 to 80 percent).....	--	--	--	4	--	--	--	--	--	--	--	--	--
Moderate (80.1 to 95 percent).....	--	--	--	4	--	--	--	--	--	--	--	--	--
Other (above 95 percent).....	--	--	--	--	--	--	--	--	--	4	--	--	--
Total	--	--	--	8	4	4	--	--	--	4	--	4	3.5

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households in the Town of Germantown in 2000 (113).

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

### Data Sources

The Public Use Microdata Samples (PUMS), released in 2003 by the U.S. Census Bureau, provide information based on a 5 percent sample of the population from "long-form" questionnaires completed for the 2000 Census of Population and Housing. The PUMS data are intended to permit the cross-tabulation of variables not possible using other Census products and not available in Census publications, while conforming with requirements to protect the confidentiality of Census respondents. The geography used for the PUMS data is a relatively large scale, being based on groups of counties or single counties with 100,000 or greater population. Unfortunately, Washington County is grouped with Ozaukee County, so it is not possible to isolate data for Washington County alone. Because the PUMS data were derived from a 5 percent sample of the total population—less than that used in other tabulations of the Census—the data should not be expected to precisely match that published in other Census products.

The Census Transportation Planning Package (CTPP) is a special tabulation of the 2000 Census of Population and Housing based on place of work questions from "long-form" questionnaires. It was possible to determine the number of workers, by area of residence, working in various sub-areas of Washington and Ozaukee Counties by using this data.

**Table 132**

**HOUSEHOLDS WITH A HOUSING COST BURDEN IN THE TOWN OF GERMANTOWN: 2000<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households			
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent	
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>
Extremely Low (Below 30 percent).....	--	--	--	--	--	--	4	3.5
Very Low (30.1 to 50 percent).....	4	3.5	--	--	--	--	--	--
Low (50.1 to 80 percent).....	--	--	--	--	--	--	--	--
Moderate (80.1 to 95 percent).....	4	3.5	--	--	--	--	--	--
Other (above 95 percent).....	4	3.5	--	--	--	--	--	--
Total	12	10.6	--	--	--	--	4	3.5

Income Level <sup>b</sup>	Total-Occupied Households				Total Households With a Housing Cost Burden	Total Households	Percent of Households With a Housing Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	--	--	4	3.5	4	4	3.5
Very Low (30.1 to 50 percent).....	4	3.5	--	--	4	8	3.5
Low (50.1 to 80 percent).....	--	--	--	--	--	12	--
Moderate (80.1 to 95 percent).....	4	3.5	--	--	4	8	3.5
Other (above 95 percent).....	4	3.5	--	--	4	81	3.5
Total	12	10.6	4	3.5	16	113	14.0

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income (\$75,159 for the Town of Germantown).

<sup>c</sup>Percent of all households in the Town of Germantown in 2000 (113).

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

*Place of Residence and Place of Work*

Table 136 provides information on the place of residence for people who work in Washington and Ozaukee Counties. Although 70 percent of those who work in Washington or Ozaukee Counties, or 60,630 workers, also live in one of the counties, a significant number commute. The largest number of commuters, about 10,800 workers or 12.5 percent of all workers in the two counties, live in Milwaukee County. Map 87 shows the sub-areas within Washington and Ozaukee Counties in which people work, as listed on Table 136. Map 88 shows the sub-areas in Milwaukee County that correspond to the “place of residence” listed on Table 136.

*Earnings and Household Incomes of Resident and Non-Resident Workers*

As shown by Table 137, non-resident workers earned more in terms of median earnings than did resident workers. The median earnings for non-resident workers was about \$31,130, while the median earnings for resident workers was about \$24,820—a difference of about \$6,310, or 20 percent. The median earnings of workers vary significantly by occupation. Both resident and non-residents workers in service and farming, forestry, and fishing occupations had the lowest median earnings, while workers employed in management, business, and financial operations had the highest median earnings. The median wages of non-resident workers exceeded those of resident workers in all occupation categories except construction, extraction, and maintenance. Table 138 shows the number of non-resident and resident workers in each occupation category.

With respect to the number of hours worked per week, shown in Table 139, a greater proportion of resident workers worked on a part-time basis—less than 40 hours per week—than did non-resident workers. About 28 percent of resident workers worked less than 40 hours per week, while only about 19 percent of non-resident workers worked less than 40 hours per week. The higher percentage of non-resident workers who work full-time likely contributes to the higher average annual wages of non-resident workers.

While non-residents individually had higher median incomes than resident workers, household incomes were slightly higher for resident workers than for non-resident worker households, as shown by Table 140. The median household income for resident worker households was about \$62,300, whereas the median household income for

**Table 133**

**MEDIAN PERCENTAGE OF GROSS MONTHLY INCOME SPENT ON HOUSING IN WASHINGTON COUNTY COMMUNITIES: 2000**

Community	Owner-Occupied with a Mortgage	Owner-Occupied Without a Mortgage	Renter-Occupied
<b>Cities</b>			
Hartford <sup>a</sup> .....	24.3	13.7	23.0
West Bend .....	22.7	10.2	22.2
<b>Villages</b>			
Germantown .....	22.4	12.1	22.2
Jackson.....	21.0	9.9	17.8
Kewaskum .....	23.1	9.9	19.3
Newburg <sup>b</sup> .....	21.6	11.4	20.8
Slinger.....	22.7	11.4	19.3
<b>Towns</b>			
Addison.....	20.9	10.5	14.7
Barton .....	19.1	9.9	17.1
Erin .....	22.6	9.9	24.6
Farmington.....	21.4	9.9	15.5
Germantown .....	18.7	9.9	16.3
Hartford.....	21.3	9.9	18.0
Jackson.....	20.8	9.9	18.8
Kewaskum .....	21.1	11.9	15.3
Polk.....	21.4	9.9	19.6
Richfield .....	21.1	9.9	25.0
Trenton .....	19.0	9.9	13.4
Wayne.....	20.7	10.2	14.6
West Bend .....	19.4	10.7	18.9
Washington County <sup>c</sup>	21.9	10.2	21.2

<sup>a</sup>Includes entire City of Hartford.

<sup>b</sup>Includes entire Village of Newburg.

<sup>c</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

Waukesha County had a higher median rent (\$150 more than Washington/Ozaukee County resident workers) and monthly owner costs (also \$150 more than Washington/Ozaukee County resident workers), while workers living in Milwaukee County had a lower median rent (\$40 less than Washington/Ozaukee County resident workers) and lower median monthly owner costs (\$170 less than Washington/Ozaukee County resident workers).

*Housing Values*

The median value of owner-occupied housing units (including but not limited to single-family homes, duplex units, and condos) occupied by resident and non-resident workers is shown in Table 143. The median value of homes for resident workers was \$159,600, compared to \$131,600 for non-resident workers, a difference of \$28,000, or 18

<sup>15</sup>The median monthly housing cost includes all housing units (single-family homes, duplex units, condominiums, and mobile homes) occupied by the owner of the housing unit, and also includes owners who have a mortgage and those who do not. The median monthly owner cost in 2000 for homeowners with a mortgage was \$1,260 for residents of Washington or Ozaukee County who worked in one of the two counties, \$1,225 for all residents of Washington County, and \$1,420 for all residents of Ozaukee County. Monthly owner cost includes mortgage, property taxes, homeowner and flood insurance, condominium fees, utilities (electricity, gas, water, and sewer), and heat.

non-resident worker households was about \$61,300. The median household income of non-resident workers varies considerably based on the County in which the workers reside. The median household income of non-resident workers living in Milwaukee County (where 42 percent of non-resident workers live) was \$54,300, compared to a median household income of \$79,000 for non-resident workers living in Waukesha County (16 percent of non-resident workers). The median household income for Washington County residents in 1999 (and reported in the 2000 Census) was \$57,033.

*Housing Costs*

With respect to the housing costs incurred by workers, shown in Tables 141 and 142, people who both lived and worked in Washington or Ozaukee County paid more for housing than did non-resident workers taken as a whole. Resident workers in Washington/Ozaukee Counties paid about \$30 more per month in rent than did non-resident workers, and about \$70 more per month for owner-occupied housing (including homes and condos).

The median monthly rent for resident workers in Washington and Ozaukee Counties was \$620 in 2000; compared to a median monthly rent of \$615 for all residents of Washington County and \$642 for all residents of Ozaukee County. The median monthly cost for owner-occupied housing for resident workers in Washington and Ozaukee Counties was \$1,110<sup>15</sup> in 2000; compared to a median monthly owner cost of \$1,005 for all residents of Washington County and \$1,140 for all residents of Ozaukee County.

The housing costs of non-resident workers, compared to resident workers, varied depending on the County in which the non-resident workers lived. Workers living in

Table 134

HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>

Owner-occupied Housing Units <sup>b</sup>										
Community	0.50 or less occupants per room		0.51 to 1.00 occupants per room		1.01 to 1.50 occupants per room		1.51 or more occupants per room		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Towns										
Addison .....	608	63.3	353	36.7	--	--	--	--	961	100.0
Barton .....	620	74.5	212	25.5	--	--	--	--	832	100.0
Erin .....	967	78.7	239	19.5	22	1.8	--	--	1,228	100.0
Farmington .....	672	65.9	336	33.0	11	1.1	--	--	1,019	100.0
Germantown .....	64	71.1	26	28.9	--	--	--	--	90	100.0
Hartford .....	887	69.9	375	29.6	6	0.5	--	--	1,268	100.0
Jackson .....	785	69.0	353	31.0	--	--	--	--	1,138	100.0
Kewaskum .....	270	79.2	71	20.8	--	--	--	--	341	100.0
Polk .....	911	77.6	263	22.4	--	--	--	--	1,174	100.0
Richfield .....	2,540	74.3	871	25.5	9	0.2	--	--	3,420	100.0
Trenton .....	960	67.2	456	31.9	13	0.9	--	--	1,429	100.0
Wayne .....	375	72.0	136	26.1	10	1.9	--	--	521	100.0
West Bend .....	1,002	71.7	389	27.9	--	--	6	0.4	1,397	100.0
Villages										
Germantown .....	4,045	75.2	1,276	23.7	59	1.1	--	--	5,380	100.0
Jackson .....	916	69.9	374	28.5	21	1.6	--	--	1,311	100.0
Kewaskum .....	477	63.9	266	35.6	--	--	4	0.5	747	100.0
Newburg .....	170	67.7	75	29.9	6	2.4	--	--	251	100.0
Slinger .....	857	76.4	234	20.8	31	2.8	--	--	1,122	100.0
Cities										
Hartford .....	1,845	70.1	756	28.7	31	1.2	--	--	2,632	100.0
West Bend .....	5,122	72.7	1,883	26.7	34	0.5	10	0.1	7,049	100.0
Washington County <sup>c</sup>	24,093	72.3	8,944	26.8	253	0.8	20	0.1	33,310	100.0
Renter-occupied Housing Units <sup>b</sup>										
Community	0.50 or less occupants per room		0.51 to 1.00 occupants per room		1.01 to 1.50 occupants per room		1.51 or more occupants per room		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Towns										
Addison .....	111	59.0	72	38.3	5	2.7	--	--	188	100.0
Barton .....	64	71.9	25	28.1	--	--	--	--	89	100.0
Erin .....	45	81.8	10	18.2	--	--	--	--	55	100.0
Farmington .....	64	65.3	34	34.7	--	--	--	--	98	100.0
Germantown .....	4	80.0	1	20.0	--	--	--	--	5	100.0
Hartford .....	100	81.3	23	18.7	--	--	--	--	123	100.0
Jackson .....	62	61.4	39	38.6	--	--	--	--	101	100.0
Kewaskum .....	34	61.8	19	34.6	--	--	2	3.6	55	100.0
Polk .....	93	83.0	8	7.2	--	--	11	9.8	112	100.0
Richfield .....	129	66.5	65	33.5	--	--	--	--	194	100.0
Trenton .....	65	75.6	21	24.4	--	--	--	--	86	100.0
Wayne .....	42	68.9	19	31.1	--	--	--	--	61	100.0
West Bend .....	171	85.5	29	14.5	--	--	--	--	200	100.0
Villages										
Germantown .....	1,000	65.9	480	31.6	21	1.4	17	1.1	1,518	100.0
Jackson .....	375	64.4	200	34.4	7	1.2	--	--	582	100.0
Kewaskum .....	288	62.2	155	33.5	20	4.3	--	--	463	100.0
Newburg .....	61	58.7	38	36.5	3	2.9	2	1.9	104	100.0
Slinger .....	318	60.8	195	37.3	10	1.9	--	--	523	100.0
Cities										
Hartford .....	984	59.5	571	34.5	73	4.4	27	1.6	1,655	100.0
West Bend .....	2,993	69.3	1,236	28.6	68	1.6	23	0.5	4,320	100.0
Washington County <sup>c</sup>	7,003	66.5	3,240	30.8	207	1.9	82	0.8	10,532	100.0

<sup>a</sup>Totals are based on a sample of one in six responses to the 2000 Census.

<sup>b</sup>A housing unit is considered overcrowded if there is more than one occupant per room. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use.

<sup>c</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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

**Table 135**

**HOUSING UNITS LACKING COMPLETE PLUMBING OR KITCHEN FACILITIES IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>**

Community	Lacking Complete Plumbing		Lacking Complete Kitchen Facilities		Total <sup>b</sup>
	Number	Percent	Number	Percent	
<b>Cities</b>					
Hartford <sup>c</sup> .....	39	0.9	50	1.1	4,435
West Bend.....	6	0.1	17	0.1	11,912
<b>Villages</b>					
Germantown.....	22	0.3	0	0.0	7,068
Jackson .....	0	0.0	0	0.0	1,950
Kewaskum.....	0	0.0	12	1.0	1,261
Newburg <sup>d</sup> .....	0	0.0	0	0.0	408
Slinger.....	0	0.0	0	0.0	1,690
<b>Towns</b>					
Addison .....	0	0.0	0	0.0	1,181
Barton.....	8	0.8	0	0.0	952
Erin.....	7	0.5	8	0.6	1,359
Farmington .....	11	0.9	5	0.4	1,184
Germantown.....	0	0.0	0	0.0	101
Hartford .....	11	0.8	8	0.6	1,427
Jackson .....	0	0.0	0	0.0	1,279
Kewaskum.....	4	1.0	2	0.5	407
Polk .....	22	1.6	13	1.0	1,359
Richfield .....	51	1.4	30	0.8	3,766
Trenton.....	0	0.0	0	0.0	1,566
Wayne .....	0	0.0	0	0.0	597
West Bend.....	46	2.4	43	2.2	1942
Washington County <sup>e</sup>	227	0.5	188	0.4	45,844

<sup>a</sup>Totals are based on a sample of one in six responses to the 2000 Census.

<sup>b</sup>Totals are based on all housing units, including occupied and vacant units.

<sup>c</sup>Includes entire City of Hartford.

<sup>d</sup>Includes entire Village of Newburg.

<sup>e</sup>Includes all of Washington County and the entire City of Hartford and Village of Newburg.

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



This homeless shelter is located in the City of West Bend.

percent. Similar to the cost of housing, housing values varied by the County in which non-resident workers lived. Median housing values for non-resident workers living in Waukesha County were \$12,900 higher than those of Washington/Ozaukee County resident workers. Median housing values for non-resident workers living in Milwaukee County were \$51,700 lower than those of Washington/Ozaukee County resident workers.

*Conclusions*

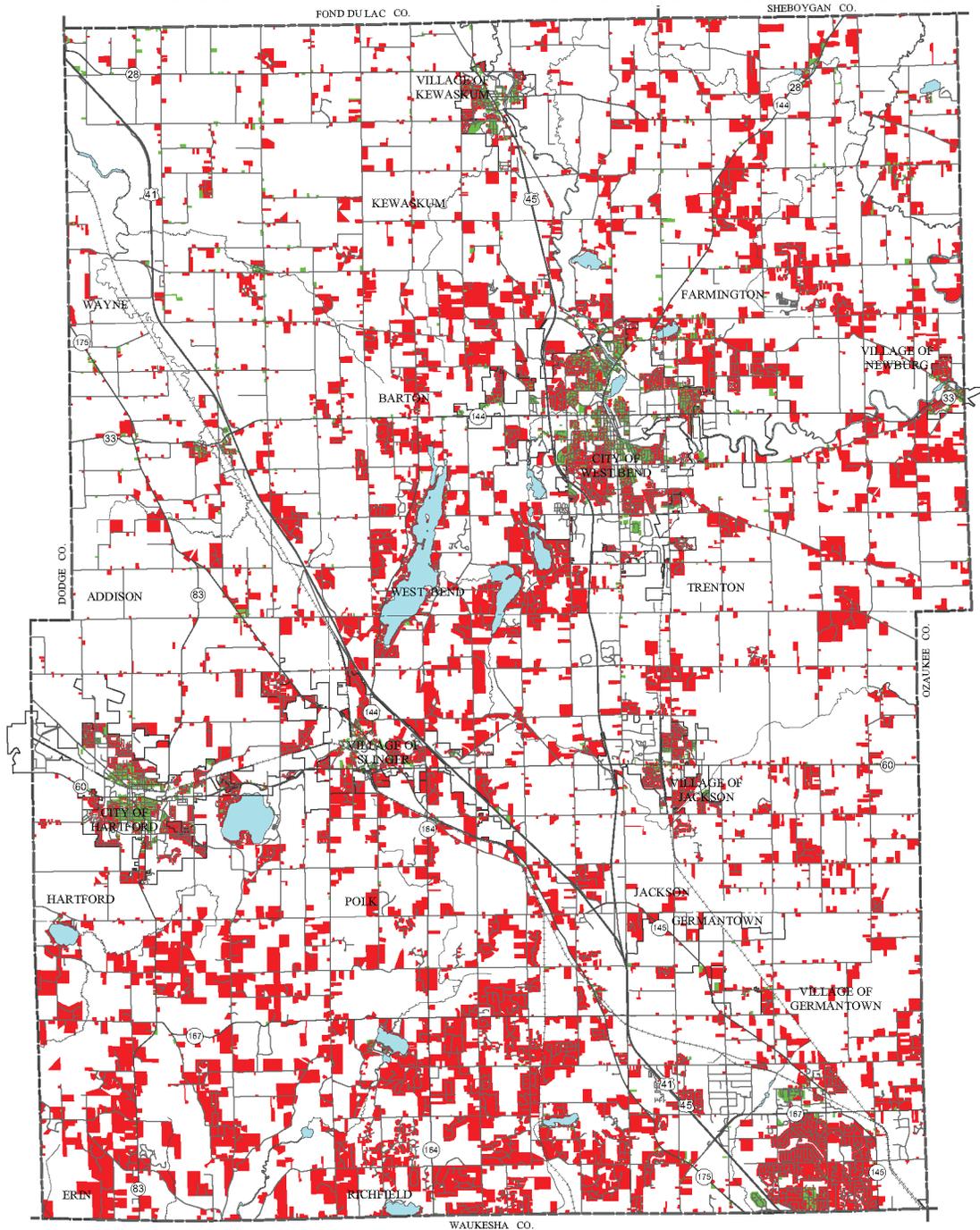
Based on this analysis, it appears that non-resident worker households could afford rental housing in Washington County. Due to the relatively high cost of owner-occupied housing in Washington County compared to Milwaukee County, non-resident workers from Milwaukee County would have a more difficult time affording a home in Washington County.

*Homeless and Transitional Housing*

Washington County has two shelters operated jointly by the Salvation Army, St. Vincent de Paul, and the American Red Cross Housing Support Services. These shelters, located in the Cities of Hartford and West Bend, are not staffed 24 hours a day and accommodations are limited to one household or one individual at a time. For those who cannot be accommodated, the shelters will refer a household to a shelter in a surrounding county (about 10 households per year are referred to a surrounding county), or provide motel vouchers, if funding is available. Table 144 sets forth figures for Washington County homeless and transitional housing in 2006.

The Wisconsin Division of Housing requires point-in-time counts for one night when the homeless in the county are counted. Point-in-time counts were done in January and September in 2006. The January point-in-time count totaled 15 people (from 10 households) that were provided shelter (West Bend, Hartford, or motel voucher) in the County. Three families and one individual could not be served on that day due to lack of resources (space or funds) or those seeking shelter refused resources offered to them. Two other individuals were refused and spent the time unsheltered. The September point-in-time count totaled 28 people (from 22 households) that were provided shelter (West Bend, Hartford, or motel voucher) in the County. Two families and six individuals could not be served on that day due to lack of resources (space or funds) or those seeking shelter refused resources offered to them.

HOUSING AFFORDABILITY IN WASHINGTON COUNTY BASED ON 2006 MEDIAN HOUSEHOLD INCOME



- HOMES WITH A FAIR MARKET VALUE EQUAL TO OR LESS THAN \$170,000
- HOMES WITH A FAIR MARKET VALUE MORE THAN \$170,000
- SURFACE WATER

NOTE: A HOUSEHOLD EARNING THE ESTIMATED 2006 MEDIAN HOUSEHOLD INCOME OF \$64,000 PER YEAR COULD AFFORD A HOME OF \$170,000, BASED ON THE HOUSEHOLD PAYING 28 PERCENT OF ITS INCOME ON HOUSING. ALTHOUGH THE FEDERAL DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BASES HOUSING AFFORDABILITY ON A HOUSEHOLD PAYING NO MORE THAN 30 PERCENT OF ITS INCOME ON HOUSING, MORTGAGE LENDERS TYPICALLY CAP THE PERCENTAGE OF INCOME DEVOTED TO HOUSING AT NO MORE THAN 28 PERCENT.

Source: Washington County and SEWRPC.

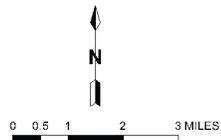


Table 136

**PERSONS WORKING IN WASHINGTON AND  
OZAUKEE COUNTIES BY PLACE OF RESIDENCE AND PLACE OF WORK: 2000**

Place of Residence	Place of Work <sup>a</sup>					
	Kewaskum	West Bend- Newburg	Wayne- Addison	Jackson- Polk	Hartford- Slinger	Germantown
Dodge County	81	603	313	130	2,011	219
Fond du Lac County	295	1,180	175	111	210	103
Milwaukee County <sup>b</sup>						
City of Milwaukee-northwest and east .....	4	125	14	54	215	677
City of Milwaukee-near west and west.....	0	114	4	54	112	305
City of Milwaukee-central.....	4	42	0	52	156	199
City of Milwaukee-south.....	0	56	8	32	128	194
Milwaukee County-northshore and Tosa .....	0	62	0	26	90	418
Milwaukee County-south and West Allis .....	0	75	30	48	150	292
Ozaukee County	20	842	56	254	172	514
Sheboygan County	112	442	44	56	69	46
Washington County	1,158	14,048	1,381	2,402	6,988	4,448
Waukesha County	64	416	87	105	585	1,452
All Other Areas	38	324	87	94	363	214
<b>Total</b>	<b>1,776</b>	<b>18,329</b>	<b>2,199</b>	<b>3,418</b>	<b>11,249</b>	<b>9,081</b>

Place of Residence	Place of Work <sup>a</sup>					
	Erin- Richfield	Belgium- Fredonia	Port Washington- Saukville	Cedarburg- Grafton	Mequon- Thiensville	Total
Dodge County	118	24	60	98	136	3,793
Fond du Lac County	23	20	52	92	34	2,295
Milwaukee County <sup>b</sup>						
City of Milwaukee-northwest and east .....	36	18	182	548	1,245	3,118
City of Milwaukee-near west and west.....	33	0	78	244	392	1,336
City of Milwaukee-central.....	12	47	140	319	376	1,347
City of Milwaukee-south.....	14	28	93	244	270	1,067
Milwaukee County-northshore and Tosa .....	36	0	187	410	1,421	2,650
Milwaukee County-south and West Allis .....	43	12	46	114	503	1,313
Ozaukee County	66	1,093	5,489	8,865	6,864	24,235
Sheboygan County	8	305	886	531	251	2,750
Washington County	1,421	164	831	2,015	1,539	36,395
Waukesha County	253	47	96	312	796	4,213
All Other Areas	62	24	451	233	198	2,088
<b>Total</b>	<b>2,125</b>	<b>1,782</b>	<b>8,591</b>	<b>14,025</b>	<b>14,025</b>	<b>86,600</b>

<sup>a</sup>See Map 86.

<sup>b</sup>See Map 87. The total number of non-resident workers from Milwaukee County is 10,831.

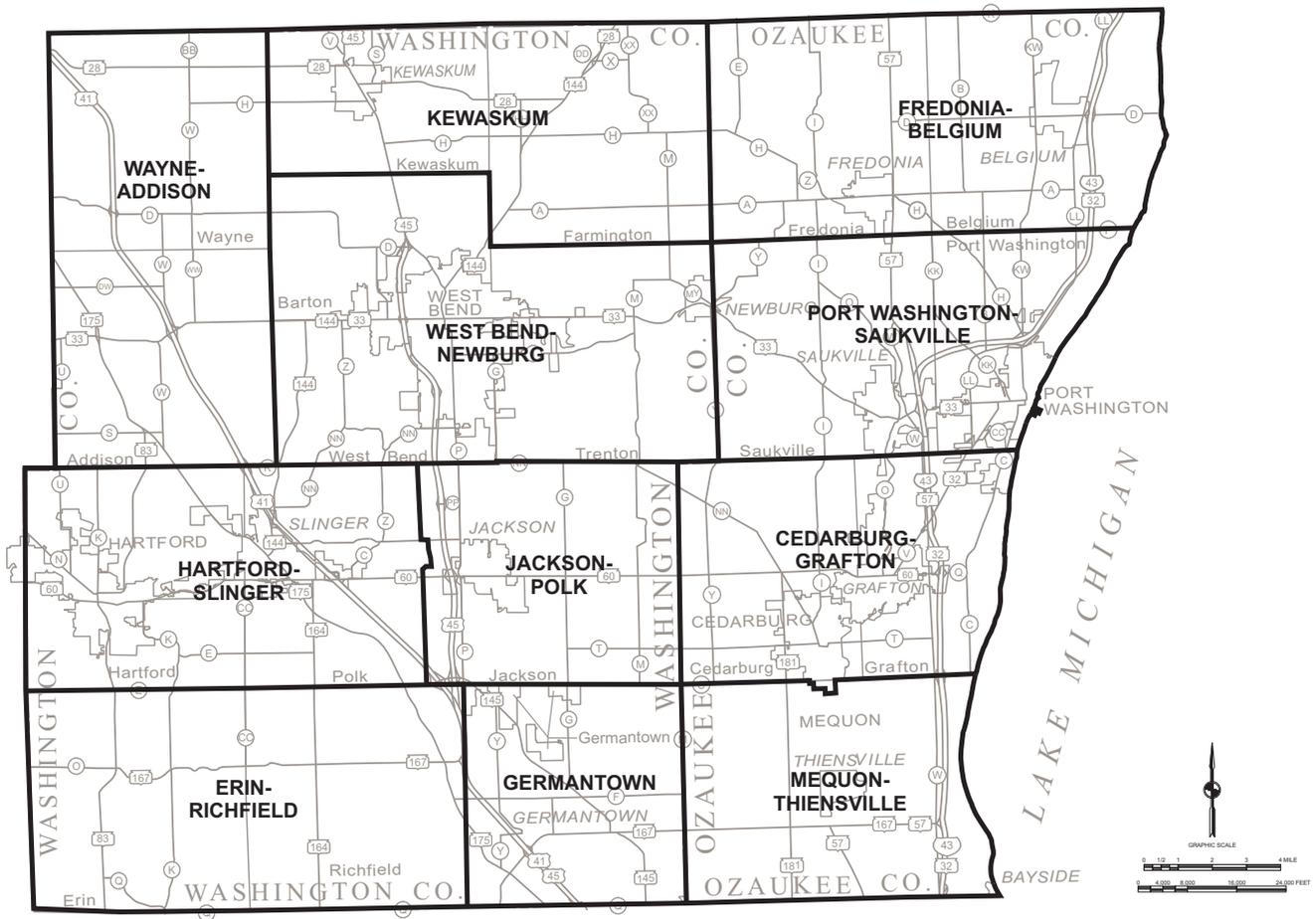
Source: U. S. Bureau of the Census Transportation Planning Package and SEWRPC.

### **Age Distribution**

Age distribution in the County has important implications for planning and the formation of housing policies. The age distribution and gender composition of the County population in 2000 is set forth in Table 5 and Figure 7 in Chapter II.

Map 87

AREAS OF WORK IN WASHINGTON AND OZAUKEE COUNTIES: 2000



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



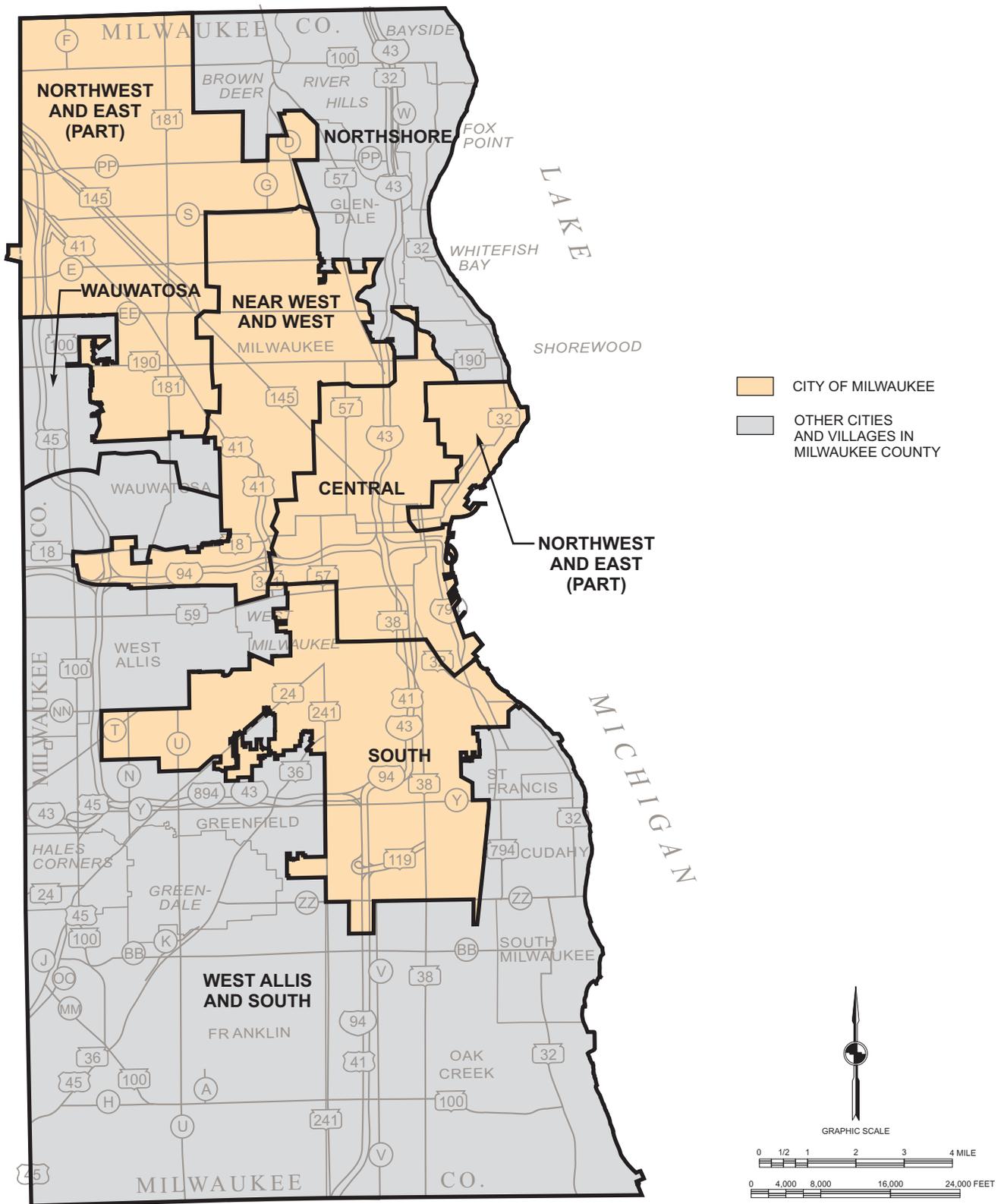
There will likely be a demand for a higher percentage of specialized-housing units for the elderly if the elderly population increases as projected over the next three decades.

When forming housing policy it is important to consider not only the current age composition, but what the age composition may be in the plan design year of 2035. Projected population and age composition by gender are set forth in Table 22 and Figure 7 in Chapter II. Table 22 shows the number persons in all age groups is projected to increase between 2000 and 2035; however, the percentage of the population is projected to decrease in all age groups except for the 65 year and older age group. The percentage of residents in this age group is expected to increase dramatically from about 11 percent to about 24 percent of the County's population. There will likely be a demand for a higher percentage of specialized-housing units for the elderly if the elderly population increases as projected over the next three decades. Table 92 and Map 65 in Chapter V show the facilities for persons of

advanced age (60-plus years of age) licensed by the Wisconsin Department of Health and Family Services as of February 2006. The number of available rooms at nursing homes varies at any point during the year, but typically, nursing homes in the County have been able to accommodate the demand for people indicating an interested in

Map 88

PLACE OF RESIDENCE OF MILWAUKEE COUNTY RESIDENTS  
WORKING IN WASHINGTON AND OZAUKEE COUNTIES: 2000



Source: U.S. Census Bureau and SEWRPC.

residing in a nursing home. Funding, however, is a problem. The County Department of Social Services stated that approximately 100 elderly people are on a waiting list to get financial assistance from the State to help fund nursing home residency or other services provided by the County.

**Persons with Disabilities**

Persons with disabilities are another segment of the County population that may have special housing needs. The data on disability status were derived from self-reported answers to the long-form (sample) Census 2000 questionnaire. The questionnaire asked if anyone in the household had experienced a disability lasting six months or more that made it difficult to perform certain activities. The number of residents with disabilities by age group in the County and each local government reported by the Census is set forth in Table 145. The 65 and over age group had the highest percentage of people reporting a disability, at about 32 percent or 3,952 people. About 11 percent of people ages 21 to 64, or 7,383 people, reported having a disability and about 6 percent of people ages 5 to 20, or 1,574 people, reported having a disability. Although the 65 and over age group had the highest percentage of people reporting a disability, the largest number of people reporting a disability was in the 21 to 64 age group.

In the Town of Germantown, the 21 to 64 age group had the highest percentage of people reporting a disability, at about 23 percent or 38 people. About 12 percent of people ages 5 to 20, or 10 people, reported having a disability and about 8 percent of people ages 65 and over, or two people, reported having a disability.

Persons with disabilities in each County in the Southeastern Wisconsin Region, the Region as a whole, and the State are set forth in Table 146. Washington County has a low percentage of persons with disabilities when compared to other counties in the Region and the State.

Several types of disabilities are included in the data:

- Sensory – Blindness, deafness, or a severe sight or hearing impediment
- Physical – A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying
- Mental disability – A condition lasting at least six months that makes learning, remembering, or concentrating difficult
- Self-care disability – A condition lasting at least six months that makes dressing, bathing, or getting around inside the home difficult
- Going outside the home disability – A condition lasting at least six months that makes going outside the home alone difficult (applies only to those residents at least 16 years of age and under 65 years of age)
- Employment disability – A condition lasting at least six months that makes working at a job or business difficult (applies only to those residents at least 16 years of age)

**Table 137**

**MEDIAN EARNINGS BY OCCUPATION OF PERSONS WORKING IN WASHINGTON AND OZAUKEE COUNTIES: 2000<sup>a</sup>**

Occupation Category	Non-Resident Workers <sup>b</sup>	Resident Workers	Resident and Non-Resident Workers
Management, Business, and Financial Operations.....	\$47,780	\$39,770	\$42,460
Professional and Related .....	\$35,760	\$35,200	\$35,450
Service Occupations.....	\$15,440	\$11,220	\$12,620
Sales and Office Occupations .....	\$27,120	\$20,000	\$20,980
Farming, Forestry, and Fishing <sup>c,d</sup> .....	\$17,690	\$9,110	\$12,720
Construction, Extraction, and Maintenance.....	\$35,630	\$35,820	\$35,780
Production, Transportation, and Material Moving .....	\$30,520	\$25,830	\$27,800
Total	\$31,130	\$24,820	\$26,920

<sup>a</sup>A greater proportion of resident workers worked on a part-time basis—less than 40 hours per week—than did non-resident workers. The higher percentage of non-resident workers who work full-time likely contributes to the higher average annual wages of non-resident workers.

<sup>b</sup>Includes persons who worked in Washington or Ozaukee County but did not live in either County. Persons who live in Ozaukee County but work in Washington County are considered resident workers.

<sup>c</sup>The sample size for the Farming, Forestry, and Fishing category is much smaller than that of the other categories, because only 0.5 percent of workers are in this occupation category. The earnings reported may not be an accurate reflection of actual earnings for workers in this category due to the small sample size.

<sup>d</sup>Includes farm laborers. Farmers who farm their own land are included in the Management, Business, and Financial Operations category.

Source: U.S. Bureau of the Census Public Use Microdata Samples and SEWRPC.

**Table 138**

**EMPLOYMENT BY OCCUPATION OF PERSONS WORKING IN WASHINGTON AND OZAUKEE COUNTIES: 2000**

Occupation Category	Non-Resident Workers <sup>a</sup>		Resident Workers		Resident and Non-Resident Workers	
	Number	Percent	Number	Percent	Number	Percent
Management, Business, and Financial Operations.....	3,800	13.9	8,023	13.6	11,823	13.7
Professional and Related .....	4,803	17.7	10,033	17.0	14,836	17.2
Service Occupations.....	2,973	11.0	8,225	13.9	11,198	13.0
Sales and Office Occupations .....	5,017	18.5	16,226	27.4	21,243	24.6
Farming, Forestry, and Fishing <sup>b</sup> .....	124	0.5	309	0.5	433	0.5
Construction, Extraction, and Maintenance.....	2,470	9.1	4,070	6.9	6,540	7.6
Production, Transportation, and Material Moving.....	7,946	29.3	12,231	20.7	20,177	23.4
Total	27,133	100.0	59,117	100.0	86,250	100.0

<sup>a</sup>Includes persons who worked in Washington or Ozaukee County but did not live in either County. Persons who live in Ozaukee County but work in Washington County are considered resident workers.

<sup>b</sup>Farmers who farm their own land are included in the Management, Business, and Financial Operations category.

Source: U.S. Bureau of the Census Public Use Microdata Samples and SEWRPC.

**Table 139**

**HOURS WORKED PER WEEK FOR PERSONS WORKING IN WASHINGTON AND OZAUKEE COUNTIES: 2000**

Hours Worked per Week	Non-Resident Workers		Resident Workers		Resident and Non-Resident Workers	
	Number	Percent	Number	Percent	Number	Percent
Worked Less than 4 Hours.....	407	1.5	1,234	2.1	1,641	1.9
Worked 4 to 9 Hours.....	147	0.5	954	1.6	1,101	1.3
Worked 10 to 19 Hours.....	662	2.4	4,906	8.3	5,568	6.5
Worked 20 to 29 Hours.....	1,811	6.7	6,472	10.9	8,283	9.6
Worked 30 to 39 Hours.....	2,065	7.6	5,864	9.9	7,929	9.2
Subtotal Part Time .....	5,092	18.7	19,430	32.8	24,522	28.5
Worked 40 or More Hours .....	22,041	81.3	39,687	67.1	61,728	71.5
Total	27,133	100.0	59,117	99.9	86,250	100.0

Source: U.S. Bureau of the Census Public Use Microdata Samples and SEWRPC.

Table 147 sets forth the type of disabilities reported in the County in 2000. One person may report having multiple types of disabilities. The range of disabilities reported may influence the type of housing required to provide for the needs of people with disabilities. Table 93 and Map 66 in Chapter V show the facilities for the mentally and physically disabled licensed by the Wisconsin Department of Health and Family Services as of February 2006. According to the County Department of Social Services, about 80 families have “indicated interest” in placing a disabled family member in long term care, but currently, the County has no facilities available for persons with physical disabilities. However, the County estimates that about five of the 80 families that “indicated interest” for a family member urgently need placement, and the remaining 75 people are considered a “watch group” that may need assistance in the future. Once a vacancy becomes available, the County decides which person that has “indicated interest” would best be served by the available facility.

Table 140

**HOUSEHOLD INCOME FOR HOUSEHOLDS WITH PERSONS  
WORKING IN WASHINGTON AND OZAUKEE COUNTIES: 2000**

Worker Household Income	Non-Resident (Total)		Non-Resident (Milwaukee County)		Non-Resident (Waukesha County)	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
Less Than \$15,000 .....	660	2.7	382	3.6	0	0.0
\$15,000 to \$19,999 .....	702	2.9	564	5.3	23	0.5
\$20,000 to \$24,999 .....	879	3.7	549	5.2	0	0.0
\$25,000 to \$29,999 .....	1,128	4.7	629	5.9	22	0.5
\$30,000 to \$34,999 .....	1,146	4.8	622	5.9	31	0.7
\$35,000 to \$39,999 .....	912	3.8	398	3.7	89	2.0
\$40,000 to \$44,999 .....	1,411	5.9	958	9.0	115	2.6
\$45,000 to \$49,999 .....	1,693	7.0	713	6.7	360	8.1
\$50,000 to \$54,999 .....	1,456	6.0	574	5.4	323	7.2
\$55,000 to \$59,999 .....	1,736	7.2	685	6.5	279	6.2
\$60,000 to \$64,999 .....	1,263	5.2	285	2.7	240	5.4
\$65,000 to \$69,999 .....	1,510	6.3	559	5.3	390	8.7
\$70,000 to \$79,999 .....	2,619	10.9	1,125	10.6	404	9.0
\$80,000 to \$89,999 .....	1,612	6.7	695	6.5	343	7.7
\$90,000 to \$99,999 .....	1,584	6.6	465	4.4	592	13.2
\$100,000 or More .....	3,767	15.6	1,413	13.3	1,262	28.2
Total	24,078	100.0	10,616	100.0	4,473	100.0

Worker Household Income	Non-Resident (All Other)		Washington/Ozaukee County Resident		All Workers	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
Less Than \$15,000 .....	278	3.1	1,254	3.2	1,914	3.0
\$15,000 to \$19,999 .....	115	1.3	860	2.2	1,562	2.4
\$20,000 to \$24,999 .....	330	3.7	952	2.4	1,831	2.9
\$25,000 to \$29,999 .....	477	5.3	1,785	4.5	2,913	4.5
\$30,000 to \$34,999 .....	493	5.5	2,009	5.1	3,155	4.9
\$35,000 to \$39,999 .....	425	4.7	1,887	4.7	2,799	4.4
\$40,000 to \$44,999 .....	338	3.8	2,289	5.8	3,700	5.8
\$45,000 to \$49,999 .....	620	6.9	2,577	6.5	4,270	6.7
\$50,000 to \$54,999 .....	559	6.2	2,472	6.2	3,928	6.2
\$55,000 to \$59,999 .....	772	8.6	2,331	5.9	4,067	6.4
\$60,000 to \$64,999 .....	738	8.2	3,013	7.6	4,276	6.7
\$65,000 to \$69,999 .....	561	6.2	2,234	5.6	3,744	5.9
\$70,000 to \$79,999 .....	1,090	12.1	3,805	9.6	6,424	10.1
\$80,000 to \$89,999 .....	574	6.4	3,344	8.4	4,956	7.8
\$90,000 to \$99,999 .....	527	5.9	1,828	4.6	3,412	5.4
\$100,000 or More .....	1,092	12.1	7,009	17.7	10,776	16.9
Total	8,989	100.0	39,649	100.0	63,727	100.0

Source: U. S. Bureau of the Census Public Use Microdata Samples and SEWRPC.

Table 141

**GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS FOR HOUSEHOLDS  
WITH PERSONS WORKING IN WASHINGTON AND OZAUKEE COUNTIES: 2000**

Monthly Gross Rent <sup>a</sup>	Non-Resident (Total)		Non-Resident (Milwaukee County)		Non-Resident (Waukesha County)	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
Less Than \$400 .....	884	11.8	532	11.6	0	0.0
\$400 to \$449 .....	584	7.8	288	6.3	0	0.0
\$450 to \$499 .....	623	8.3	374	8.1	40	4.7
\$500 to \$549 .....	923	12.4	673	14.7	84	9.8
\$550 to \$599 .....	1,002	13.4	709	15.5	0	0.0
\$600 to \$649 .....	589	7.9	359	7.8	93	10.8
\$650 to \$699 .....	584	7.8	402	8.8	76	8.9
\$700 to \$749 .....	475	6.4	243	5.3	103	12.0
\$750 to \$799 .....	552	7.4	329	7.2	85	9.9
\$800 to \$849 .....	291	3.9	186	4.1	88	10.3
\$850 to \$899 .....	248	3.3	172	3.7	27	3.1
\$900 to \$949 .....	190	2.5	124	2.7	0	0.0
\$950 to \$999 .....	112	1.5	94	2.0	0	0.0
\$1,000 or More .....	417	5.6	102	2.2	262	30.5
Subtotal Paying Cash Rent	7,474	100.0	4,587	100.0	858	100.0
No Cash Rent	166		31		27	
Median Gross Rent	\$590		\$580		\$770	

Monthly Gross Rent <sup>a</sup>	Non-Resident (All Other)		Washington/Ozaukee County Resident		All Workers	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
Less Than \$400 .....	352	17.3	529	5.9	1,413	8.6
\$400 to \$449 .....	296	14.6	510	5.6	1,094	6.6
\$450 to \$499 .....	209	10.3	760	8.4	1,383	8.4
\$500 to \$549 .....	166	8.2	1,181	13.1	2,104	12.7
\$550 to \$599 .....	293	14.4	1,250	13.9	2,252	13.6
\$600 to \$649 .....	137	6.8	825	9.1	1,414	8.6
\$650 to \$699 .....	106	5.2	952	10.5	1,536	9.3
\$700 to \$749 .....	129	6.4	730	8.1	1,205	7.3
\$750 to \$799 .....	138	6.8	635	7.0	1,187	7.2
\$800 to \$849 .....	17	0.8	444	4.9	735	4.5
\$850 to \$899 .....	49	2.4	221	2.4	469	2.8
\$900 to \$949 .....	66	3.3	316	3.5	506	3.1
\$950 to \$999 .....	18	0.9	152	1.7	264	1.6
\$1,000 or More .....	53	2.6	531	5.9	948	5.7
Subtotal Paying Cash Rent	2,029	100.0	9,036	100.0	16,510	100.0
No Cash Rent	108		219		395	
Median Gross Rent	\$550		\$620		\$600	

<sup>a</sup>Monthly gross rent is the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, sewer) and fuels if these are paid for by the renter.

Source: U. S. Bureau of the Census Public Use Microdata Samples and SEWRPC.

Table 142

**SELECTED MONTHLY OWNER COSTS FOR OWNER-OCCUPIED HOUSING UNITS FOR  
HOUSEHOLDS WITH PERSONS WORKING IN WASHINGTON AND OZAUKEE COUNTIES: 2000**

Selected Monthly Owner Costs <sup>a</sup>	Non-Resident (Total)		Non-Resident (Milwaukee County)		Non-Resident (Waukesha County)	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
Less Than \$500.....	2,456	15.0	838	14.0	379	10.6
\$500 to \$699.....	1,792	10.9	801	13.3	191	5.3
\$700 to \$899.....	2,364	14.4	1,088	18.1	196	5.5
\$900 to \$999.....	1,141	6.9	494	8.2	191	5.3
\$1,000 to \$1,099.....	1,062	6.5	344	5.7	340	9.5
\$1,100 to \$1,199.....	1,336	8.1	541	9.0	244	6.8
\$1,200 to \$1,299.....	1,383	8.4	441	7.4	392	10.9
\$1,300 to \$1,499.....	1,930	11.7	603	10.1	481	13.4
\$1,500 to \$1,699.....	1,207	7.3	310	5.2	542	15.1
\$1,700 or More.....	1,767	10.8	538	9.0	632	17.6
<b>Total</b>	<b>16,438</b>	<b>100.0</b>	<b>5,998</b>	<b>100.0</b>	<b>3,588</b>	<b>100.0</b>
<b>Median Monthly Costs</b>	<b>\$1,040</b>		<b>\$940</b>		<b>\$1,260</b>	

Selected Monthly Owner Costs <sup>a</sup>	Non-Resident (All Other)		Washington/Ozaukee County Resident		All Workers	
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total
Less Than \$500.....	1,239	18.1	5,629	18.5	8,085	17.3
\$500 to \$699.....	800	11.7	2,238	7.4	4,030	8.6
\$700 to \$899.....	1,080	15.8	2,718	8.9	5,082	10.8
\$900 to \$999.....	456	6.7	1,936	6.4	3,077	6.6
\$1,000 to \$1,099.....	378	5.5	2,500	8.2	3,562	7.6
\$1,100 to \$1,199.....	551	8.0	2,085	6.8	3,421	7.3
\$1,200 to \$1,299.....	550	8.0	2,374	7.8	3,757	8.0
\$1,300 to \$1,499.....	846	12.3	3,342	11.0	5,272	11.3
\$1,500 to \$1,699.....	355	5.2	2,608	8.6	3,815	8.1
\$1,700 or More.....	597	8.7	4,999	16.4	6,766	14.4
<b>Total</b>	<b>6,852</b>	<b>100.0</b>	<b>30,429</b>	<b>100.0</b>	<b>46,867</b>	<b>100.0</b>
<b>Median Monthly Costs</b>	<b>\$970</b>		<b>\$1,110</b>		<b>\$1,090</b>	

<sup>a</sup>Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, water, sewer); and fuels (oil, coal, kerosene, wood, etc.).

Source: U. S. Bureau of the Census Public Use Microdata Samples and SEWRPC.

### **Household Size**

While it is important to provide housing options that are affordable for households of all income levels, it is also important to provide housing options that meet space requirements for households of various sizes. Table 12 in Chapter II lists the number of households in each size category, ranging from one-person households to

Table 143

**VALUE OF OWNER-OCCUPIED HOUSING UNITS FOR HOUSEHOLDS  
WITH PERSONS WORKING IN WASHINGTON AND OZAUKEE COUNTIES: 2000**

Value <sup>a</sup>	Non-Resident (Total)		Non-Resident (Milwaukee County)		Non-Resident (Waukesha County)	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Less Than \$50,000.....	1,311	8.0	699	11.7	45	1.3
\$50,000 to \$79,999.....	1,333	8.1	757	12.6	53	1.5
\$80,000 to \$89,999.....	931	5.7	452	7.5	27	0.8
\$90,000 to \$99,999.....	1,387	8.4	783	13.1	58	1.6
\$100,000 to \$124,999 .....	2,607	15.9	976	16.3	387	10.8
\$125,000 to \$149,999 .....	2,456	14.9	649	10.8	524	14.6
\$150,000 to \$174,999 .....	2,430	14.8	733	12.2	777	21.6
\$175,000 to \$199,999 .....	1,363	8.3	370	6.2	594	16.5
\$200,000 to \$249,999 .....	1,327	8.1	350	5.8	500	13.9
\$250,000 to \$299,999 .....	676	4.1	110	1.8	412	11.5
\$300,000 to \$499,999 .....	499	3.0	111	1.9	202	5.6
\$500,000 or More .....	118	0.7	8	0.1	9	0.3
Total	16,438	100.0	5,998	100.0	3,588	100.0
Median Value	\$131,600		\$107,900		\$172,500	

Value <sup>a</sup>	Non-Resident (All Other)		Washington/Ozaukee County Resident		All Workers	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Less Than \$50,000.....	567	8.3	606	2.0	1,917	4.1
\$50,000 to \$79,999.....	523	7.6	568	1.9	1,901	4.1
\$80,000 to \$89,999.....	452	6.6	432	1.4	1,363	2.9
\$90,000 to \$99,999.....	546	8.0	1,098	3.6	2,485	5.3
\$100,000 to \$124,999 .....	1,244	18.2	4,105	13.5	6,712	14.3
\$125,000 to \$149,999 .....	1,283	18.7	6,348	20.9	8,804	18.8
\$150,000 to \$174,999 .....	920	13.4	5,379	17.7	7,809	16.7
\$175,000 to \$199,999 .....	399	5.8	3,888	12.8	5,251	11.2
\$200,000 to \$249,999 .....	477	7.0	3,136	10.3	4,463	9.5
\$250,000 to \$299,999 .....	154	2.2	2,229	7.3	2,905	6.2
\$300,000 to \$499,999 .....	186	2.7	1,958	6.4	2,457	5.2
\$500,000 or More .....	101	1.5	682	2.2	800	1.7
Total	6,852	100.0	30,429	100.0	46,867	100.0
Median Value	\$126,800		\$159,600		\$150,800	

<sup>a</sup>Value is the Census respondent's estimate of how much the property would sell for if it were for sale.

Source: U. S. Bureau of the Census (Public Use Microdata Samples) and SEWRPC.

households containing seven or more members, in each local government and the County in 2000. The average household size for the County and each local government in 2000 and 2035 is set forth in Table 148. The average household size in the County and each local government is expected to decrease between 2000 and 2035, a trend that has been experienced in the County and throughout the United States since the 1950's.

**Household Projections: 2035**

The number of additional housing units needed in the 2035 plan design year is determined by first selecting a population projection. The number of residents expected to reside in “group quarters” (in Washington County, this generally will include assisted living facilities) is then subtracted from the total population, and the result is divided by the projected household size (number of persons per household in 2035). This number is then multiplied by the desired vacancy rate to determine the total number of housing units needed in the County in 2035. The 2035 regional land use plan prepared by SEWRPC projects the number of households in Washington County will increase from about 43,843 in 2000 to about 62,849 in 2035, for an increase of about 19,006 households (a 43 percent increase). Chapter II provides additional information about population and household projections.

The number of additional housing units needed between 2000 and 2035 to provide an adequate number of housing units is determined by subtracting the number of unsound units (which should be removed from the housing stock) from the total number of housing units in 2000. The resulting number is then subtracted from the projected number of housing units needed in 2035 determined by the procedure described in the preceding paragraph. Each local government should determine the need for additional housing units when preparing its local comprehensive plan, based on local knowledge of housing conditions and a determination of desired vacancy rates.

**PART 2: HOUSING PROGRAMS AVAILABLE IN WASHINGTON COUNTY**

Government sponsored housing programs have been inventoried to assess government’s potential to help the private sector meet housing needs. The full array of government sponsored programs and funding availability is almost continually changing, therefore, this section focuses on those programs that have the potential for increasing the availability of lower-cost housing and rehabilitation in Washington County. Many of the programs available in Washington County are administered through local and State agencies that receive funding from the Federal government. Agencies involved in administering housing programs include the HOME Consortium; the U.S. Department of Agriculture (USDA) Rural Development; the Wisconsin Housing and Economic Development Authority (WHEDA); and the U.S. Department of Housing and Urban Development (HUD).



The number of housing units in Washington County is projected to increase by 19,006 households, or about 43 percent, over the 43,843 households in 2000.

**Table 144  
HOMELESS AND TRANSITIONAL  
HOUSING IN WASHINGTON COUNTY: 2006**

Shelter	Number of Households	Number of Nights	Average Length of Stay (Days)	Demographics
West Bend	10	321	30	2 Single parent families 1 Adult couple 4 Single males 3 Single females
Hartford <sup>a</sup>	6	81	14	1 Adult couple 1 Single male 4 Single females
Motel	5	48	10	4 Single males 1 Single female
Total	21	--	18	2 Single parent families 2 Adult couples 9 Single males 8 Single females

<sup>a</sup>Shelter opened June 1, 2006.

Source: American Red Cross of Wisconsin and SEWRPC.

Table 145

PERSONS AGE FIVE AND OVER WITH DISABILITIES IN WASHINGTON COUNTY COMMUNITIES: 2000<sup>a</sup>

Community and Age Group	Persons With a Disability	Percent of Age Group	Total Population in Age Group
<b>City of Hartford<sup>b</sup></b>			
5 to 20 .....	208	7.9	2,629
21 to 64 .....	804	13.2	6,078
65 and over .....	448	33.7	1,331
Total	1,460	14.5	10,038
<b>City of West Bend</b>			
5 to 20 .....	522	8.2	6,359
21 to 64 .....	2,049	13.3	15,444
65 and over .....	1,310	33.7	3,887
Total	3,881	15.1	25,690
<b>Village of Germantown</b>			
5 to 20 .....	158	3.8	4,189
21 to 64 .....	1,144	10.4	10,988
65 and over .....	506	30.4	1,663
Total	1,808	10.7	16,840
<b>Village of Jackson</b>			
5 to 20 .....	23	2.6	894
21 to 64 .....	290	10.0	2,896
65 and over .....	107	22.2	483
Total	420	9.8	4,273
<b>Village of Kewaskum</b>			
5 to 20 .....	55	6.8	808
21 to 64 .....	329	17.9	1,833
65 and over .....	126	37.8	333
Total	510	17.1	2,974
<b>Village of Newburg<sup>c</sup></b>			
5 to 20 .....	18	6.8	266
21 to 64 .....	67	10.2	656
65 and over .....	29	37.2	78
Total	114	11.4	1,000
<b>Village of Slinger</b>			
5 to 20 .....	27	2.9	937
21 to 64 .....	249	10.6	2,344
65 and over .....	227	42.5	534
Total	503	13.2	3,815
<b>Town of Addison</b>			
5 to 20 .....	51	5.7	891
21 to 64 .....	202	10.2	1,971
65 and over .....	110	39.3	280
Total	363	11.6	3,142
<b>Town of Barton</b>			
5 to 20 .....	12	2.2	537
21 to 64 .....	127	7.6	1,666
65 and over .....	40	25.6	156
Total	179	7.6	2,359
<b>Town of Erin</b>			
5 to 20 .....	34	4.1	825
21 to 64 .....	189	8.4	2,262
65 and over .....	86	24.0	359
Total	309	9.0	3,446
<b>Town of Farmington</b>			
5 to 20 .....	56	7.0	804
21 to 64 .....	218	11.1	1,972
65 and over .....	93	33.8	275
Total	367	12.0	3,051

**Table 145 (continued)**

Community and Age Group	Persons With a Disability	Percent of Age Group	Total Population in Age Group
<b>Town of Germantown</b>			
5 to 20 .....	10	11.6	86
21 to 64 .....	38	22.6	168
65 and over .....	2	7.7	26
<b>Total</b>	<b>50</b>	<b>17.9</b>	<b>280</b>
<b>Town of Hartford</b>			
5 to 20 .....	38	4.0	956
21 to 64 .....	156	6.4	2,447
65 and over .....	96	31.7	303
<b>Total</b>	<b>290</b>	<b>7.8</b>	<b>3,706</b>
<b>Town of Jackson</b>			
5 to 20 .....	33	3.5	941
21 to 64 .....	197	8.9	2,224
65 and over .....	96	29.4	326
<b>Total</b>	<b>326</b>	<b>9.3</b>	<b>3,491</b>
<b>Town of Kewaskum</b>			
5 to 20 .....	24	9.5	252
21 to 64 .....	81	12.1	670
65 and over .....	59	40.4	146
<b>Total</b>	<b>164</b>	<b>15.4</b>	<b>1,068</b>
<b>Town of Polk</b>			
5 to 20 .....	41	4.3	963
21 to 64 .....	197	8.8	2,242
65 and over .....	52	15.7	331
<b>Total</b>	<b>290</b>	<b>8.2</b>	<b>3,536</b>
<b>Town of Richfield</b>			
5 to 20 .....	114	4.5	2,545
21 to 64 .....	556	8.7	6,375
65 and over .....	191	23.0	832
<b>Total</b>	<b>861</b>	<b>8.8</b>	<b>9,752</b>
<b>Town of Trenton</b>			
5 to 20 .....	71	6.4	1,111
21 to 64 .....	257	9.6	2,683
65 and over .....	159	36.6	434
<b>Total</b>	<b>487</b>	<b>11.5</b>	<b>4,228</b>
<b>Town of Wayne</b>			
5 to 20 .....	10	2.5	406
21 to 64 .....	121	11.3	1,067
65 and over .....	54	37.2	145
<b>Total</b>	<b>185</b>	<b>11.4</b>	<b>1,618</b>
<b>Town of West Bend</b>			
5 to 20 .....	71	6.6	1,077
21 to 64 .....	116	4.4	2,665
65 and over .....	162	29.5	550
<b>Total</b>	<b>349</b>	<b>8.1</b>	<b>4,292</b>
<b>Washington County</b>			
5 to 20 .....	1,574	5.7	27,471
21 to 64 .....	7,383	10.8	68,610
65 and over .....	3,952	31.8	12,446
<b>Total<sup>d</sup></b>	<b>12,909</b>	<b>11.9</b>	<b>108,527</b>

<sup>a</sup>Disability types include sensory, physical, mental, self-care, and employment. A single respondent may have multiple types of disabilities. The data is based on a sample of one in six residents.

<sup>b</sup>Includes the entire City of Hartford.

<sup>c</sup>Includes the entire Village of Newburg.

<sup>d</sup>Total includes all of Washington County and that portion of the Village of Newburg in Ozaukee County and the City of Hartford in Dodge County.

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

Table 146

**PERSONS AGE FIVE AND OVER WITH DISABILITIES FOR COUNTIES IN  
SOUTHEASTERN WISCONSIN, STATE OF WISCONSIN, AND UNITED STATES: 2000**

County and Age Group	Persons With a Disability <sup>a</sup>	Percent of Age Group	Total Population in Age Group
<b>Kenosha County</b>			
5 to 20 .....	3,052	8.3	36,560
21 to 64 .....	14,352	17.0	84,519
65 and over .....	6,291	38.3	16,426
<b>Total</b>	<b>23,695</b>	<b>17.2</b>	<b>137,505</b>
<b>Milwaukee County</b>			
5 to 20 .....	21,687	9.8	221,830
21 to 64 .....	102,628	19.6	523,705
65 and over .....	45,624	39.7	115,013
<b>Total</b>	<b>169,939</b>	<b>19.7</b>	<b>860,548</b>
<b>Ozaukee County</b>			
5 to 20 .....	1,223	6.2	19,704
21 to 64 .....	4,408	9.4	46,828
65 and over .....	2,872	28.7	10,012
<b>Total</b>	<b>8,503</b>	<b>11.1</b>	<b>76,544</b>
<b>Racine County</b>			
5 to 20 .....	3,443	7.8	44,245
21 to 64 .....	16,402	15.6	105,181
65 and over .....	8,373	37.3	22,473
<b>Total</b>	<b>28,218</b>	<b>16.4</b>	<b>171,899</b>
<b>Walworth County</b>			
5 to 20 .....	1,644	7.0	23,610
21 to 64 .....	7,356	14.1	52,233
65 and over .....	3,993	35.3	11,302
<b>Total</b>	<b>12,993</b>	<b>14.9</b>	<b>87,145</b>
<b>Washington County</b>			
5 to 20 .....	1,574	5.7	27,471
21 to 64 .....	7,383	10.8	68,610
65 and over .....	3,952	31.8	12,446
<b>Total</b>	<b>12,909</b>	<b>11.9</b>	<b>108,527</b>
<b>Waukesha County</b>			
5 to 20 .....	4,705	5.7	82,300
21 to 64 .....	21,461	10.2	210,455
65 and over .....	12,932	31.7	40,856
<b>Total</b>	<b>39,098</b>	<b>11.7</b>	<b>333,611</b>
<b>Southeastern Wisconsin Region</b>			
5 to 20 .....	37,328	8.2	455,720
21 to 64 .....	173,990	15.9	1,091,531
65 and over .....	84,037	36.8	228,528
<b>Total</b>	<b>295,355</b>	<b>16.6</b>	<b>1,775,779</b>
<b>State of Wisconsin</b>			
5 to 20 .....	98,981	7.9	1,258,268
21 to 64 .....	449,699	14.9	3,018,794
65 and over .....	242,237	36.5	662,813
<b>Total</b>	<b>790,917</b>	<b>16.0</b>	<b>4,939,875</b>
<b>Nation</b>			
5 to 20 .....	5,214,334	8.1	64,689,357
21 to 64 .....	30,553,796	19.2	159,131,544
65 and over .....	13,978,118	41.9	33,346,626
<b>Total</b>	<b>49,746,248</b>	<b>19.3</b>	<b>257,167,527</b>

<sup>a</sup>Disability types include sensory, physical, mental, self-care, and employment. A single respondent may have multiple types of disabilities. The data is based on a sample of one in six residents of the civilian non-institutionalized population.

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

Table 147

REPORTED DISABILITIES BY TYPE IN WASHINGTON COUNTY: 2000<sup>a</sup>

Community and Age Group	Type of Disability						Total
	Sensory	Physical	Mental	Self-care	Go-outside-home	Employment	
<b>City of Hartford<sup>c</sup></b>							
5 to 20 .....	11	0	107	7	-- <sup>b</sup>	-- <sup>b</sup>	125
21 to 64 .....	131	225	162	9	234	586	1,347
65 and over .....	139	315	148	125	228	-- <sup>b</sup>	955
<b>Total</b>	<b>281</b>	<b>540</b>	<b>417</b>	<b>141</b>	<b>462</b>	<b>586</b>	<b>2,427</b>
<b>City of West Bend</b>							
5 to 20 .....	42	5	238	36	-- <sup>b</sup>	-- <sup>b</sup>	321
21 to 64 .....	324	820	577	254	627	1,402	4,004
65 and over .....	444	903	220	240	599	-- <sup>b</sup>	2,406
<b>Total</b>	<b>810</b>	<b>1,728</b>	<b>1,035</b>	<b>530</b>	<b>1,226</b>	<b>1,402</b>	<b>6,731</b>
<b>Village of Germantown</b>							
5 to 20 .....	0	16	93	7	-- <sup>b</sup>	-- <sup>b</sup>	116
21 to 64 .....	155	399	292	92	373	694	2,005
65 and over .....	160	298	91	93	240	-- <sup>b</sup>	882
<b>Total</b>	<b>315</b>	<b>713</b>	<b>476</b>	<b>192</b>	<b>613</b>	<b>694</b>	<b>3,003</b>
<b>Village of Jackson</b>							
5 to 20 .....	0	7	23	7	-- <sup>b</sup>	-- <sup>b</sup>	37
21 to 64 .....	6	111	73	19	52	140	401
65 and over .....	24	70	13	26	64	-- <sup>b</sup>	197
<b>Total</b>	<b>30</b>	<b>188</b>	<b>109</b>	<b>52</b>	<b>116</b>	<b>140</b>	<b>635</b>
<b>Village of Kewaskum</b>							
5 to 20 .....	0	5	22	5	-- <sup>b</sup>	-- <sup>b</sup>	32
21 to 64 .....	24	64	38	14	161	293	594
65 and over .....	36	62	18	32	49	-- <sup>b</sup>	197
<b>Total</b>	<b>60</b>	<b>131</b>	<b>78</b>	<b>51</b>	<b>210</b>	<b>293</b>	<b>823</b>
<b>Village of Newburg<sup>d</sup></b>							
5 to 20 .....	0	0	10	0	-- <sup>b</sup>	-- <sup>b</sup>	10
21 to 64 .....	16	24	13	4	20	34	111
65 and over .....	4	23	3	15	17	-- <sup>b</sup>	62
<b>Total</b>	<b>20</b>	<b>47</b>	<b>26</b>	<b>19</b>	<b>37</b>	<b>34</b>	<b>183</b>
<b>Village of Slinger</b>							
5 to 20 .....	11	0	16	0	-- <sup>b</sup>	-- <sup>b</sup>	27
21 to 64 .....	31	107	53	0	58	193	442
65 and over .....	67	173	16	68	127	-- <sup>b</sup>	451
<b>Total</b>	<b>109</b>	<b>280</b>	<b>85</b>	<b>68</b>	<b>185</b>	<b>193</b>	<b>920</b>
<b>Town of Addison</b>							
5 to 20 .....	0	0	16	0	-- <sup>b</sup>	-- <sup>b</sup>	16
21 to 64 .....	38	54	19	11	45	162	329
65 and over .....	48	76	24	39	53	-- <sup>b</sup>	240
<b>Total</b>	<b>86</b>	<b>130</b>	<b>59</b>	<b>50</b>	<b>98</b>	<b>162</b>	<b>585</b>
<b>Town of Barton</b>							
5 to 20 .....	0	0	0	0	-- <sup>b</sup>	-- <sup>b</sup>	0
21 to 64 .....	9	54	43	27	46	71	250
65 and over .....	16	21	9	19	28	-- <sup>b</sup>	93
<b>Total</b>	<b>25</b>	<b>75</b>	<b>52</b>	<b>46</b>	<b>74</b>	<b>71</b>	<b>343</b>
<b>Town of Erin</b>							
5 to 20 .....	0	0	26	0	-- <sup>b</sup>	-- <sup>b</sup>	26
21 to 64 .....	15	39	39	26	53	157	329
65 and over .....	22	64	7	9	21	-- <sup>b</sup>	123
<b>Total</b>	<b>37</b>	<b>103</b>	<b>72</b>	<b>35</b>	<b>74</b>	<b>157</b>	<b>478</b>
<b>Town of Farmington</b>							
5 to 20 .....	0	0	27	0	-- <sup>b</sup>	-- <sup>b</sup>	27
21 to 64 .....	28	91	40	24	73	146	402
65 and over .....	33	54	14	16	54	-- <sup>b</sup>	171
<b>Total</b>	<b>61</b>	<b>145</b>	<b>81</b>	<b>40</b>	<b>127</b>	<b>146</b>	<b>600</b>

**Table 147 (continued)**

Community and Age Group	Type of Disability						Total
	Sensory	Physical	Mental	Self-care	Go-outside-home	Employment	
<b>Town of Germantown</b>							
5 to 20 .....	0	0	2	0	-- <sup>b</sup>	-- <sup>b</sup>	2
21 to 64 .....	5	14	14	7	14	30	84
65 and over .....	2	2	0	0	0	-- <sup>b</sup>	4
<b>Total</b>	<b>7</b>	<b>16</b>	<b>16</b>	<b>7</b>	<b>14</b>	<b>30</b>	<b>90</b>
<b>Town of Hartford</b>							
5 to 20 .....	0	0	6	0	-- <sup>b</sup>	-- <sup>b</sup>	6
21 to 64 .....	44	77	14	9	28	75	247
65 and over .....	26	79	22	16	50	-- <sup>b</sup>	193
<b>Total</b>	<b>70</b>	<b>156</b>	<b>42</b>	<b>25</b>	<b>78</b>	<b>75</b>	<b>446</b>
<b>Town of Jackson</b>							
5 to 20 .....	9	10	33	0	-- <sup>b</sup>	-- <sup>b</sup>	52
21 to 64 .....	10	58	18	18	76	125	305
65 and over .....	74	42	12	6	21	-- <sup>b</sup>	155
<b>Total</b>	<b>93</b>	<b>110</b>	<b>63</b>	<b>24</b>	<b>97</b>	<b>125</b>	<b>512</b>
<b>Town of Kewaskum</b>							
5 to 20 .....	6	3	8	0	-- <sup>b</sup>	-- <sup>b</sup>	17
21 to 64 .....	6	24	24	2	33	66	155
65 and over .....	10	38	10	18	33	-- <sup>b</sup>	109
<b>Total</b>	<b>22</b>	<b>65</b>	<b>42</b>	<b>20</b>	<b>66</b>	<b>66</b>	<b>281</b>
<b>Town of Polk</b>							
5 to 20 .....	0	0	31	0	-- <sup>b</sup>	-- <sup>b</sup>	31
21 to 64 .....	55	96	50	42	47	77	367
65 and over .....	0	31	14	23	30	-- <sup>b</sup>	98
<b>Total</b>	<b>55</b>	<b>127</b>	<b>95</b>	<b>65</b>	<b>77</b>	<b>77</b>	<b>496</b>
<b>Town of Richfield</b>							
5 to 20 .....	15	6	46	6	-- <sup>b</sup>	-- <sup>b</sup>	73
21 to 64 .....	63	192	99	85	179	449	1,067
65 and over .....	36	149	31	37	96	-- <sup>b</sup>	349
<b>Total</b>	<b>114</b>	<b>347</b>	<b>176</b>	<b>128</b>	<b>275</b>	<b>449</b>	<b>1,489</b>
<b>Town of Trenton</b>							
5 to 20 .....	6	4	31	4	-- <sup>b</sup>	-- <sup>b</sup>	45
21 to 64 .....	57	63	25	32	97	203	477
65 and over .....	59	86	55	32	84	-- <sup>b</sup>	316
<b>Total</b>	<b>122</b>	<b>153</b>	<b>111</b>	<b>68</b>	<b>181</b>	<b>203</b>	<b>838</b>
<b>Town of Wayne</b>							
5 to 20 .....	0	2	0	0	-- <sup>b</sup>	-- <sup>b</sup>	2
21 to 64 .....	23	43	23	8	41	85	223
65 and over .....	7	34	11	9	18	-- <sup>b</sup>	79
<b>Total</b>	<b>30</b>	<b>79</b>	<b>34</b>	<b>17</b>	<b>59</b>	<b>85</b>	<b>304</b>
<b>Town of West Bend</b>							
5 to 20 .....	14	0	34	0	-- <sup>b</sup>	-- <sup>b</sup>	48
21 to 64 .....	33	45	25	10	27	44	184
65 and over .....	44	109	67	20	99	-- <sup>b</sup>	339
<b>Total</b>	<b>91</b>	<b>154</b>	<b>126</b>	<b>30</b>	<b>126</b>	<b>44</b>	<b>571</b>
<b>Washington County<sup>e</sup></b>							
5 to 20 .....	114	58	769	72	-- <sup>b</sup>	-- <sup>b</sup>	1,013
21 to 64 .....	1,071	2,600	1,639	693	2,284	5,032	13,319
65 and over .....	1,251	2,629	785	843	1,911	-- <sup>b</sup>	7,419
<b>Total</b>	<b>2,436</b>	<b>5,287</b>	<b>3,193</b>	<b>1,608</b>	<b>4,195</b>	<b>5,032</b>	<b>21,751</b>

<sup>a</sup>A single respondent may have multiple types of disabilities. The data is based on a sample of one in six residents.

<sup>b</sup>The Census did not collect data for disability type for this age group.

<sup>c</sup>Includes the entire City of Hartford.

<sup>d</sup>Includes the entire Village of Newburg.

<sup>e</sup>Total includes all of Washington County and that portion of the Village of Newburg within Ozaukee County and City of Hartford in Dodge County.

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



This home, in the City of West Bend, was purchased using a loan provided through the HOME Consortium.

**Housing Program Administrators**  
***The HOME Consortium***

The HOME Consortium is a four-county governmental body, which includes Washington, Ozaukee, Waukesha, and Jefferson Counties, whose purpose is to advance homeownership opportunities and programs for households that earn 80 percent or less of the area’s median income. Median incomes based on family size are developed annually by HUD (see Table 128). The area served by the Consortium receives an annual funding allocation from HUD. The Consortium’s programs are administered by C-CAP LLC and the Community Housing Initiative, Inc., which are nonprofit organizations located in the City of Waukesha.

***Wisconsin Housing and Economic Development Authority (WHEDA)***

WHEDA was created by the Wisconsin Legislature in 1972 as a nonprofit “public benefit corporation” to help meet the housing needs of lower-income households in the State. This purpose has expanded to include providing housing facilities to meet the needs of households with disabled or elderly members. The programs are financed through the sale of tax-exempt bonds and receive no State tax support. These programs involve the administration of several Federally-funded grants and housing tax credits.

***U.S. Department of Housing and Urban Development (HUD)***

HUD provides funding for a number of housing programs, including the Section 8 Low-Income Rental Assistance Program and the Home Investment Partnership Act (HOME). In order for units or agencies of government to apply for and receive HUD housing grants or public housing funds, they must prepare a CHAS and submit that strategy to HUD for approval. The purpose of the CHAS is to ensure that communities receiving funding from HUD have planned for the housing-related needs of low- and moderate-income households in a way that improves the availability and affordability of adequate housing. The CHAS must also include consideration of persons needing supportive services, identify the manner in which private resources will be incorporated in addressing identified housing needs, and provide for both rental and homeownership options.

**Table 148**

**AVERAGE HOUSEHOLD SIZE IN WASHINGTON COUNTY COMMUNITIES: 2000 AND 2035**

Community	Average Household Size: 2000 <sup>a</sup>	Average Household Size: 2035 <sup>b</sup>
<b>Towns</b>		
Addison .....	2.90	2.64
Barton.....	2.84	2.56
Erin.....	2.83	2.62
Farmington .....	2.90	2.69
Germantown .....	3.12	2.85
Hartford.....	2.88	2.54
Jackson .....	2.93	2.59
Kewaskum .....	2.84	2.57
Polk .....	2.89	2.63
Richfield <sup>c</sup> .....	2.87	2.66
Trenton.....	2.91	2.50
Wayne .....	2.97	2.75
West Bend .....	2.74	2.49
<b>Villages.....</b>		
Germantown .....	2.63	2.45
Jackson .....	2.53	2.36
Kewaskum .....	2.64	2.46
Newburg <sup>d</sup> .....	2.80	2.63
Slinger .....	2.46	2.30
<b>Cities</b>		
Hartford <sup>e</sup> .....	2.51	2.35
West Bend.....	2.44	2.28
Washington County	2.65	2.45

<sup>a</sup>Average number of persons per household reported by the U.S. Census.

<sup>b</sup>Average number of persons per household projected under the 2035 regional land use plan.

<sup>c</sup>The Town of Richfield incorporated as a Village in February 2008.

<sup>d</sup>Includes the entire Village of Newburg.

<sup>e</sup>Includes the entire City of Hartford.

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

### ***The Federal Housing Administration (FHA)***

The FHA was established by Congress in 1934 and became part of HUD's Office of Housing in 1965. The FHA insures mortgage loans for single-family and multi-family homes from FHA-approved lenders throughout the Nation, including Washington County. FHA mortgage insurance provides approved lenders with protection against losses as the result of default on a loan. The lender bears less risk because the FHA will pay a claim to the lender in the event of a homeowner default. This allows FHA insured loans to be made with less cash investment than other loans, which increases accessibility to lower-income households.

### ***U.S. Department of Agriculture (USDA) Rural Development***

The USDA administers the Federal Government's primary program addressing America's need for affordable rural housing. The USDA Rural Development program provides loans and grants to develop rural community facilities in cities, villages, and towns with populations less than 20,000 that are not part of an urban area. The USDA provides affordable housing opportunities for low- to moderate-income families in Washington County, but excludes the Village and Town of Germantown and the northeast corner of the Village of Richfield, which are part of the Milwaukee urbanized area, and the City of West Bend.

### ***Wisconsin Department of Commerce, Division of Community Development, Bureau of Housing***

The Bureau of Housing administers several Federal and State programs to provide low- and moderate-income households with housing assistance in many areas of Wisconsin. Washington County residents are not eligible for programs administered by the Bureau of Housing because the County is included in the HOME Consortium, which fills the role of the Bureau of Housing in administering State and Federal housing programs in Washington, Ozaukee, Waukesha, and Jefferson Counties.

### **Government Sponsored Housing Programs**

The following sections describe programs funded by the State and Federal governments for construction of single- and multi-family housing and programs that provide financial assistance for down payments, loan guarantees, or rental assistance.

#### ***HOME Consortium Programs***

##### ***Home Buyer Counseling***

The Slinger Housing Authority provides home buyer counseling to the HOME Consortium Counties of Ozaukee and Washington. The Authority provides a complete package of supportive counseling services to enable participants to achieve home ownership. This assistance is provided throughout the home buying process with credit awareness, acquiring budget management skills, learning about mortgage products and guidelines, the selection of property and the post-purchase responsibilities of home ownership. The Authority provides monthly educational home buying seminars and provides ongoing one-on-one counseling with clients, as needed. The program meets the home buyer counseling requirements of the HOME Consortium Down Payment Assistance Program.

##### ***C-CAP Down Payment Assistance (DPA) Grant***

The purpose of the C-CAP DPA Grant Program is to assist homebuyers with the upfront costs of purchasing a home through a down payment assistance (DPA) grant. The HOME Consortium provides funding to C-CAP, which administers the grant program. The grant itself is offered through private lenders partnering with C-CAP. The DPA grant can help pay up to \$3,000 in customary closing costs and fees related to buying a home and/or a portion of a down payment. The C-CAP DPA grant is forgiven over the course of five years. A portion of the grant must be repaid if the home is sold within a five year period as long as the borrower continues to occupy the home.

- Buyer household income cannot exceed 80 percent of the HUD estimated median family income by size for the Milwaukee Metropolitan Statistical Area. The 2006 HUD estimated median income and 80 percent of the median income are listed on Table 128.
- Eligible costs financed by the grant include the down payment, all closing costs, prepaid items, home inspection, and home buyer counseling.

- The maximum home purchase price in Washington County is \$194,800.
- Eligible units include owner-occupied single-family homes, condominiums, and certain manufactured homes.

#### *American Dream Down Payment Initiative (ADDI) C-CAP Loan*

The ADDI offers 0 percent interest loans to buyers to use for either completion of home repairs immediately after closing or occupancy or as a form of down payment assistance. A buyer may be eligible for up to a \$5,000 deferred 0 percent interest loan to be used for down payment or closing costs, or a buyer may be eligible for up to a \$10,000 deferred 0 percent interest loan for home repairs only. The ADDI loan is deferred at 0 percent APR, which means there is no interest and the loan is not due until sale or transfer of the mortgaged property. The ADDI loan may also be combined with the C-CAP Down Payment Assistance grant. Eligibility criteria for Washington County are identical to those outlined in the C-CAP DPA grant program. This program is also administered by C-CAP with funds provided through the HOME Consortium.

#### **WHEDA Programs**

##### *Low-Income Housing Tax Credit Program (LIHTC)*

Created by the Tax Reform Act of 1986, the LIHTC program gives states the equivalent of nearly \$5 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The program provides an incentive by providing credit against Federal income tax liability. As a basic program requirement, rental property owners either make at least 20 percent of their housing units available to households with incomes not exceeding 50 percent of the area median family income as adjusted for family size or make at least 40 percent of their housing units available to household with incomes not exceeding 60 percent of an area's median family income as adjusted for family size. Property owners must agree to maintain these percentages for at least 30 years. The LIHTC program is administered by WHEDA in Wisconsin.

##### *Home Ownership Mortgage (HOME) Loan Program*

The HOME Loan Program, administered by WHEDA and funded by HUD, offers long-term, below-market, fixed-rate financing for low- to moderate-income, first-time homebuyers. Features and benefits of this program include a below-market, fixed interest rate with up to a 30-year term; a low down payment required with down-payment assistance available; lower mortgage insurance premiums; and Mortgage Guardian mortgage payment protection in the event of involuntary job loss. For Washington County, eligible properties include new or existing single-family detached dwellings; manufactured housing on land owned by the applicant and taxed as real estate; condominiums; and two, three, or four unit dwellings which are least five years old.

##### *Fixed-Interest Only Loan Program*

The Fixed-Interest Only Loan Program, administered by WHEDA and funded by HUD, offers below-market, fixed-rate financing with reduced payments during the first seven years for eligible first-time homebuyers. The home purchase price must be at least \$150,000 and cannot exceed the purchase price limits listed above for the HOME Loan Program.

##### *HOME Plus Loan Program*

The HOME Plus Loan Program, administered by WHEDA and funded by HUD, provides financing of up to \$10,000 for down payment and closing costs, and a line of credit for future home repairs. Borrowers must have less than \$4,500 in liquid assets to be eligible to draw HOME Plus funds for down payment and closing costs. Those with liquid assets exceeding \$4,500 may still request the line of credit for future home repairs. Eligible properties must be occupied by the owner and can be anywhere from one to four units.

#### **HUD Programs**

##### *Wisconsin Community Development Block Grant (CDBG) Program*

HUD provides community development block grants to entitled counties, entitlement communities, and States (for distribution to non-entitlement communities) for housing programs that principally benefit low-and moderate-

income households and other community development purposes. Counties, entitlement communities, and States develop their own specific programs and funding priorities under the CDBG program; however, maximum priority must be given to activities which either benefit low- and moderate-income persons or aid in the prevention or elimination of blighted areas or slums. States must ensure that over a three year period, at least 60 percent of CDBG funds awarded to non-entitlement communities are used for activities that benefit low- and moderate-income households. HUD defines communities entitled to grants as principal cities of a metropolitan statistical area (MSA), other metropolitan cities with a population of at least 50,000, and urban counties with a population of at least 200,000, excluding the population of any entitlement communities within the county. Washington County is not an entitlement area, so communities must apply for CDBG funds from WHEDA, which administers the CDBG program for non-entitlement areas. The City of Hartford is currently a CDBG recipient.

#### *Section 8 Rental Voucher Program*

The Section 8 Rental Voucher Program increases affordable housing choices for low-income households by allowing families to choose privately-owned rental housing. A public housing authority (PHA) generally pays the landlord the difference between 30 percent of a family's gross household income and the PHA-determined payment standard, about 80 to 100 percent of the fair market rent (FMR). Housing authorities may be established by counties and local governments. There are three housing authorities in the County; they include the Hartford Community Development Authority (HCDA), the Slinger Housing Authority, and the West Bend Housing Authority. Of these three housing authorities, only HCDA and the West Bend Housing Authority provide vouchers. HCDA provides up to 148 households within the City of Hartford with vouchers per month. The West Bend Housing Authority provides up to 159 households within the City of West Bend with vouchers per month.

WHEDA administers the Section 8 program outside Hartford, Slinger, and West Bend. In recent years, WHEDA has contracted with Horizon Management Group, Inc., based in La Crosse County with an office in Sheboygan County, to administer the program in Washington County. Horizon Management Group provides up to 75 households with vouchers per month outside the Cities of Hartford and West Bend.

Prior to 1981, another portion of Section 8 rental assistance was disbursed directly to individual property owners. This was referred to as "Project-Based Assistance." HUD entered into 20-year contribution contracts with individual property owners to provide subsidies for lower-income tenants. Because this component of the Section 8 program was eliminated in 1981, the number of rental housing units subsidized in this manner has been decreasing as contracts with property owners expire. Contracts remaining in effect are the result of "renewal" of contracts initiated prior to 1981. There were 442 subsidized units in the County as of 2006; 164 of these units housed elderly households, 114 units housed families, 64 units housed both elderly and family households, and 100 units housed other households. These units do not count against the limits described above.

#### *Section 202 Supportive Housing for the Elderly Program*

HUD provides interest-free capital advances to private, nonprofit sponsors to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for five years and are renewable based on the availability of funds. Private nonprofit organizations can apply to develop a Section 202 project if they can, among other requirements, submit a resolution that they will provide a minimum capital investment equal to 0.5 percent of the HUD-approved capital advance. Public entities are not eligible for funding under this program. Occupancy in Section 202 housing is open to any very low-income household comprised of at least one person who is at least 62 years old at the time of initial occupancy. The Germantown Group Home (N116 W161 Main Street, Germantown), which has a total of five units, is the only Section 202 subsidized development in Washington County.

#### *Section 811 Supportive Housing for Persons with Disabilities*

HUD provides interest-free capital advances to private nonprofit sponsors to finance the development of rental housing such as independent living projects, condominium units, and small group homes that will provide supportive

services for people with disabilities. The capital advance does not have to be repaid as long as the project serves very low-income persons with disabilities for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for five years and are renewable based on the availability of funds. Nonprofit organizations with a Section 501 (c) (3) tax exemption from the IRS can apply to develop a Section 811 project if they can, among other requirements, submit a resolution that they will provide a minimum capital investment equal to 0.5 percent of the HUD-approved capital advance, up to a maximum of \$10,000. Occupancy in Section 811 housing is open to any very low-income household comprised of at least one person who is at least 18 years old and has a disability, such as a physical or developmental disability or chronic mental illness.

#### *Rehabilitation Mortgage Insurance - Section 203 (k)*

This FHA (which became part of HUD in 1965) program insures mortgages designed for properties in need of rehabilitation. Property acquisition costs are combined with rehabilitation costs under one mortgage as opposed to two, which is the traditional method. The ability to consolidate the mortgages results in a single long-term mortgage with relatively low interest rates and a streamlined process for the borrower and lender. They are also available to those who might not otherwise qualify for conventional mortgages. Section 203 (k) insures mortgages covering the purchasing or refinancing and rehabilitation of a home that is at least one year old. A portion of the loan proceeds are used to pay the seller, or, in a refinance situation, to pay off the existing mortgage, and the remaining funds are placed in an escrow account and released as rehabilitation is completed. The rehabilitation cost must be at least \$5,000 and there are no income limits for eligibility.

#### *Property Improvement Loan Insurance (Title I)*

This FHA program insures loans made by private lenders to borrowers, many of whom might not be eligible for a traditional loan, for the purpose of making home improvements. Loans are insured for up to 20 years on single family or multi-family properties. The maximum loan amount is \$25,000 for a single family property and \$12,000 per housing unit not to exceed a total of \$60,000 for a multi-family property. Loan funds may be used for light to moderate rehabilitation of single family and multi-family structures, or to construct a non-residential structure on a single family property. Loans may also be used to purchase fire safety equipment. The intent of the program is to provide financing for permanent improvements that protect or improve the basic livability and utility of a property, including manufactured homes, single-family and multi-family structures, non-residential structures, and preservation of historic homes.

### ***USDA Rural Development Programs***

#### *Farm Labor Housing Loans and Grants*

Farm Labor Housing Loans and Grants provide low-cost financing for the development of affordable rental housing for both year-round and migrant "domestic farm laborers" and their households. These programs may be used to build, buy, improve, or repair farm labor housing and provide related facilities, such as onsite child care centers.

#### *Multi-Family Housing Direct Loans*

Multi-Family Housing Direct Loans provide loans for the development of affordable rental housing in rural communities. Low and very-low income households are targeted as tenants, but moderate income households are also eligible. Rural Development may also provide "Rental Assistance," a project-based tenant subsidy that pays a portion of tenant housing costs, reducing them to an affordable level (30 percent of adjusted income). Projects must be in a rural area and consist of at least two rental units.

#### *Multi-Family Housing Guaranteed Loans*

Multi-Family Housing Guaranteed Loans serve the rental housing needs of low and moderate-income rural households by providing loan guarantees for newly constructed or rehabilitated rental property in eligible rural areas. Guarantees may be used in conjunction with other subsidy programs, such as the Low-Income Tax Credit, HOME, and state rental assistance programs. Loans can be made for a variety of rental housing types, for example: family, elderly, congregate housing, and mobile homes. Loans can be made for new construction,

moderate or substantial rehabilitation, acquisition of buildings that provide for "special housing needs," and combination construction and permanent loans. Tenants' income cannot exceed 115 percent of the area median income, adjusted for family size. Rent (including tenant-paid utilities) for any unit at initial occupancy cannot exceed 30 percent of 115 percent of the area median income, adjusted for family size. The average rent (including tenant-paid utilities) for all units in a project cannot exceed 30 percent of area median income.

#### *Rural Housing Site Loans*

Rural Housing Site Loans are short term loans to finance development costs of subdivisions located in communities with a population of 10,000 or less (selected communities with a population between 10,000 and 20,000 are also eligible). Developed lots are to be sold to families with low- to moderate-household income (up to 115 percent of the county median income). Loans can be made to public or private local non-profit organizations with legal authority to buy, develop, and sell home sites to eligible applicants.

#### *Single Family Housing Direct Loans*

Single Family Housing Direct Loans are for families seeking financing to purchase new or existing homes or to repair or improve a home. This subsidized housing program offers loan benefits as down payment assistance to enable purchase with a loan through a private lending source (Rural Development accepts a junior lien behind the primary lender) or as a sole source of assistance for purchase, repair, or improvement. Sole source assistance is limited to families who are unable to obtain any part of the needed credit from another lending source. To be eligible an applicant must have the ability to repay the loan, live in the home, and be a citizen or be legally admitted to the U.S. for permanent residence, among other requirements. Family income cannot exceed 80 percent of the county median income.

#### *Single Family Housing Guaranteed Loans*

The Guaranteed Rural Housing (GRH) loan program provides moderate-income families with access to affordable home ownership in eligible rural areas. Approved GRH lenders provide home purchase financing requiring no down payment and can finance loan closing costs and repairs up to the property's appraised value. To be eligible, an applicant must have adequate and dependable income; be a citizen or be legally admitted to the U.S. for permanent residence; have an adjusted annual household income that does not exceed the moderate-income limits for the area; and demonstrate adequate repayment ability. The home must be a new or existing stick-built or modular home that meets HUD guidelines; a new manufactured home on a permanent foundation; owner occupied and not income producing; and located in an eligible rural area or community.

#### *WisLoan*

This program provides loans for a wide variety of residential modifications to improve accessibility for persons with disabilities, including ramps and home accessibility modifications for non-rental units. Individuals applying for a loan must be a Wisconsin resident, at least 18 years old (parents and other relatives can apply on behalf of persons with disabilities under age 18), and have a disability. Applicants can request any amount needed for the modifications, but the loan amount is dependent on ability to repay the loan and availability of loan funds. The loan is available to Washington County residents and administered by Independence First with oversight by the Independent Living Unit of the State Bureau of Aging and Long Term Care Resources (part of the Wisconsin Department of Health and Family Services). The Independence First office located in Milwaukee (600 W. Virginia Street, fourth floor) serves Washington County.

#### *Housing Trust Funds*

Housing trust funds can be established by county or local governments (or state governments) to support the preservation and production of affordable housing through a dedicated source of public financing. As of 2006, over 350 county and local government and 38 state housing trust funds had been established. They have combined to dedicate over \$750 million annually towards addressing affordable housing needs across the Country. Locally, the City of Milwaukee Common Council passed an ordinance creating a Milwaukee Housing Trust Fund in late 2006. It started with base funds of \$2.5 million in 2007 from bonding. Ongoing revenue is generated from Potawatomi gaming proceeds, Tax Increment Financing (TIF) revenue (see Chapter XIII for additional information regarding

TIF), and designated PILOT funds.<sup>16</sup> Community support for the trust fund was championed by the Milwaukee Housing Trust Fund Coalition, which was comprised of many faith and community based organizations such as the Interfaith Conference of Greater Milwaukee.

### ***Department of Veteran Affairs Home Loan Program***

This program is available to veterans, active duty military personnel, and certain members of the reserves and National Guard. The program offers advantages to applicants including loans with no money down and no private mortgage insurance payments. Applicants must meet income and credit requirements for the loans, which are generally administered by lenders approved by the Department of Veteran Affairs.

### **Private Housing Programs**

#### ***Habitat for Humanity***

Habitat for Humanity builds and renovates homes with the help of future home owners through donations of money, materials, and volunteer labor and sells the homes to the partner families at no profit. A Washington County Chapter (HFH-WC) was founded in 1998. The Chapter is a locally run affiliate of Habitat for Humanity International, a nonprofit, ecumenical Christian housing ministry. Habitat for Humanity works in partnership with people in need to build simple, decent, affordable housing. The houses then are sold to those in need at no profit and with no interest charged.

There are several criteria that are considered when determining if families are eligible for a Habitat for Humanity home, including:

#### *Need*

- Applicant's present housing must be considered inadequate as per the following:
  - applicant is unable to meet local government maintenance standards
  - the building has structural problems
  - the water, electrical, sewage, or heating systems are not functioning properly
- Applicant has not been able to obtain housing by conventional means

#### *Ability to Pay*

- Home is actually bought from Habitat for Humanity - Washington County
- Applicant must demonstrate the ability to pay to HFH-WC:
  - the monthly mortgage
  - real estate taxes
  - insurance
- Applicant must be able to meet all other family financial obligations
  - HFH-WC can help develop a budget in order to determine eligibility

#### *Willingness to Participate*

- 12 hours of "sweat equity" must be completed prior to review of application



A multi-family home under construction by Habitat for Humanity.

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<sup>16</sup>PILOT funds are payments in lieu of taxes received by the City.

- 500 hours of "sweat equity" must be completed before house can be occupied
  - this can include hours worked by extended family or friends
- 50 hours of "sweat equity" must be donated after home is completed
  - this assures that Partner Families pass on what they have experienced
- Maintenance and repairs are the participant's responsibility after move in
- Maintain an ongoing relationship with HFH-WC after moving in, and includes:
  - financial counseling
  - household maintenance education

### **PART 3: COMMUNITY POLICIES AND REGULATIONS AFFECTING THE PROVISION OF HOUSING**

Housing structure type, housing unit size, and lot size are controlled by community zoning regulations. It is therefore appropriate to examine those regulations to identify the extent to which they permit or exclude relatively lower-cost minimum-size housing structures and lots.

#### **Zoning Regulations**

##### ***Zoning Districts***

The zoning authority of cities, villages, and towns in Washington County represents an important influence on housing development patterns. Zoning regulations can substantially determine the location, size, and type of housing. An inventory was conducted of existing residential zoning districts in each local government to help provide a basis for determining the effect of zoning regulations on various types of housing. The results of the inventory are presented in Table 149. Map 75 in Chapter VI shows generalized zoning in effect in 2000.

##### ***Housing Unit Types***

The type of housing unit allowed is generally determined by the type of structures allowed in residential zoning districts. This is important because apartment units tend to be more affordable to lower-income households than single-family housing units.

Areas zoned as single-family residential typically allow only one detached single-family home per lot. These homes tend to be owner-occupied, but may be rental units. Areas zoned for two-family residential uses allow for duplexes that may be owner-occupied or rental units, or include one unit occupied by the owner with the second unit rented. Areas zoned as multi-family residential allow for structures with three or more units. Multi-family districts vary in the number of units and number of floors allowed per structure. Many housing units in these districts are rental units; however, some may be owner-occupied such as townhouses or other single-family attached housing units.

Zoning ordinances for the Towns of Erin, Farmington, Germantown, Hartford, Kewaskum, Polk, and West Bend include only single-family residential zoning districts. This generally restricts the type of housing to single-family detached units. This is appropriate in towns that do not have the infrastructure, such as sanitary sewer and public water, to serve two-family and multi-family structures. However, some local government zoning ordinances that include only single-family residential zoning districts allow two- or multi-family residential development in other zoning districts. The Town of Farmington allows two-family residences in the Agricultural District as a conditional use; the Town of Germantown allows multi-family residences in the Local Business District as a permitted use; the Town of Hartford allows two-family residences in the Agricultural Preservation District and the Agricultural Transition District as conditional uses; and the Town of West Bend allows multi-family residences in Commercial and Mixed-Use Districts as a conditional use. The Village of Richfield zoning ordinance includes a two-family residential district in addition to a number of single-family districts. All of the other local zoning ordinances include a variety of single-, two-, and multi-family residential zoning districts.

Table 149

**MINIMUM LOT SIZE AND FLOOR AREA REQUIREMENTS IN RESIDENTIAL ZONING DISTRICTS IN WASHINGTON COUNTY COMMUNITY ZONING ORDINANCES: 2006**

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of Hartford	Rs-1 Single-Family Residential District	40,000 square feet	850 minimum for one- or two-bedroom units; 1,000 minimum for three-bedroom units; 1,150 minimum for four or more bedroom units; 700 minimum on main entry level; 100 minimum per bedroom
	Rs-2 Single-Family Residential District	20,000 square feet	Same as Rs-1 District
	Rs-3 Single-Family Residential District	15,000 square feet	750 minimum for one- or two-bedroom units; 900 minimum for three-bedroom units; 1,050 minimum for four or more bedroom units; 600 minimum on main entry level; 100 minimum per bedroom
	Rs-4 Single-Family Residential District	10,000 square feet	Same as Rs-3 District
	Rs-5 Single-Family Residential District	8,000 square feet	Same as Rs-3 District
	Rs-6 Single-Family Residential District	5,000 square feet	Same as Rs-3 District
	Rd-1 Two-Family Residential District	15,000 square feet; 7,500 square feet per dwelling unit	900 minimum for one-bedroom unit; 1,000 minimum for two-bedroom unit; 1,100 minimum for three or more bedroom unit; 1,200 first floor minimum; 100 minimum per bedroom
	Rd-2 Two-Family Residential District	12,000 square feet; 6,000 square feet per dwelling unit	800 minimum for one-bedroom unit; 900 minimum for two-bedroom unit; 1,000 minimum for three or more bedroom unit; 1,200 first floor minimum; 100 minimum per bedroom
	Rm-1 Multi-Family Residential District	5,445 square feet per dwelling unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 600 per dwelling unit and 1,800 per structure for one-bedroom unit; 800 per unit and 2,400 per structure for two-bedroom unit; 1,000 per unit and 3,000 per structure for three or more bedroom unit
	Rm-2 Multi-Family Residential District	3,960 square feet per dwelling unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 550 per dwelling unit and 1,650 per structure for one-bedroom unit; 700 per unit and 2,100 per structure for two-bedroom unit; 850 per unit and 2,500 per structure for three or more bedroom unit
Rm-3 Multi-Family Residential District	3,111 square feet per dwelling unit	400 minimum per dwelling unit and 1,200 minimum per structure for efficiency; 550 per dwelling unit and 1,650 per structure for one-bedroom unit; 700 per unit and 2,100 per structure for two-bedroom unit; 850 per unit and 2,550 per structure for three or more bedroom unit	
City of West Bend	RS-1 Single Family Residential District	15,000 square feet	1,400 minimum for one- and two-bedroom dwellings; 1,600 for three-bedroom dwellings; 1,800 for four or more bedroom dwellings; 1,000 first floor minimum
	RS-2 Single Family Residential District	12,600 square feet	1,400 minimum for one- and two-bedroom dwellings; 1,600 for three-bedroom dwellings; 1,800 for four or more bedroom dwellings; 900 first floor minimum
	RS-3 Single Family Residential District	9,600 square feet	1,100 minimum for one- and two-bedroom dwellings; 1,200 for three-bedroom dwellings; 1,400 for four or more bedroom dwellings; 800 first floor minimum
	RS-4 Single Family Residential District	7,200 square feet	1,000 minimum for one-, two- and three-bedroom dwellings; 1,200 for four or more bedroom dwellings; 800 first floor minimum

**Table 149 (continued)**

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
City of West Bend (continued)	RD-1 Two Family Residential District	11,500 square feet	800 minimum per unit and 1,600 minimum per building for one-bedroom dwelling; 1,000 per unit and 2,000 per building for two-bedroom dwelling; 1,100 per unit and 2,200 per building for three-bedroom dwelling; 1,200 per unit and 2,400 per building for four or more bedroom dwelling; 500 first floor minimum
	RD-2 Two Family Residential District	8,000 square feet	800 minimum per unit and 1,600 minimum per building for one-and two-bedroom dwelling; 900 per unit and 1,800 per building for three-bedroom dwelling; 1,000 per unit and 2,000 per building for four or more bedroom dwelling; 500 first floor minimum
	RM-1 Multi-Family Residential District	4,545 square feet per one-bedroom unit; 5,445 square feet per two-bedroom unit; 6,145 square feet per three or more bedroom unit	650 minimum for one-bedroom dwelling; 850 for two-bedroom dwelling; 1,050 for three-bedroom dwelling
	RM-2 Multi-Family Residential District	3,630 square feet square feet per one-bedroom unit; 4,350 square feet per two-bedroom unit; 5,000 square feet per three or more bedroom unit	Same as RM-1 District
	RM-3 Multi-Family Residential District	3,150 square feet per one-bedroom unit; 3,630 square feet per two-bedroom unit; 4,350 square feet per three or more bedroom unit	Same as RM-1 District
	RM-4 Multi-Family Residential District	2,900 square feet per one- or two-bedroom unit; 3,200 square feet per three or more bedroom unit	Same as RM-1 District
	RM-5 Multi-Family Residential District	2,900 square feet per dwelling unit	550 minimum plus 200 per bedroom if more than one bedroom
Village of Germantown	Rs-1 Single-Family Residential District	Five acres	1,200 minimum for one-bedroom dwelling; 1,300 for two-bedroom; 1,500 for three-bedroom; 1,700 for four-bedroom; 1,100 ground perimeter minimum
	Rs-2 Single-Family Residential District	Two acres	Same as Rs-1 District
	Rs-3 Single-Family Residential District	One acre	Same as Rs-1 District
	Rs-4 Single-Family Residential District	20,000 square feet	1,200 minimum for one-bedroom dwelling; 1,300 for two-bedroom; 1,500 for three-bedroom; 1,700 for four-bedroom; 1,000 ground perimeter minimum
	Rs-5 Single-Family Residential District	15,000 square feet	1,200 minimum for one-bedroom dwelling; 1,300 for two-bedroom; 1,400 for three-bedroom; 1,500 for four-bedroom; 1,000 ground perimeter minimum
	Rs-6 Single-Family Residential District	12,500 square feet	1,200 minimum for one- and two-bedroom dwellings; 1,300 for three-bedroom; 1,400 for four-bedroom; 1,000 ground perimeter minimum
	Rs-7 Single-Family Residential District	10,000 square feet	1,200 minimum for one-, two-, and three-bedroom dwelling; 1,400 for four-bedroom; 1,000 ground perimeter minimum
	Rd-2 One- and Two-Family Residential District	15,000 square feet	Single-family: 1,000 minimum per unit for single-story and 1,200 for multi-story; Two-family: 1,200 minimum per unit
	Rm-1 Multiple-Family Residential District	0.5 acres; 7,260 square feet per unit	400 minimum per unit for efficiency, 650 per unit for one-bedroom dwelling; 800 per unit for two-bedroom; 1,000 per unit for three or more bedroom
	Rm-2 Multiple-Family Residential District	0.5 acres; 5,445 square feet per unit	Same as Rm-1 District
Rm-3 Multiple-Family Residential District	0.8 acres; 4,356 square feet per unit	350 minimum per unit for efficiency, 525 per unit for one-bedroom dwelling; 650 per unit for two-bedroom; 850 per unit for three or more bedroom	

**Table 149 (continued)**

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Germantown (continued)	EH Elderly Housing District	10 acres	Single- and two-family: 800 minimum for one-bedroom and 1,000 for two-bedroom; Multi-family: 400 minimum for efficiency; 600 for one-bedroom; 800 for two-bedroom
	MHP Mobile Home Park Residential District	5,000 square feet for single modular or mobile home; 6,000 square feet for double modular or mobile home	None specified None specified
Village of Jackson	R-1 Single Family Residential District	16,000 square feet	1,100 minimum; 750 first floor minimum
	R-2 Single Family Residential District	14,000 square feet	Same as R-1 District
	R-3 Single Family Residential District	12,000 square feet	1,000 minimum; 600 first floor minimum
	R-4 Single Family Residential District	10,000 square feet	Same as R-4 District
	R-5 Single Family Residential District	8,000 square feet	800 minimum for one-bedroom dwelling; 900 for two-bedroom; 1,000 for three-bedroom
	R-6 Two Family Residential District	12,000 square feet	700 minimum for one-bedroom dwelling; 1,000 for two-bedroom
	R-8 Multiple Family Residential District	Larger of 16,000 square feet or 3,000 square feet for each one-bedroom unit and 3,500 for each two-bedroom unit	Larger of 2,000 or 500 for each one-bedroom unit, 700 for each two-bedroom unit, and 900 for each three or more bedroom unit
	R-9 Mobile Home Park District	5,000 square feet for single modular or mobile home; 7,200 square feet for double modular or mobile home	None specified None specified
Village of Kewaskum	RS-1 Single-Family Residential District	10,000 square feet	1,200 minimum for one-story and 750 first floor minimum
	RS-2 Single-Family Residential District	7,200 square feet	1,000 minimum for one-story and 600 first floor minimum
	RD-1 Two-Family Residential District	12,000 square feet	1,000 minimum for one-story and 600 first floor minimum
	RM-1 Multi-Family Residential District	12,000 square feet for two-family; 2,000 square feet per unit for multi-family, efficiency and one-bedroom; 3,000 square feet per unit for multi-family, two-bedroom; 3,500 square feet per unit for multi-family, three-bedroom or more	1,800 minimum for two-family and 900 per unit; 450 square feet per unit for multi-family, efficiency; 500 square feet per unit for multi-family, one-bedroom; 650 square feet per unit for multi-family, two-bedroom; 800 square feet per unit for multi-family, three-bedroom or more
Village of Newburg	R-1 Single-Family Residential District	20,000 square feet	1,500
	R-2 Single-Family Residential District	14,000 square feet	1,350
	R-3 Single-Family Residential District	10,000 square feet	1,150
	R-4 Single-Family Residential District	8,700 square feet	1,100
	RD-1 Single- and Two-Family Residential District	Single-family: 10,000 square feet; Two-family: 13,200 square feet	Single-family: 1,150; Two-family full basement: 900; Two-family no full basement: 1,100
	RM-1 Multi-Family Residential District	12,000 square feet	One-bedroom unit: 600; Two-bedroom unit: 800; Three-bedroom unit: 1,000; Add an additional 100 per unit if no full basement
	R-6 Mobile Home Park and Mobile Home Subdivision District	Park: 5,000 square feet; Subdivision: 6,000 square feet	Park: 600; Subdivision: 720
Village of Slinger	R-1 Single-Family Residential District	40,000 square feet	1,500 minimum for one-story dwellings; 1,800 total minimum and 1,000 first floor minimum for two-story dwellings
	R-2 Single-Family Residential District	20,000 square feet	Same as R-2 District

**Table 149 (continued)**

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Village of Slinger (continued)	R-3 Single-Family Residential District	14,000 square feet	1,200 minimum for one-story dwellings; 1,800 total minimum and 1,000 first floor minimum for two-story dwellings
	R-4 Single-Family Residential District	12,000 square feet	1,100 minimum for one-story dwellings; 1,400 total minimum and 800 first floor minimum for two-story dwellings
	R-5 Single-Family Residential District	9,600 square feet	1,000 minimum for one-story dwellings; 1,200 total minimum and 700 first floor minimum for two-story dwellings
	R-6 Single-Family Residential District	7,200 square feet	950 minimum for one-story dwellings; 1,200 total minimum and 700 first floor minimum for two-story dwellings
	Rd-1 Two-Family Residential District	14,000 square feet	950 minimum per dwelling unit
	Rm-1 Multiple Family Residential District	18,000 square feet	600 minimum for efficiency and one-bedroom units plus 200 for each bedroom additional to one
	Rm-2 Multiple Family Residential District	18,000 square feet	750 minimum for efficiency and one-bedroom units plus 200 for each bedroom additional to one
	Mh-1 Mobile Home Park Residence District	7,200 square feet	None specified
Town of Addison	R-1 Rural Residential District	Five acres	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 800 first floor minimum for multi-story dwellings
	R-2 Single-Family Residential District (Unsewered)	40,000 square feet	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 1,000 first floor minimum for multi-story dwellings
	R-3 Single-Family Residential District (Sewered)	12,000 square feet	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 800 first floor minimum for multi-story dwellings
	R-4 Two-Family Residential District (Sewered)	15,000 square feet; 7,500 square feet per dwelling unit	1,000 minimum; 1,000 first floor minimum
	R-5 Multi-Family Residential District	15,000 square feet; 4,000 square feet per dwelling unit	2,000 minimum; 650 minimum for efficiency or one-bedroom units; 900 minimum for two-bedroom or larger unit
Town of Barton	R-1 Rural Countryside Single-Family Residential District	10 acres	2,000 minimum plus 200 per each bedroom additional to three for 1-story; 2,400 minimum and 1,200 minimum first floor for multi-story plus 160 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
	R-2 Countryside Single-Family Residential District	5 acres	1,600 minimum plus 200 per each bedroom additional to three for 1-story; 1,920 minimum and 960 minimum first floor for multi-story plus 120 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
	R-3 Estate Single-Family Residential District	3 acres	1,445 minimum plus 210 per each bedroom additional to three for 1-story; 1,700 minimum and 935 minimum first floor for multi-story plus 125 per each bedroom additional to three; Add 210 to minimum first floor area and total area for dwellings with basements under 600
	R-4 Suburban Estate Single-Family Residential District	40,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
	R-5 Suburban Single-Family Residential District	30,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600

**Table 149 (continued)**

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of Barton (continued)	R-6 Transitional Urban to Suburban / Rural Residential District	15,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,500 minimum and 900 minimum first floor for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600 <sup>a</sup>
	R-7 Urban Single-Family Residential District	15,000 square feet	Same as R-6 <sup>b</sup>
	R-8 Hamlet and Waterfront Residential Neighborhood Conservation District	6,000 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum and 725 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 150 to minimum first floor area and total area for dwellings with basements under 600
	R-9 Medium Density Urban Residential District	3,630 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum for multi-story plus 150 per each bedroom additional to three; Add 150 to total area for dwellings with basements under 600 <sup>c</sup>
	R-10 High Density Urban Residential District	2,900 square feet	900 minimum plus 200 per each bedroom additional to one for structures with three to four dwelling units; 850 minimum plus 200 per each bedroom additional to one for structures with five to eight dwelling units; 800 minimum plus 200 per each bedroom additional to one for structures with nine to twelve dwelling units; 750 minimum plus 200 per each bedroom additional to one for structures with 13 or more dwelling units
Town of Erin	R-1 Single-Family Residence District	1.5 acres	1,200 minimum for one-story; 1,400 minimum for one and one-half, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level, 800 first floor; and 1,200 minimum for tri-level, 800 first floor with full basement. 1,400 minimum for one-story; 1,400 minimum for one and one-half, 1,150 first floor; 1,400 minimum for two-story, 1,000 first floor with slab at grade
	R-3 Single-Family Residence District	Three acres	Same as R-1
	R-5 Single-Family Residence District	Five acres	Same as R-1
	R-10 Single-Family Residence District	10 acres	Same as R-1
	R-20 Single-Family Residence District	20 acres	Same as R-1
Town of Farmington	RD Residential District	40,000 square feet for parcels created prior to ordinance adoption; 1.5 acres after adoption	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor
	CE Country Estate Residential District	Three acres	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor; 1,400 minimum for bi-level; 1,400 minimum for tri-level with 1,200 minimum living area on two levels and balance on third level
Town of Germantown	A Residence District	Three acres	1,400 minimum for single story; 1,800 minimum with 900 first floor minimum for two story and split level dwellings; 100 minimum per bedroom
	B Residence District	Three acres	Same as A Residence District
Town of Hartford	RR Rural Residential District	40,000 square feet	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings
	R Residential District	40,000 square feet for unsewered; 12,000 square feet for sewerred	Same as RR District
Town of Jackson	R-1 Single-Family Residential District	60,000 square feet	1,200 minimum for one-story dwellings; 1,800 total minimum and 1,000 first floor minimum for two-story dwellings

**Table 149 (continued)**

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of Jackson (continued)	R-2 Two-Family Residential district	60,000 square feet	1,200 minimum per unit; 1,200 first floor minimum
	R-3 Multi-Family Residential District	60,000 square feet	2,000 minimum per structure; 900 minimum per dwelling unit
Town of Kewaskum	R-1 Single-Family Residential District	One acre	1,200
Town of Polk	R-1 Single-Family Residential District	60,000 square feet	1,200 minimum for one-story with full basement, 1,400 minimum for one-story without basement; 1,400 minimum for 1.5-story, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level and tri-level with at least 400 basement area
Town of Richfield <sup>d</sup>	RS-1 Country Estate District	10 acres	1,300 minimum; 1,050 first floor minimum; 100 minimum per bedroom
	RS-1a Single-Family Residential and Rural Preservation District	65,000 square feet (gross density of three acres)	Same as RS-1 District
	RS-1b Single-Family Cluster/Open Space Residential District	1.25 acres	Same as RS-1 District
	RS-2 Single-Family Residential District	65,000 square feet	Same as RS-1 District
	RS-3 Single-Family Residential District <sup>e</sup>	Refer to ordinance	Not applicable
	RD-1 Two-Family Cluster/Open Space Residential District Walkable Hamlet	One acre minimum net area 10,890 square feet	1,100 minimum; 900 first floor minimum; 100 minimum per bedroom 1,300 square feet
Town of Trenton	R-1 Single-Family Residential District (Unsewered)	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
	R-2 Single-Family Residential District (Unsewered)	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
	R-3 Rural Residential District	Three acres	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
	R-4 Single-Family Residential District (Sewered)	20,000 square feet	1,100 minimum; 700 first floor minimum for multi-story dwellings
	R-5 Single-Family Residential District (Sewered)	12,000 square feet	1,000 minimum; 700 first floor minimum for multi-story dwellings
	R-6 Two-Family Residential District (Unsewered)	60,000 square feet	1,100 minimum per dwelling unit or 2,200 minimum per structure
	R-7 Two-Family Residential District (Sewered)	20,000 square feet	1,000 minimum per dwelling unit or 2,000 minimum per structure
	R-8 Multiple-Family Residential District	1.5 acres for 4-unit dwellings plus 0.5 acre per each additional two units <sup>f</sup>	1,000 minimum for three-bedroom apartments; 800 minimum for two-bedroom apartments; 600 minimum for one-bedroom apartments
	CES Country Estate District	10 acres	1,800 minimum; 1,200 first floor minimum for multi-story dwellings
	CES-5 Country Estate District (Hobby Farms – Country Homes)	Five acres	1,600 minimum; 1,200 first floor minimum for multi-story dwellings
CES-10 Country Estate District (Hobby Farms – Country Estates)	10 acres	1,800 minimum; 1,400 first floor minimum for multi-story dwellings	
Town of Wayne	R-1 Single-Family Residential District	Five acres for traditional and lot averaging; 1.5 acres for clustering	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
	R-2 Single-Family and Two-Family Residential District	1.5 acres total; 30,000 square feet per dwelling unit	1,200 minimum for one-story; 1,200 first floor minimum
	R-3 Multi-Family Residential District	60,000 square feet total; 20,000 square feet per dwelling unit	2,000 minimum; 900 minimum per dwelling unit
	R-4 Hamlet Residential District	Three acres for traditional and lot averaging; 1.5 acres for clustering	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum

**Table 149 (continued)**

Community	Residential Zoning District	Minimum Lot Size	Minimum Floor Area (square feet)
Town of West Bend	R-1N Neighborhood Residential District	One acre	1,500
	R-1R Rural Residential District	2.5 acres	1,500
	R-1S Shoreline Residential District	65,640 square feet	1,200 minimum; 950 first floor minimum

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to municipal zoning ordinances and maps for specific zoning information.

<sup>a</sup>The Town of Barton's R-6 District contains four separate "Open Space Subdivision" options with varying floor area and lot dimension requirements. Please consult the Town of Barton Zoning Ordinance for more information.

<sup>b</sup>The Town of Barton's R-7 District contains three separate "Conventional Subdivision" options with varying floor area and lot dimension requirements. Please consult the Town of Barton Zoning Ordinance for more information.

<sup>c</sup>The Town of Barton's R-9 District contains two development options with varying floor area and lot dimension requirements. The requirements shown are for the permitted use "Conventional Subdivision." Please consult the Town of Barton Zoning Ordinance for more information.

<sup>d</sup>The Town of Richfield incorporated as a Village in February 2008.

<sup>e</sup>Richfield's RS-3 District accommodates only pre-existing uses on parcels that are less than 65,000 square feet in area.

<sup>f</sup>A maximum of eight units per lot may be allowed in the Town of Trenton's R-8 District.

Source: Local Governments and SEWRPC.



Larger minimum lot sizes may be appropriate in areas without urban services, or in environmentally sensitive areas.

### *Minimum Lot Size Requirements*

Residential zoning districts include minimum lot size requirements, which specify the smallest land area a residential structure can be constructed upon. Lot size requirements are important because larger minimum lot size requirements can add to the total price of developing a residence by increasing land and land improvement costs; however, larger minimum lot sizes may be appropriate in areas without urban services, or in environmentally sensitive areas.

Minimum lot size requirements are typically smaller in local governments, or portions of local governments, that are served by public sewer and water. Public sewer and water services are available in the Cities of Hartford and West Bend, and all of the villages in the County, although not all of the areas within the Village of Germantown or Village of Slinger are provided with sewer and water services. Sanitary districts have been formed to provide sanitary sewer service to the hamlet of Allenton in the Town of Addison; residential areas around Wallace Lake in the Towns of Barton and Trenton, Pike Lake in the Town of Hartford, and Silver Lake in the Town of West Bend; and the Scenic Drive and Hilldale areas in the Town of Trenton and Town of Hartford, respectively.

The smallest minimum lot sizes in the single-family residential zoning districts of cities and villages range from 5,000 square feet in the City of Hartford to 10,000 square feet in the Village of Germantown. The largest lot size for single-family districts in city and village ordinances is 40,000 square feet, or just under one acre, which applies to the City of Hartford and Village of Slinger. The Village of Germantown ordinance includes a residential district with a minimum lot size of five acres, but this is applied to areas outside the Village's sewer service area.

Areas within existing utility and sanitary districts are zoned for lot sizes ranging from 12,000 square feet in Allenton and Trenton (around Wallace Lake) to 20,000 square feet in the Town of Hartford (around Pike Lake). Several towns have zoned areas within or adjacent to the planned sewer service areas of adjacent cities and villages for one- or 1.5-acre lots. In rural portions of the Towns, land within residential districts is often zoned for three-, five-, or seven-acre lots, or for clustered development at an overall density equivalent to these lot sizes; or is zoned in an estate, rural residential, or agricultural zoning district with minimum lot sizes of five, 10, or 35 acres.

#### *Minimum Floor Area Requirements*

All of the local zoning ordinances enacted by Washington County communities include minimum floor area requirements for homes and multi-family units. These requirements are important because the cost of housing units typically increases for larger homes. Minimum floor area requirements generally correlate to minimum lot size requirements; the larger the minimum lot size requirement, the larger the minimum floor area requirement. Many local governments also relate the minimum floor area required to the number of bedrooms in the home or apartment.

The City of Hartford zoning ordinance requires the smallest minimum size for homes and apartments. The minimum size for a one- or two-bedroom single-family home in the City of Hartford Rs-3 zoning district is 750 square feet. The minimum size for an apartment in City of Hartford multi-family zoning districts is 400 square feet for an efficiency apartment and 550 or 600 square feet for a one-bedroom apartment. Minimum floor areas in other city and village zoning ordinances range from 600 to 750 square feet for apartments, and from 1,000 to 1,500 square feet for single-family homes.

Minimum floor area requirements for single-family homes in Town zoning ordinances range from 900 to 2,500 square feet in the Town of Barton, and from 1,000 to 1,800 square feet in the other Town ordinances, with larger homes typically required in zoning districts with larger minimum lot sizes.

### **Flexible Zoning Techniques**

#### ***Planned Unit Developments and Traditional Neighborhood Developments***

In addition to the zoning districts listed on Table 149, several local governments allow housing development through more flexible zoning regulations such as Planned Unit Developments and Traditional Neighborhood Developments. Community zoning ordinances that include such regulations are discussed below.

#### *Planned Unit Developments:*

Planned Unit Developments (PUDs) in Washington County communities are allowed in two ways: through application of an overlay zoning district that varies specified requirements in the underlying zoning district, or through approval of a conditional use permit. All community PUD regulations limit the uses permitted in the PUD to the uses permitted in the underlying zoning district (for example, if the PUD is applied to a single-family residential zoning district, only single-family homes can be built within the PUD). The PUD regulations allow the minimum lot size, building setbacks, and other requirements of the underlying zoning district to be varied, subject to approval of the local Plan Commission or governing body. Five communities may allow higher densities in PUDs than allowed in the underlying district. A summary of PUD regulations adopted by Washington County communities is provided below.

- The majority of local governments use PUD regulations to alter minimum lot size, frontage, and yard requirements, provided that adequate open space is set aside so that the average residential density of the PUD is no greater than that permitted in the underlying district. This approach is used by the Towns of

Addison, Polk, and Trenton; the Villages of Germantown, Kewaskum, and Slinger; and the Cities of Hartford and West Bend. The Town of Jackson, and Town of Wayne PUD regulations authorize the Plan Commission to permit individual lots to be reduced to half the size required in the underlying district if public sanitary sewerage facilities are provided to the PUD. The density within the PUD may not exceed the average density permitted in the underlying district.

- The remaining communities allow an increase in the overall density of residential development in PUDs in specified situations, in addition to allowing flexibility in minimum lot sizes and setbacks:
  - The Town of Barton, Town of Farmington, and Village of Jackson PUD regulations allow residential uses consistent with the uses permitted in the underlying zoning district, with densities determined by the Plan Commission.
  - The Town of Hartford Planned Residential Development overlay district regulations allow single-family residences to be developed at a density no greater than two times the maximum residential density permitted in the underlying district. Minimum lot sizes may be reduced to half the size required in the underlying district.
  - The Village of Richfield allows residential Planned Unit Developments in the RS-1A and RS-2 Districts. In the RS-1A PUD the density may be increased by 1 percent for each 1.5 percent of land preserved as open space, with a minimum lot size of 65,000 square feet. Average intensity and density within the RS-2 PUD may be no greater than that permitted in the underlying district.

#### *Traditional Neighborhood Development*

Section 66.1027 of the *Wisconsin Statutes* requires any city or village with a population of 12,500 or more residents (the Cities of Hartford and West Bend in Washington County) to include provisions that would accommodate “Traditional Neighborhood Developments.” Traditional Neighborhood Developments are intended to be unified neighborhoods with a mix of land uses with open space and access to various transportation modes integrated into the neighborhood. The City of West Bend zoning ordinance specifically allows Traditional Neighborhood Development (TND) as a type of Planned Unit Development. The City of Hartford is preparing TND regulations. The Village of Richfield’s Walkable Hamlet District encourages infill development based on TND principles.



Homes in this conservation subdivision are clustered to preserve adjacent woodlands.

#### ***Conservation Subdivisions***

In addition to the PUD regulations described above, which would accommodate the development of conservation subdivisions, several local government ordinances expressly allow conservation subdivisions. Conservation subdivisions reduce the minimum lot size that would be required for each home in a conventional subdivision and locate homes on a portion of a development parcel in order to preserve the remainder of the parcel in open space. Zoning ordinances adopted by the Towns of Barton, Erin, Wayne, and West Bend and the Village of Richfield include specific regulations for conservation subdivisions, which are summarized below. The City of Hartford and Towns of Addison, Jackson, and Kewaskum allow conservation sub-

divisions as a conditional use in specified zoning districts. The Cities of West Bend and Town of Hartford ordinances expressly allow conservation subdivisions as a planned residential development or PUD.

Specific zoning district regulations for conservation subdivisions adopted by Washington County communities include:

- Town of Barton: Conservation subdivisions are a permitted use in the R-5 (Suburban Single-Family Residential), R-6 (Transitional Suburban/Rural Residential), and R-7 (Urban Single-Family Residential)

zoning districts and a conditional use in the R-1, R-2, R-3, R-4, and R-9 zoning districts. The zoning ordinance includes a formula for determining the amount of open space required in each subdivision, which varies based on the zoning district and the extent of natural resources located in the development parcel. The overall density, or number of homes allowed, is based on a calculation that takes into consideration the area within woodlands, wetlands, surface waters, drainageways, floodplains, shoreland areas, and steep slopes. A maximum density for each zoning district is specified in the zoning ordinance. A minimum 50-foot wide open space buffer must be provided between a conservation subdivision and an abutting conventional subdivision.

- Town of Erin: The Single-Family Cluster Subdivision Zoning Ordinance allows parcels of 40 acres or more to be developed as conservation subdivisions at an overall density of one dwelling unit per five or seven acres (based on the Town land use plan), with a minimum lot size of 1.5 acres and a maximum lot size of three acres. Open space may be used for agricultural, recreational, or natural resource protection purposes. The Town allows the open space to be located in an outlot or within individual lots, provided a conservation or open space preservation easement is recorded on the land to be preserved or used for agricultural or recreational purposes.
- Town of Wayne: The A-2 (Agricultural/Rural Residential) zoning district and the R-1 (Single-Family Residential) zoning district allow conservation subdivisions at an overall density of one home per five acres with 60 percent of the development parcel set aside as common open space. The R-4 (Hamlet Residential) zoning district allows conservation subdivisions at an overall density of one home per three acres with 30 percent of the development parcel set aside as common open space. Minimum lot sizes within conservation subdivisions must be 1.5 acres.
- Town of West Bend: R-1N (Neighborhood Residential) zoning district allows conservation subdivisions at an overall density of one unit per 2.5 acres with a minimum of 80 percent of the development parcel open space. The R-1R (Rural Residential) zoning district allows conservation subdivisions at an overall density of one unit per 3.5 acres with a minimum of 80 percent of the development parcel preserved as open space.
- Village of Richfield: The RS-1B (Single-Family Cluster/Open Space Residential) zoning district allows conservation subdivisions on parcels of 20 acres or more at an overall density of one home per three acres, with a minimum of 40 percent of the parcel to be preserved as open space. Lots within conservation subdivisions must be at least 1.5 acres.

### Accessory Apartments

Several communities in Washington County allow accessory apartments as a conditional use. An accessory apartment, sometimes referred to as a “mother-in-law” apartment, is a secondary dwelling established in conjunction with and clearly subordinate to a primary dwelling, and may be part of the same structure as the primary dwelling or a detached unit on the same lot, as specified in each zoning ordinance. Accessory apartments are typically intended for use by relatives of the individuals residing in the primary dwelling. Community zoning ordinances that allow for accessory apartments or dwellings include:

- Town of Addison: Allows accessory apartments for use by relatives of the owner of the principal dwelling or, if applicable, an employee of the principal farm operator. Accessory apartments are permitted as a conditional use in the Town’s A-1 Agricultural District.



Additional space, such as the space above this home's garage, could be utilized as an accessory apartment.

- Town of Barton: Allows for commercial apartments (above first floor only) as a Permitted Use within the Town's NHB Neighborhood and Hamlet Business, CB Community Business, FB Freeway Interchange Business, I Institutional, and PUD Planned Unit Development Zoning Districts.
- Town of Farmington: Allows a dependent unit or accessory apartment as part of a single-family residence to be occupied by a person related to the owner. Dependent units are permitted as a conditional use in the Town's RD Residential District, CE Country Estate Residential District, and AG Agricultural District.
- Town of Polk: Allows in-law units within the same structure as the primary residence, limited to occupancy by two related people. In-law units are permitted as a conditional use in the Town's A-1 General Agricultural District.
- Town of Trenton: Allows accessory apartments for use by relatives of the owner of the principal dwelling. Accessory apartments are permitted as a conditional use in the Town's R-1, R-2, R-3, and R-4 Residential Districts, the EA, AT, and A-1 Agricultural Districts, and I-1 and I-2 Institutional Districts.
- Village of Richfield: Allows the inclusion of one mother-in-law suite within a single-family or two-family dwelling. A mother-in-law suite, as defined in the Village zoning ordinance, consists of one or more rooms within a dwelling to be occupied by members of the family and not to include separate entry or cooking facilities. Mother-in-law suites are permitted as a principal use in all Village residential districts.

### **Mix of Housing Types**

Several local governments have adopted policies specifying a desirable mix of housing types, as shown on Table 150. Land use, master, and comprehensive plans adopted by local communities were reviewed to determine if a desired housing mix was specified in the plan. Some communities specified desirable percentages for single-, two-, and multi-family residential units, while other communities included two-family units in the multi-family category.

Communities that have adopted policies specifying a desirable mix of housing types include: the Cities of Hartford and West Bend; Villages of Germantown, Kewaskum, Richfield, and Slinger; and the Towns of Barton and Trenton. Both the City of Hartford and City of West Bend have established a policy recommending that 55 percent of housing units in the City be single-family homes, and the remaining 45 percent be comprised of two- and multi-family units. As shown by Table 124, in 2005 about 62 percent of housing units in the City of Hartford were single-family, 12 percent were two-family, and 26 percent were multi-family. In the City of West Bend, about 58 percent of housing units were single-family, 10 percent were two-family, and 33 percent were multi-family.

## **PART 4: GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

This section sets forth housing goals and objectives. Policies, which are steps or actions recommended to be taken to achieve housing goals and objectives; and programs, which are projects or services intended to achieve housing policies, are also identified. Goals and objectives were identified using the housing data inventoried in the prior sections of this chapter and in Chapter II, and the general planning issue statements and goals and objectives related to housing identified in Chapter VII. Results from the SWOT analyses conducted at workgroup, advisory committee, and public meetings; workgroup and committee brainstorming sessions; and the public opinion survey were also reviewed to identify housing issues to be addressed by the goals, objectives, policies, and programs set forth in this element.

### **Housing Issues**

The comprehensive planning law requires the Housing Element to include policies and programs to provide an adequate housing supply that meets existing and forecasted housing demand and provides a range of housing choices to meet the needs of all income levels, age groups, and persons with special needs. An adequate amount of housing is provided by the private market for households earning the median income or above. The housing

Table 150

**POLICIES ON DESIRABLE MIX OF HOUSING IN WASHINGTON COUNTY COMMUNITIES: 2008**

Community	Housing Policy Status	Community's Desired Mix of Housing Types	Exceptions Given for Multi-family Housing for the Elderly
<b>Cities</b>			
Hartford.....	Policy in place regarding desirable mix of housing types.	55% single-family; 15% two-family; 30% multi-family	No
West Bend .....	Policy in place regarding desirable mix of housing types.	55% single-family; 15% two-family; 30% multi-family	No
<b>Villages</b>			
Germantown .....	Policy in place regarding desirable mix of housing types.	80% single-family; 20% two- and multi-family	Yes
Jackson .....	No policy in place regarding desirable mix of housing types.	--	--
Kewaskum .....	Policy in place regarding desirable mix of housing types.	60% single-family; 10% two-family; 30% multi-family	No
Newburg .....	No policy in place regarding desirable mix of housing types.	--	--
Slinger <sup>a</sup> .....	Policy in place regarding desirable mix of housing types.	60% single-family; 10% two-family; 30% multi-family	No
<b>Towns</b>			
Addison.....	No policy in place regarding desirable mix of housing types.	--	--
Barton .....	Policy in place regarding desirable mix of housing types.	-- <sup>b</sup>	No
Erin .....	No policy in place regarding desirable mix of housing types.	--	--
Farmington.....	No policy in place regarding desirable mix of housing types.	--	--
Germantown .....	No policy in place regarding desirable mix of housing types.	--	--
Hartford.....	No policy in place regarding desirable mix of housing types.	--	--
Jackson .....	No policy in place regarding desirable mix of housing types.	--	--
Kewaskum .....	No policy in place regarding desirable mix of housing types.	--	--
Polk.....	No policy in place regarding desirable mix of housing types.	--	--
Richfield <sup>c</sup> .....	Policy in place regarding desirable mix of housing types.	95% single-family; 5% two- and multi-family	No
Trenton .....	Policy in place regarding desirable mix of housing types.	99% single-family; 1% two- and multi-family	No
Wayne .....	No policy in place regarding desirable mix of housing types.	--	--
West Bend .....	No policy in place regarding desirable mix of housing types.	--	--

<sup>a</sup>This policy is included in the draft Village of Slinger Smart Growth Comprehensive Plan, which is being prepared by the Village with assistance from Omnni Associates.

<sup>b</sup>The Town of Barton has a policy in place that 58 percent of dwellings in the Town would be accommodated in zoning districts that allow only single-family detached homes, and 42 percent of dwellings would be accommodated in zoning districts that allow single-family detached and attached homes.

<sup>c</sup>The Town of Richfield incorporated as a Village in February 2008.

Source: Local Governments and SEWRPC.

element recommendations, therefore, focus on the provision of housing for households that earn less than the median income, housing for an aging population, and housing for people with disabilities. Goals, objectives, policies, and programs are organized under the following issues:

- Housing Supply and Quality Issue

- Housing Cost / Workforce Housing Issue
- Elderly and Persons with Disabilities Issue
- Housing Preference Issue
- Housing Distribution Issue
- Fair Housing Issue

Any new program recommended in this plan must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

**Suggestions for Local Governments:**

Suggestions for local government consideration are included under each housing issue. Local governments will have a greater influence over housing development than County government, since local governments have primary control over zoning and subdivision ordinances and building codes. Each community should consider and refine the suggestions as they develop housing goals, objectives, policies, and programs in their local comprehensive plan housing element to meet specific community housing needs. Local governments may also choose not to include suggestions that are not relevant to their community’s housing needs, or are not consistent with the local comprehensive plan.

**General Housing Issue (from Issues and Opportunities Element)**

- **Goal:** Promote a range of safe and affordable housing choices for all income levels and age groups in the County.
  - **Objective:** Promote affordable housing choices for Washington County’s aging, disabled, and young family population.
  - **Objective:** Promote affordable housing choices for people who work in Washington County.
  - **Objective:** Promote universal design (designed for all physical abilities) in housing and subdivision construction to accommodate all population groups.
  - **Objective:** Promote affordable and sustainable housing across an individual’s lifespan.
  - **Objective:** Encourage flexibility in zoning to accommodate a variety of housing options.

**Housing Supply and Quality Issue**

- **Goal:** Promote the addition of an adequate number of housing units to the current housing stock to meet housing demand through 2035.
- **Goal:** Allocate sufficient land for housing development and to accommodate current and future populations.
- **Goal:** Promote adequate housing choices.
- **Goal:** Encourage the development of “life-cycle” housing.<sup>17</sup>



A sufficient amount of land must be allocated for housing development to accommodate future populations.

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<sup>17</sup>“Life-cycle” housing includes a range of housing options that meet people’s preferences and circumstances at all of life’s stages (unmarried working adult, families with children, and elderly households, for example).

- **Objective:** Accommodate an additional 19,006 housing units<sup>18</sup> in the County by 2035 in the areas identified for residential use on Map 84 (Washington County Planned Land Use Map: 2035).
  - **Policy:** Promote awareness of HUD vacancy rate guidelines among local government elected officials and staff.
  - **Policy:** In communities with sewer service areas and other urban services,<sup>19</sup> encourage local comprehensive plans and ordinances that support the provision of a full range of structure types and sizes, including single-family, two-family, and multi-family dwellings, at appropriate densities.
  - **Policy:** In communities without sewer service areas and other urban services, encourage local comprehensive plans and ordinances that support the provision of housing types and densities appropriate to the community.
  - **Policy:** Consider creating an umbrella agency to deal with countywide housing issues at a centralized location.
    - **Program:** Utilize the County website as a clearinghouse for housing information on the housing programs outlined in Part 2 of this chapter, contact information, and links to the appropriate agency websites, including contact information for agencies dealing with landlord-tenant issues.
    - **Program:** Recommend that the HOME Consortium or other appropriate agency give annual reports to the County Board regarding the challenges facing Washington County with respect to affordable housing, including specific issues of low income housing, local community policies for allowing low income housing, and issues facing the aging population. The HOME Consortium or other appropriate agency should identify ways in which the County Board can address these issues.
- **Goal:** Provide safe and decent housing for all County residents.
  - **Objective:** Provide well-constructed and maintained housing with adequate services.
    - **Policy:** Continue to work with local governments and County departments to develop housing that is built using sound construction techniques and quality workmanship.
    - **Policy:** Seek to ensure that all housing in the County includes heating facilities and insulation adequate for healthful and comfortable living, a supply of safe and palatable water, adequate toilet and bathing facilities; and adequate wastewater disposal and treatment facilities (POWTS or public sewers).
      - **Program:** Work with local governments, on request, to ensure that local building codes include requirements for adequate insulation, heating, and plumbing.
      - **Program:** Continue to enforce requirements in the County Land Division Ordinance (Chapter 24 of the County Code of Ordinances) relating to adequate wastewater disposal for new homes.



A goal of the County is to provide safe and decent housing for all residents.

<sup>18</sup>The 2035 regional land use plan prepared by SEWRPC projects the number of households in Washington County will increase from about 43,843 in 2000 to about 62,849 in 2035, for an increase of about 19,006 households (a 43 percent increase).

<sup>19</sup>Urban services include public water and sanitary sewer services, a system of community and neighborhood parks, and local police and fire departments.

- **Program:** Continue to enforce requirements relating to development of private onsite waste treatment systems (POWTS) through administration of the County Sanitary Ordinance (Chapter 25 of the County Code of Ordinances).
- **Policy:** Support preventive maintenance of existing housing units and early rehabilitation of deteriorating housing units.
  - **Program:** Develop model property maintenance regulations, and work with local governments to adopt and enforce such regulations.
  - **Program:** Work with existing housing agencies to identify programs and potential funding sources for new programs to assist homeowners with making needed repairs, including improvements to meet State and Federal lead-safe standards.
  - **Program:** Continue cooperative efforts between the Washington County Health Department and local governments to enforce State public health Statutes and County ordinances concerning dilapidated, unsafe, or unsanitary housing that poses a human health hazard.
- **Objective:** Provide housing within a suitable physical environment.
  - **Policy:** Seek to protect the character of residential neighborhoods by precluding the encroachment of incompatible land uses and minimizing adverse impacts on the environment.
  - **Policy:** Discourage building on poor soils or in other areas poorly suited for development.
    - **Program:** Design the County land use plan to encourage residential development in suitable areas.
    - **Program:** Continue to enforce requirements relating to land suitability and layout through administration of the County Land Division Ordinance.
    - **Program:** Continue to enforce requirements relating to development in floodplains through administration of the County Shoreland-Wetland and Floodplain Ordinance (Chapter 23 of the County Code of Ordinances).
- **Suggestions for Local Governments:** Comprehensive plan housing elements should identify a projected number of additional housing units required to meet housing demand for the plan design year of 2035. Land needed to accommodate the additional housing units should be reflected on the planned land use map prepared under the land use element of the comprehensive plan while recognizing that land for residential development will be provided incrementally over the planning period.

Local comprehensive plans should also address the need for adequate consumer housing choice. This goal may be achieved through the revision and implementation of local ordinances, including zoning ordinances, land division ordinances, and building codes, that are consistent with local comprehensive plans. Local comprehensive plans should provide for an owner-occupied housing unit vacancy rate of no greater than 2 percent, and a renter-occupied housing unit vacancy rate of no greater than 6 percent, to help ensure adequate housing choices within a community.

Communities with sewer services areas and other urban services should provide for a full range of housing structure types and sizes including single-family, two-family, and multi-family at densities that can be economically served by sanitary sewers. Communities without urban services should consider allowing accessory units in single-family homes subject to conditions specified in the zoning ordinance, and, if appropriate to the community, a limited number of two-family and multi-family dwellings if adequate provisions can be made for sewage treatment and disposal and for water supply. Local governments that have not done so may also consider developing a policy that establishes a desirable percentage distribution of single-family, two-family, and multi-family units.

### **Housing Cost / Workforce Housing Issue**

- **Goal:** Promote a range of affordable housing choices for persons of all income levels.
- **Objective:** Reduce the percentage of households in the County with a high housing cost burden by providing more affordable housing options.



The County should encourage local governments to accommodate higher density development in areas with appropriate urban services to encourage more low-income and moderate-income housing.

- **Objective:** Promote affordable housing choices for young families in Washington County.
- **Objective:** Promote affordable housing choices for people who work in Washington County.
  - **Policy:** Provide technical assistance to communities seeking to provide conservation-based and other innovative forms of affordable housing.
  - **Policy:** Encourage local governments to accommodate higher density development in areas with appropriate urban services to encourage more low-income and moderate-income housing.
  - **Policy:** Encourage local governments with major employers to develop inclusionary zoning regulations and/or development policies to provide housing that is appropriately priced so people who work in the community can afford to live in the community.
  - **Policy:** Support the use of tax incremental financing (TIF) districts to encourage redevelopment of under-used and blighted areas for affordable housing.
    - **Program:** Study the establishment of a County housing trust fund that would use a dedicated funding source to increase the availability of affordable housing in Washington County and/or study the establishment of a County tax credit for the development of smaller homes or multi-family residences to support low-income and moderate-income housing. Once the studies are complete and funding is available, these programs must be reviewed and approved by the appropriate County Board liaison committee and the County Board of Supervisors.
    - **Program:** As needed, work with local housing authorities to study the establishment of a housing assistance program to offer down payment and mortgage assistance for a limited number of first-time homebuyers per year who would not be able to obtain conventional financing.
    - **Program:** Consider providing County tax credits for the development of smaller homes or multi-family residences to support low-income and moderate-income housing.
    - **Program:** Develop model PUD and accessory apartment ordinances, for use by local governments, which are designed to increase the number of affordable housing units.
    - **Program:** Continue to monitor countywide residential development by tracking the number of housing units by type and cost added in each community within the County annually, and share the results with each community on an annual basis.
  - **Policy:** Promote Federal, State, and County government housing programs that have the potential to increase the availability of lower-cost housing and rehabilitation within the County.

- **Program:** Partner with appropriate organizations to study the use of Community Development Block Grant (CDBG) funds, which can be used for activities that benefit low- and moderate-income families or aid in the prevention or elimination of blighted areas, for appropriate projects within the County.
  - **Program:** Partner with appropriate organizations to educate local government elected officials and staff about the availability of CDBG funds. Assist local governments with the application process for these funds from the Wisconsin Department of Commerce.<sup>20</sup>
  - **Program:** Continue active representation on the HOME Consortium Board, which receives an annual funding allocation from HUD to advance homeownership opportunities and programs for households earning 80 percent or less of the Milwaukee-Waukesha MSA median family income.
  - **Program:** Partner with appropriate organizations to develop and distribute educational materials regarding the various Federal, State, and County programs available to Washington County residents, governmental agencies, and project developers. Educational materials should include information on the programs inventoried in Part 2 of this Chapter.
  - **Program:** Consider waiving review fees for all proposed subdivisions that provide affordable housing that are reviewed under the Washington County Subdivision Ordinance.
  - **Program:** Partner with appropriate organizations to work with State and Federal officials to encourage adequate funding for Section 8, Section 202, Section 811, and other financial assistance programs.
- **Goal:** Promote the conservation of the existing housing stock as one source of affordable housing.
  - **Objective:** Encourage the rehabilitation of existing homes to serve as one source of affordable housing.
    - **Policy:** Support the adoption and provide technical assistance, if requested, to local governments seeking to adopt property maintenance ordinances, and to include lead-safe standards in such ordinances.
    - **Program:** Study the feasibility of using Community Development Block Grant (CDBG) funds to establish a County program to provide grants or low-interest loans to renovate older homes that are in disrepair or do not meet lead-safe standards.
  - **Suggestions for Local Governments:** Comprehensive plan housing elements should address affordable housing based on the income characteristics of the local government and the number of households, including extremely low income, very low income, low income, and moderate income households,<sup>21</sup> experiencing a high housing cost burden, as set forth in Appendix M. Income levels of these households will vary by community based on the median annual household income of the community. Each local government should seek to provide sufficient housing so all income levels can afford housing utilizing a maximum of 30 percent of their household income, based on the appropriate land uses from each community’s adopted land use plan. Communities should also consider the anticipated wages for workers associated with new commercial and industrial projects as they are reviewed by the plan commission and governing body. Communities should ensure that applications for new residential subdivisions, condominiums, and apartments include housing that will be affordable for workers in new jobs to be

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<sup>20</sup>Currently, the City of Hartford is the only unit of government in the County that receives CDBG funds.

<sup>21</sup>Extremely low income households earn below 30 percent of the median annual household income, very low income households 30 to 49 percent, low income households 50 to 79 percent and moderate income households 80 to 95 percent.

located in the community. Incentives such as a streamlined permitting process, density bonuses, reduced or waived application fees, and reduced impact fees for residential developments that include affordable units could be considered as ways to provide workforce housing.

The County Board recommends that cities, towns, and villages consider the anticipated wages for workers associated with new commercial and industrial businesses as they are reviewed by the plan commission and governing body. Communities with sewer service areas should make every effort to ensure that applications for new residential subdivisions, condominiums, and apartments include housing which utilizes a maximum of 30 percent of household income for workers in new jobs to be located in the community, based on appropriate land uses from the community's adopted land use plan.

City, town, and village ordinances should allow for an appropriate range of housing structure types and lot and home sizes to accommodate affordable housing for households of all income levels in the community. Zoning districts allowing a full range of housing types and sizes should be established in each urban community, which may necessitate some revisions to current zoning ordinances. The "flexible zoning districts" inventoried in Part 3 of this Chapter provide an example of how local zoning ordinances can provide for a full range of housing structures and sizes.

Local governments should consider allowing accessory dwellings as conditional uses in single-family zoning districts, as appropriate. Communities may also wish to consider establishing PUD or other flexible zoning districts to accommodate a limited number of two-family or multi-family structures in suitable locations.

Local governments may wish to consider requiring that a certain percentage of affordable housing units be provided in new residential development at or above a certain size (for example, 50 or more units within a period of five years). Local governments may also wish to consider encouraging the development of affordable housing in "infill" areas by offering incentives or waiving review fees.

In addition to ordinance revisions, local government officials and staff should seek information from the County and other agencies, such as those listed in Part 2 of this Chapter, regarding government programs designed to provide affordable housing.

### **Elderly and Persons with Disabilities Issue**

- **Goal:** Promote a range of housing choices for Washington County's aging and disabled population.
- **Objective:** Promote affordable housing for Washington County's aging and disabled population.
- **Objective:** Maintain and enhance the number and variety of housing units for the elderly and persons with disabilities.
  - **Policy:** Promote Federal, State, and County government housing programs that have the potential to increase the availability of housing for the elderly and persons with disabilities.
  - **Program:** Continue to provide a continuum of care, including housing, through the Washington County Aging and Disability Resource Center,<sup>22</sup> which provides services to elderly and persons with physical disabilities, and the Family Care Program, which will be implemented in Washington County beginning in 2008.

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<sup>22</sup>The Washington County Aging and Disability Resource Center provides information, programs, and services pertaining to transportation, health and homemaker services, elderly housing, senior identification cards, meal programs, benefit services, recreation and education programs, and general aging information. All programs are available to Washington County residents who are elderly (60 years of age or older) or disabled adults 18 to 59 years old. The Resource Center also offers limited assistance to disabled residents. Additional assistance for disabled residents is provided by the Washington County Comprehensive Community Services Agency and the County Department of Social Services.



Washington County should continue to provide a continuum of care, including housing, through the Washington County Aging and Disability Resource Center.



The County should encourage the development of nursing homes, community based residential facilities, and other types of assisted living for the elderly and disabled, and work with local governments to allow such facilities in their communities where there is a need for them.

- **Program:** Develop and distribute educational materials regarding the various Federal, State, and County programs, such as the Section 202 Supportive Housing for the Elderly Program, available to Washington County residents and developers for the construction of new projects or the conversion of existing housing to senior housing.
  - **Program:** Develop and distribute educational materials regarding the various Federal, State, and County programs available to Washington County residents, such as the Section 811 Supportive Housing for the Disabled Program, available to Washington County residents and developers for the construction of new projects or the conversion of existing housing for people with disabilities.
  - **Program:** Encourage the development of nursing homes, community based residential facilities, and other types of assisted living for the elderly and persons with disabilities, and work with local governments to allow such facilities in their communities where there is a need for them.
- **Objective:** Increase awareness of the housing needs and preferences of the elderly and persons with disabilities.
  - **Policy:** Develop methods to collect data regarding the housing needs and preferences of County residents age 60 and older and persons with disabilities.
  - **Program:** Prepare and distribute a housing survey to a sample of Washington County residents age 60 and older and persons with disabilities through the Aging and Disability Resource Center. Distribute findings throughout County level government and to local government elected officials and staff.
- **Goal:** Promote housing options that allow the elderly and persons with disabilities to remain in their homes.
  - **Objective:** Support efforts by appropriate government and profit and non-profit organizations, including churches, to provide needed assistance for the elderly and persons with disabilities residents who wish to stay in their own homes.
  - **Objective:** Continue to provide assistance programs for home maintenance and in-home health care services.
  - **Objective:** Provide the elderly and persons with disabilities population with housing options in accordance with the State policy promoting aging in place.
    - **Policy:** Continue services offered by the County to assist elderly householders with living in traditional housing.

- **Program:** Continue to provide information, referrals, and assistance through the Washington County Aging and Disability Resource Center.
  - **Program:** Continue the home delivered meals program and the congregate meals program offered by the Aging and Disability Resource Center.
- **Objective:** Increase the availability of options to adapt homes to the needs of persons with disabilities and the elderly.
  - **Policy:** Promote programs that provide funds and labor to adapt homes to the needs of persons with disabilities and the elderly.
  - **Program:** Develop and distribute educational materials regarding the various Federal, State, and County programs available to Washington County residents for funding to adapt homes to the needs of persons with disabilities and the elderly, such as the WisLoan program.
- **Objective:** Increase the use of design that allows access and livability for persons with disabilities and the elderly in new construction.
  - **Policy:** Promote construction design concepts such as Universal Design<sup>23</sup> and Vistability. Vistability is a movement to change home construction practices so that all new homes, not just custom built homes, offer a few specific features that make the home easier for people with mobility impairment to live in or visit. Minimum requirements include wide passage doors, at least a half-bath on the first floor, and at least one zero-step entrance approached by an accessible route on a firm surface no steeper than a 1:12 grade from a driveway or public sidewalk.
  - **Program:** Develop model universal design guidelines for local governments and project developers.
  - **Program:** Encourage local governments to incorporate Universal Design requirements into local zoning ordinances and building codes.
- **Suggestions for Local Governments:** Local government housing elements should examine County population projection data and public input to determine the future housing needs of the community’s aging and disabled population and include goals, objectives, policies, and programs to address these needs. As with previous recommendations, local ordinances should allow for a full range of housing structures and sizes, with consideration given to the needs of elderly households and households having persons with disabilities. There may be a demand for a greater percentage of smaller homes, two-family structures, multi-family structures, condominiums, accessory apartments, and new construction using Universal Design concepts.

Consideration should be given to reducing required minimum home sizes and, in sewer service areas, allowing smaller lot sizes. Local governments should also consider amending their zoning and/or building codes to require basic accommodations for people with disabilities in multi-family buildings and/or in housing developments for seniors or persons with disabilities. An example of such requirements is provided in Table 151.

In addition, demand may increase for independent senior communities and facilities with a greater level of care, such as nursing homes. Local governments should also continue to administer programs that assist elderly householders and people with disabilities with living in traditional housing and study the feasibility of expanding these programs. This will result in additional housing options for elderly households and people with disabilities.

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<sup>23</sup>*Accessibility for the disabled can be increased by providing homes with wider doors and hallways, level surfaces, bathrooms on the first floor, and other features, often referred to as “Universal Design.”*

Table 151

EXAMPLE OF HOUSING DESIGN FEATURES FOR THE DISABLED

Required	Desired	Optional
Accessible path between parking and the units for apartments	Visual smoke detectors	Security system and visual identification of visitors
All common areas must meet ADA (Americans with Disabilities Act) standards for apartments	Smooth vertical transition between rooms	Handrails on both sides of all stairs
No-step entrance to community buildings and all dwellings	Maneuvering space at entrance, between main living areas, and in front of appliances	Grab bars in bathrooms
Front door must be 36 inches wide with exterior lighting of the entrance	Low-maintenance exterior materials	Curbless shower
All interior doorways at least 32 inches wide	Covered main entry	Multi-level or adjustable kitchen counters
Hallways at least 36 inches wide	Lever handles and anti-scald devices on all plumbing fixtures	Pull-out shelves in kitchen base cabinets
Complete first floor living area with master bedroom and bath (or elevator if multi-story apartment)	Slip-resistant flooring	Hand-held showerhead
Lever handles on interior and exterior doors	Five-foot turning radius or T turn in kitchen and bath	Task lighting in kitchen, bath, and other work areas
Structural blocking for grab bars in bathroom walls near toilet and shower	Switches, doorbells, thermostats, and breaker boxes no more than 48 inches above the floor	Lighting in closets and pantries
--	Electrical receptacles at least 15 inches above the floor	Adjustable closet rods and shelving

Note: The above example is taken from the Senior Residential zoning district regulations adopted by Howard County, Maryland.

Source: American Planning Association (APA) and SEWRPC.

**Housing Preference Issue**

- **Goal:** Support a range of housing types to meet the housing needs and preferences of Washington County residents.
  - **Objective:** Promote a variety of housing units to accommodate households of all sizes.
  - **Objective:** Promote a variety of residential lot sizes.
  - **Objective:** Promote a variety of housing structure types including single-family, two-family, and multi-family and a variety of ownership options (conventional home ownership, condominiums, and rental units).
  - **Objective:** Allow home businesses that do not significantly affect the home site or surrounding character.
  - **Objective:** Encourage more cluster development or conservation subdivision housing development with open space.
    - **Policy:** Support local government comprehensive plans and ordinances including zoning ordinances, land division ordinances, and building codes that support the provision of a full range of lot sizes and structure types and sizes including single-family, two-family, and multi-family within sewer service areas.
    - **Program:** Continue to research housing trends and provide information to local governments on innovative ways to accommodate a variety of housing types and sizes that are appropriate to the services available in various communities.
- **Suggestions for Local Governments:** Comprehensive plan housing elements should reflect the housing preferences of local residents as well as the projected needs of residents. Serving both the housing needs and preferences of residents will, in part, help a community retain its quality of life. Available public input through sources such as local public opinion surveys and local comprehensive planning public informational meetings should be reviewed by each community to determine the housing preferences of residents. Housing element goals, objectives, policies, and programs should work to strike a balance

between housing needs and preferences, if they differ. Local ordinances, including zoning and subdivision ordinances, should be consistent with the comprehensive plan. Flexible zoning districts and conservation subdivisions are examples of zoning and land division ordinance provisions that could be used by local governments to strike this balance.

### Housing Distribution Issue

- **Goal:** Promote the distribution of a variety of housing structure types and sizes including single-family, two-family, and multi-family homes across Washington County for all income and age groups.
  - **Objective:** Promote an adequate number of single-family, two-family, and multi-family housing units in each sewer service area in the County.
  - **Objective:** Adequate choice in the type, size, cost, and location of housing units will assure equal housing opportunity.
  - **Objective:** Promote an adequate number of affordable housing choices within local governments based on local high housing cost burden data as set forth in Appendix M.
    - **Policy:** Promote local government comprehensive plans and ordinances including zoning ordinances, land division ordinances, and building codes that support the provision of a full range of structure types and sizes including single-family, two-family, and multi-family homes within sewer service areas.
    - **Policy:** Continue to maintain the rural areas of the County through the accommodation of new residential development at appropriate densities.
    - **Policy:** Encourage the use of flexible zoning techniques by local governments to accommodate a variety of housing options. Develop model ordinances to assist local governments in amending local ordinances to include flexible zoning techniques. Examples of flexible zoning techniques include traditional neighborhood development (TNDs), infill development, planned unit developments (PUDs), and accessory apartments.
      - **Program:** Create a dialogue between local governments in Washington County to encourage intergovernmental cooperation in achieving a distribution of a variety of housing choices across Washington County.
      - **Program:** Continue to monitor residential development by tracking the number of housing units by type and cost added in each community within the County and share the results with each community.
- **Suggestions for Local Governments:** Housing elements should address the housing needs of all income and age groups present within the local government. Housing element goals, objective, policies, and programs should provide for a variety of housing structure types and sizes. Local ordinances should be revised as necessary to be consistent with the local comprehensive plan. Areas with higher residential densities should be located in sewer service areas. If towns desire higher density developments, cooperative methods should be studied with neighboring cities and villages, which may be able to extend urban services to portions of the town. An example is the boundary agreement between the Village and Town of Jackson. This agreement identifies future Village growth areas where annexation may occur. In addition, the agreement outlines specific urban services the Village will extend to areas of the Town identified for urban development.

### Fair Housing Issue

- **Goal:** Promote fair housing practices in Washington County.
  - **Objective:** Discourage housing discrimination based on protected classes and unlawful acts set forth in Federal and State laws.
    - **Policy:** Promote awareness of Federal and State fair housing laws among those seeking and providing housing within the County.

- **Policy:** Develop methods to help ensure Federal and State fair housing laws are followed within Washington County.
  - **Program:** Develop and distribute educational materials regarding Federal and State fair housing laws. Emphasis should be given to protected classes, unlawful actions, and organizations to contact if an individual believes he or she has experienced housing discrimination, such as the Metropolitan Milwaukee Fair Housing Council.
  - **Policy:** Encourage the HOME Consortium to complete an analysis of impediments to fair housing as part of its Consolidated Plan prepared for HUD, which is required every five years for consortia receiving a HUD funding allocation.
  - **Program:** The analysis of impediments to fair housing should be updated on the HOME Consortium's five year consolidated planning cycle. In addition, actions to address impediments to fair housing practices identified in the County should be developed by the HOME Consortium, if such impediments are found.
- **Suggestions for Local Governments:** Similar to the County, local governments should develop and distribute educational materials regarding Federal and State fair housing laws. Local governments should also provide this information to individuals if directly contacted about a possible act of housing discrimination.

## SUMMARY

The first three parts of this chapter provide inventory information on existing housing stock and housing demand information, including an affordable housing needs assessment, a description of government housing programs, and information on community policies and ordinances that affect the type of housing permitted in each local government in Washington County. The following is a summary of the inventory information:

- There were 45,853 total housing units in the County in 2000. About 73 percent, or 33,332, were owner-occupied and about 23 percent, or 10,552, were renter-occupied. About 4 percent of the total housing units, or 1,969 units, were vacant. There were 94 housing units in the Town of Germantown in 2000, which included 80 owner-occupied units, nine renter-occupied units, and five vacant units.
- The overall vacancy rate in the County was about 4 percent in 2000. Although the overall County vacancy rate met the guidelines established by the U. S. Department of Housing and Urban Development (HUD) of at least 3 percent, the rate was less than 3 percent in the Villages of Germantown, Newburg, and Slinger, and in the Towns of Addison, Barton, Hartford, Jackson, Kewaskum, Trenton, and Wayne. The Town of West Bend had a vacancy rate of over 18 percent.
- The vacancy rate in Washington County for owner-occupied units was about 1 percent, and the vacancy rate for rental units was about 4.7 percent. The owner-occupied unit vacancy rate was about one-third lower than the minimum vacancy rate of 1.5 percent recommended by HUD, and the rental unit vacancy rate was slightly lower than the HUD guideline of 5 percent. Only two local governments met the HUD guideline for the vacancy rate for owner-occupied housing units, the City of West Bend and Village of Kewaskum. Six local governments met the HUD vacancy rate guideline for renter-occupied housing units; they included the City of West Bend and the Towns of Addison, Barton, Erin, Germantown, and West Bend. The overall vacancy rate in the Town of Germantown was 5.3 percent in 2000. The Town's vacancy rate was 5.3 percent for owner-occupied units and 18.2 percent for renter-occupied housing units.
- The median value for owner-occupied housing units in the County in 2000 was \$155,000. In the Town of Germantown the median value for owner-occupied housing units in 2000 was \$147,000.
- In 2006, the median sale price for a housing unit<sup>24</sup> was \$202,000; this is an increase of nearly 37 percent from the median sale price in 2000. There were five housing units sold in the Town of Germantown and all were single-family units. The median sale price was \$197,000; this is an increase of about 11 percent from the median sale price in 2000.

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<sup>24</sup>The median housing unit sale price excludes multi-family units.

- The median sale price for single-family units was \$229,000, the median for two-family units was \$179,500, and the median for condominiums was \$156,688. The median sale price of single-family housing units increased nearly 47 percent, two-family increased about 29 percent, and condominiums increased almost 39 percent between 2000 and 2006.
- The median monthly housing cost for homeowners with a mortgage in the County was \$1,225 in 2000. The Town of Germantown's median monthly housing cost for homeowners with a mortgage was \$1,250 in 2000.
- The median monthly housing cost for homeowners without a mortgage in the County was \$373 in 2000. The Town of Germantown's median monthly housing cost for homeowners without a mortgage was \$457 in 2000.
- The median monthly cost for rental housing in the County was \$615 in 2000. The Town of Germantown's median monthly cost for rental housing was \$588 in 2000.
- Three bedroom dwellings comprised about 61 percent of the owner-occupied units in the County. Four bedroom dwellings and two bedroom dwellings comprised about 19 percent and 15 percent, respectively, of the owner-occupied units. Dwellings with five or more bedrooms and one or no bedrooms comprised about 3 percent and about 2 percent, respectively, of the owner-occupied dwellings.
- Two bedroom units comprised about 55 percent of the rental units in the County. Units with one bedroom or no bedrooms and three bedroom units comprised about 19 percent and 22 percent, respectively, of rental units. Four bedroom units and units with five or more bedrooms comprised about 3 percent and less than 1 percent, respectively, of the rental units in the County.
- In 2000, about 75 percent of housing units in the County were in single-family structures and about 18 percent were in multi-family structures. About 6 percent of units were in two-family structures and about 2 percent were mobile homes or other types of residential structures. About 98 percent of housing units in the Town of Germantown were in single-family structures and about 2 percent of units were in two-family structures. The town had no multi-family structures or mobile homes or other types of residential structures.
- The number of residential units in the County increased from 45,808 to 52,399, or by 14 percent, between 2000 and 2005. Although there was an increase in the total number of housing units between 2000 and 2005, the percentage of units in single-family, two-family, multi-family, and other residential structures remained similar. The number of residential units in the Town of Germantown increased from 101 to 106, or by 5 percent, between 2000 and 2005. The five housing units added between 2000 and 2005 were all single-family structures.
- There were 7,782 condominium units in Washington County in 2006. About 46 percent of those condominium units, or 3,611 units, were added from 2000 to 2006, which is nearly double the number of new condominium units added from 1990 to 1999 (1,984).
- The median year homes were built was 1976 for the County as a whole and in the 1960's and 1970's for all communities except the Town of Germantown, which has a median year built of 1959; the Villages of Germantown and Newburg, which both have a median year built of 1982; and the Village of Jackson, which has a median year built of 1991.
- Less than 1 percent of the housing units in the County were rated as "unsound." In the Town of Germantown about 97 percent of the housing units were rated as either "average" or "good," about 3 percent of housing units in the Town were rated as "poor." There were no units rated "unsound."
- HUD defines housing affordability as households "paying no more than 30 percent of their income for housing." About 19 percent of households in Washington County spent over 30 percent of their monthly income on housing costs in 2000. Nearly 5,000 households in the County were extremely low income or very low income households. About 73 percent of extremely low income households spent over 30

percent of their monthly earnings on housing costs. About 53 percent of very low income households spent over 30 percent of their monthly earnings on housing costs. An extremely low income household could afford monthly housing costs of no more than \$428.

- About 21 percent of households in the County, or 9,173 households, experienced a housing problem in 2000. About 19 percent of households, or 8,455 households in the County, experienced a housing cost burden. About 14 percent of households in the Town of Germantown, or 16 households, experienced a housing problem in 2000; the same number and percentage that experienced a high housing cost burden.
- The median percentage of monthly income spent on housing costs in the County by owner-occupied households with a mortgage was about 22 percent. The median percentage spent by owner-occupied households without a mortgage was about 10 percent and the percentage spent by renter-occupied households was about 21 percent.
- Non-resident worker households can afford rental housing in Washington County. Due to the relatively high cost of owner-occupied housing in Washington County compared to Milwaukee County, non-resident workers from Milwaukee County would have a more difficult time affording a home in Washington County.
- About 12,909 persons, or about 12 percent of County residents, reported having a disability in 2000. The 65 and over age group had the highest percentage of people reporting a disability, at about 32 percent or 3,952 residents. About 11 percent of residents ages 21 to 64, or 7,383 people, reported having a disability and about 6 percent of people ages five to 20, or 1,574 people, reported having a disability. In the Town of Germantown the 21 to 64 age group had the highest percentage of people reporting a disability, at about 23 percent, or 38 people. About 12 percent of people ages five to 20, or 10 people, reported having a disability and about 8 percent of people ages 65 and over, or two people, reported having a disability.
- Agencies involved in administering housing programs include the HOME Consortium; the U.S. Department of Agriculture (USDA) Rural Development; the Wisconsin Housing and Economic Development Authority (WHEDA); and the U.S. Department of Housing and Urban Development (HUD).
- Zoning ordinances for the Towns of Erin, Farmington, Germantown, Hartford, Kewaskum, Polk, and West Bend include only single-family residential zoning districts. This generally restricts the type of housing to single-family detached units. The Village of Richfield zoning ordinance includes a two-family residential district in addition to a number of single-family districts. All of the other local zoning ordinances include a variety of single-, two-, and multi-family residential zoning districts.
- The smallest minimum lot sizes in the single-family residential zoning districts of cities and villages range from 5,000 square feet in the City of Hartford to 10,000 square feet in the Village of Germantown. The largest lot size for single-family districts in city and village ordinances is 40,000 square feet, or just under one acre, which applies in the City of Hartford and Village of Slinger.
- The City of Hartford zoning ordinance requires the smallest minimum size for homes and apartments, with a minimum floor area of 750 square feet for a home and 400 square feet for an apartment. Minimum floor areas in other city and village zoning ordinances range from 600 to 750 square feet for apartments, and from 1,000 to 1,500 square feet for single-family homes. Minimum floor area requirements for single-family homes in Town zoning ordinances range from 900 to 2,500 square feet in the Town of Barton, and from 1,000 to 1,800 square feet in the other Town ordinances.
- The Towns of Addison, Polk, and Trenton; the Villages of Germantown, Kewaskum, and Slinger; and the Cities of Hartford and West Bend use planned unit development (PUD) regulations to alter minimum lot size, frontage, and yard requirements, provided that adequate open space is set aside so that the average residential density of the PUD is no greater than that permitted in the underlying district. The Towns of Jackson, Kewaskum, and Wayne PUD regulations authorize the Plan Commission to permit individual lots to be reduced to half the size required in the underlying district if public sanitary sewerage facilities are provided to the PUD, but the density within the PUD may not exceed the average density permitted in

the underlying district. The Towns of Barton, Farmington, and Hartford and the Villages of Jackson and Richfield allow an increase in the overall density of residential development in PUDs in specified situations.

- The City of West Bend zoning ordinance specifically allows Traditional Neighborhood Development (TND) as a type of Planned Unit Development. The City of Hartford is preparing TND regulations. The Village of Richfield's Walkable Hamlet District encourages infill development based on TND principles.
- The Towns of Barton, Erin, Wayne, and West Bend and the Village of Richfield include specific regulations for conservation subdivisions. The City of Hartford and Towns of Addison, Jackson, and Kewaskum allow conservation subdivisions as a conditional use in specified zoning districts. The Cities of West Bend and Town of Hartford ordinances expressly allow conservation subdivisions as a planned residential development or PUD.
- Communities with zoning ordinances that allow for accessory apartments or dwellings include the Towns of Addison, Barton, Farmington, Polk, and Trenton and the Village of Richfield.
- Communities that have adopted policies specifying a desirable mix of housing types include the Cities of Hartford and West Bend; the Villages of Germantown, Kewaskum, Richfield, and Slinger; and the Towns of Barton and Trenton.
- About 19,006 housing units should be added to the existing housing stock in the County to meet the projected housing demand by the plan design year of 2035.
- About 19 percent of the households in the County have a high housing cost burden, which is defined by HUD as households that spend more than 30 percent of their income on housing. In 2000, about 45 percent of households making less than 80 percent of the median County household income of \$57,033 had a high housing cost burden, while about 73 percent of households making less than 30 percent of the median County household income had a housing cost burden.
- A number of people working in the County may not be able to afford housing in the County, particularly as homeowners rather than renters. The highest average annual wage by industry sector in the County in 2006 was financial services at \$46,287. The minimum annual income to afford a \$202,000 house (a typically priced starter home in Washington County) in 2006 was \$74,662. The minimum annual earnings needed to afford the fair market rent for a one bedroom apartment in the County in 2006 was \$23,650, and \$28,246 for a two bedroom apartment.
- The number of residents in the 65 years of age and older age category is projected to increase from 10,375 persons in 2000 to 24,877 persons in 2035. This represents a projected increase from about 11 percent of the population in 2000 to about 24 percent of the population in 2035. This shift in population distribution may create a corresponding shift in the housing needs of County residents. The aging of the population also creates an increasing need for housing that is accessible to persons with disabilities. In 2000, there were 12,909 people with disabilities residing in the County. The age group with the highest percentage of people with disabilities, about 32 percent, was the 65 and older group.
- The average household size in the County in 2000 was 2.65 persons per household. The projected 2035 household size is 2.45 persons per household.
- The results of the telephone survey conducted as part of the comprehensive planning process indicate support for more single-family housing under \$200,000. Single-family housing under \$200,000 had the highest perceived need for additional housing by respondents to the survey, with 60 percent responding "want more" single-family housing under \$200,000.
- The lack of affordable housing was perceived as a threat and a weakness in the SWOT workshops, while kickoff meeting participants also perceived the lack of affordable housing as a threat to the County. Elderly housing was identified as a strength in the County by the MJAC.

- About 62 percent of survey respondents also prefer new residential development in their community to be on larger lots with more land for homes, as opposed to 23 percent of survey respondents who prefer residential areas to be developed on smaller lots.

Part 4 of the chapter sets forth goals, objectives, policies, and programs intended to provide an adequate housing supply to meet existing and projected housing demand, including a range of housing choices to meet the needs of all income levels, age groups, and persons with special needs. An adequate amount of housing is provided by the private market for households earning the median income or above. The housing element recommendations therefore focus on providing housing for households that earn less than the median income, including workforce housing for both resident and non-resident workers, housing for an aging population, including “empty nester” housing, and housing for people with disabilities. Goals, objectives, policies, and programs are organized under the following issues:

- Housing Supply and Quality Issue
- Housing Cost / Workforce Housing Issue
- Aging and Disabled Population Issue
- Housing Preference Issue
- Housing Distribution Issue
- Fair Housing Issue

Housing recommendations for local government consideration are included under each housing issue. Local recommendations were developed because local governments will have a greater influence over housing development within the County than County government, since local governments have primary control over zoning and subdivision ordinances and building codes. The County goals, objectives, policies, and programs should be taken into consideration as cities, towns, and villages prepare their local comprehensive plans.

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## Chapter XI

# TRANSPORTATION ELEMENT

### INTRODUCTION

The transportation element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(c) of the *Statutes* requires this element to compile goals, objectives, policies, and programs to guide the future development of various modes of transportation in the County. Under the comprehensive planning law, the transportation element should incorporate State and Regional transportation plans, and compare County goals, objectives, policies, and programs to those of State and Regional transportation plans.

Modes of transportation addressed in this element include:

- Arterial streets and highways
- Collector and land access streets
- Public transit
- Transportation systems for persons with disabilities and the elderly
- Bicycle and pedestrian facilities
- Railroads
- Air transportation
- Trucking and water transportation

In addition, the following comprehensive planning goals related to the transportation element are set forth in Section 16.965 of the *Statutes* and were addressed as part of the planning process:<sup>1</sup>

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of neighborhood designs that support a range of transportation choices.

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<sup>1</sup>Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*.

- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Encouragement of coordination and cooperation among nearby units of government.
- Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependant citizens and persons with disabilities.

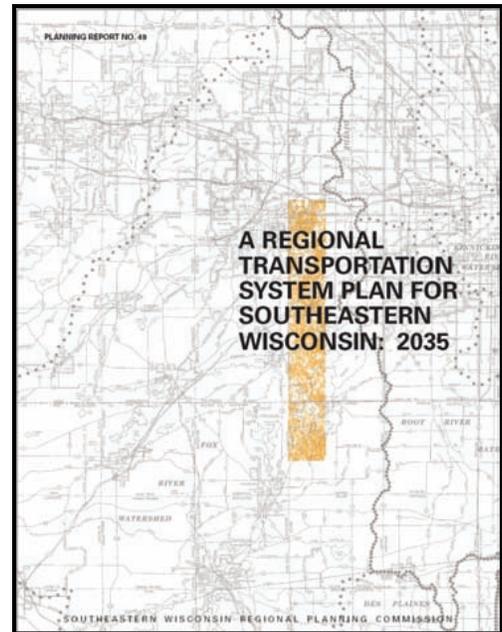
## REGIONAL TRANSPORTATION SYSTEM PLAN

The adopted Regional Transportation System Plan is set forth in SEWRPC Planning Report No. 49, *A Regional Transportation System Plan for Southeastern Wisconsin: 2035*. The plan is designed to serve the land use pattern developed as part of the regional land use plan for 2035. The Regional Transportation System Plan is multi-modal, and provides recommendations for a transportation system that integrates several modes, or means, of transportation. The plan's vision is:

*A multi-modal transportation system with high quality public transit, bicycle and pedestrian, and arterial street and highway elements which add to the quality of life of Region residents and support and promote expansion of the Region's economy by providing for convenient, efficient, and safe travel by each mode, while protecting the quality of the Region's natural environment, minimizing disruption of both the natural and manmade environment, and serving to support implementation of the regional land use plan and minimizing the capital and annual operating costs to the transportation system.*

The Regional Transportation System Plan includes recommendations regarding five key transportation elements: public transit, bicycle and pedestrian facilities, transportation system management, travel demand management, and arterial streets and highways. The public transit element envisions significant improvement and expansion of public transit in southeastern Wisconsin, including development of both rapid transit and express transit systems, improvements of existing local bus service, and the integration of local bus service with the proposed rapid and express transit services. The bicycle and pedestrian facility element is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to personal vehicle travel. The transportation systems management element includes measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency. The travel demand management element includes measures intended to reduce personal and vehicular travel or to shift such travel to alternative times and routes, allowing for more efficient use of the existing capacity of the transportation system. The arterial street and highway element recommends arterial street improvements needed to address the residual congestion not expected to be alleviated by implementation of the land use, transportation systems management, travel demand management, bicycle and pedestrian facilities, and public transit recommendations.

Implementation of the plan may be expected to provide the Region with an integrated transportation system that will effectively serve and promote desirable land use patterns, meeting anticipated future travel demand at an adequate level of service through transportation systems and travel demand management measures and transit, bicycle and pedestrian, and arterial street and highway improvements.



The Regional Transportation System Plan is multi-modal, and provides recommendations for a transportation system that integrates several modes, or means, of transportation.

### **Arterial Streets and Highways Element**

The Regional Transportation System Plan recommends a street and highway system that supports the existing development pattern and promotes the implementation of the regional land use plan. Among other recommendations, the regional land use plan recommends centralized urban development within planned urban service areas, which can be more economically served by transportation facilities and services than low density development dispersed across the County. That recommendation is generally reflected in the County land use element.

The street and highway system serves several important functions, including the movement of through vehicular traffic; providing vehicular access to abutting land uses; providing for pedestrian and bicycle circulation; and serving as the location for utilities and stormwater management facilities. The three functional classifications of streets and highways are: arterial streets, collector streets, and land access streets. In 2005, there were approximately 1,535 miles of streets and highways in Washington County, including 425 miles of arterial streets and highways.<sup>2</sup>

### ***Jurisdictional Highway System Plan***

Recommendations for the maintenance, improvement, and expansion of arterial streets and highways from the Regional Transportation System Plan were refined in 2007 and 2008 during the preparation of an updated Washington County Jurisdictional Highway System Plan for the year 2035.<sup>3</sup> The recommendations of the Jurisdictional Highway System Plan have been incorporated into this Transportation Element, and will efficiently serve the anticipated land use development pattern recommended in the Land Use Element.

The Regional Transportation System Plan and County Jurisdictional Highway System Plan contain a functional arterial street and highway system plan. This functional plan consists of recommendations concerning the general location, type, capacity, and service levels of the arterial street and highway facilities required to serve southeastern Wisconsin to the year 2035. Recommended improvements to the arterial street and highway system in Washington County, from the jurisdictional highway system plan, are shown on Map 89. Alternative alignments for the conceptual location of the new street and highway segments shown on Map 89 would be evaluated during preliminary engineering, which would precede construction of proposed routes.

The Regional Transportation System Plan also makes recommendations for arterial street and highway system jurisdictional responsibility; specifically, which unit of government (State, County, or local) should have jurisdiction over each arterial street and highway and be responsible for maintaining and improving the facility. Map 90 shows the level of government recommended to have jurisdiction over arterial streets and highways in Washington County by 2035. Map 90 reflects the recommendations of the jurisdictional highway planning committee.<sup>4</sup> That committee conducted a major review and reevaluation of the jurisdictional transfer recommendations in the 2035 regional plan, including a review and redefinition of the criteria used to determine which level of government should have jurisdiction over each arterial street, and the application of those criteria to arterial streets and highways in the County.

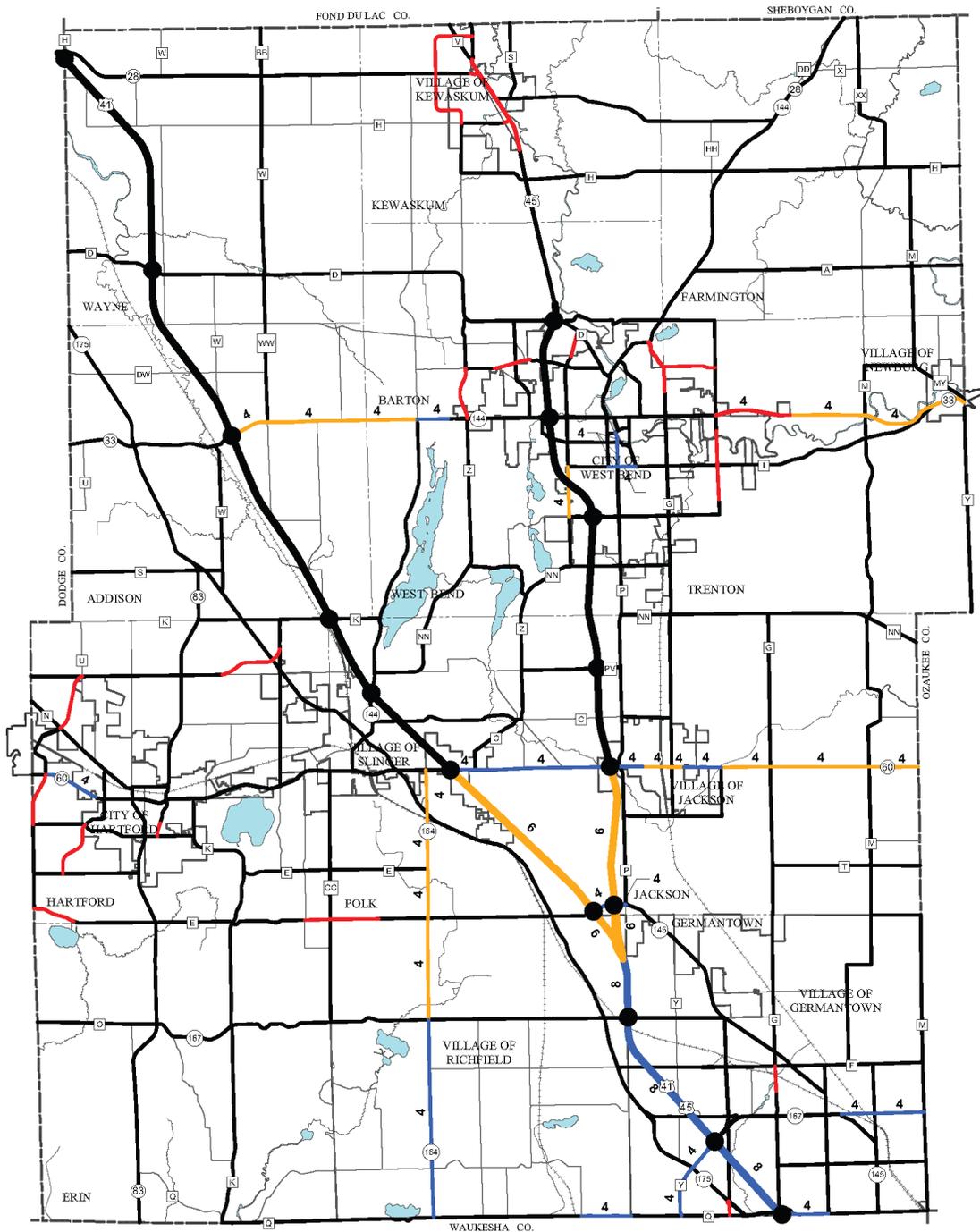
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<sup>2</sup>Existing arterial streets and highways within the County are identified on Map 43 in Chapter IV by jurisdiction. Existing roadway mileage by function is documented under the streets and highways section of Chapter IV.

<sup>3</sup>Documented in SEWRPC Planning Report No. 23, 2<sup>nd</sup> edition, A Jurisdictional Highway System Plan for Washington County: 2035, July 2008.

<sup>4</sup>The Washington County Jurisdictional Highway System Planning Committee met during 2007 and 2008 to prepare an updated jurisdictional highway system plan for the County. The committee includes a representative from each city, town, and village in the County, and staff from Washington County, SEWRPC, and State and Federal agencies. Minutes of Jurisdictional Highway System Planning Committee meetings are available from SEWRPC.

CAPACITY IMPROVEMENTS IN THE YEAR 2035 WASHINGTON COUNTY JURISDICTIONAL HIGHWAY SYSTEM PLAN



ARTERIAL STREET OR HIGHWAY

- NEW (ACTUAL ALIGNMENT TO BE DETERMINED DURING PRELIMINARY ENGINEERING)
- WIDENING AND/OR OTHER IMPROVEMENTS TO PROVIDE SIGNIFICANT ADDITIONAL CAPACITY
- RESERVE RIGHT-OF-WAY TO ACCOMMODATE FUTURE IMPROVEMENT (ADDITIONAL LANES OR NEW FACILITY)
- RESURFACING OR RECONSTRUCTION TO PROVIDE ESSENTIALLY THE SAME CAPACITY
- 4** NUMBER OF TRAFFIC LANES FOR NEW OR WIDENED AND/OR IMPROVED FACILITY (2 LANES WHERE UNNUMBERED)

FREEWAY INTERCHANGE

- INTERCHANGE

Source: SEWRPC.

RESPONSIBLE COUNTY FOR EXISTING COUNTY TRUNK HIGHWAYS (CTH) LOCATED ON A COUNTY LINE

DODGE COUNTY: CTH Q NORTH OF CTH S FOR ONE-HALF MILE  
 FOND DU LAC COUNTY: CTH H NORTH OF STATE TRUNK HIGHWAY (STH) 28  
 OZAUKEE COUNTY: CTH Y FROM CEDAR SAUK DRIVE TO KNOWLWOOD ROAD AND CTH M SOUTH OF PIONEER ROAD (CTH M) FOR ONE AND ONE-HALF MILES.  
 WAUKESHA COUNTY: CTH Q FROM CTH K TO 500 FEET WEST OF ST. AUGUSTINE ROAD AND CTH Q FROM STH 175 TO COOKSATE ROAD.  
 WASHINGTON COUNTY FOR ALL OTHERS.

LOCAL GOVERNMENT CONCERNS REGARDING PLAN

THE TOWN OF BARTON EXPRESSED OPPOSITION REGARDING THE PLANNED EXTENSION OF N. RIVER ROAD ON NEW ALIGNMENT AND TO THE PLANNED EXTENSION OF 18TH AVENUE, SCHUSTER DRIVE, AND KETTLE VIEW DRIVE IN THE TOWN OF BARTON. THE TOWN OF BARTON DOES NOT ADOPT AS PART OF THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN.

THE TOWNS OF BARTON AND TRENTON EXPRESSED OPPOSITION TO THE PLANNED EAST - WEST ARTERIAL BETWEEN TRENTON ROAD AND N. RIVER ROAD ON AN ENTIRELY NEW ALIGNMENT. THE TOWN OF BARTON DOES NOT ADOPT AS PART OF THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN.

THE TOWNS OF ADDISON AND HARTFORD EXPRESSED OPPOSITION REGARDING THE PLANNED EAST - WEST ARTERIAL ROUTE LOCATED NORTH OF THE HARTFORD AND SLINGER AREAS.

THE VILLAGE OF RICHFIELD AND TOWN OF ERIN EXPRESSED OPPOSITION REGARDING THE PLANNED EAST - WEST ARTERIAL ROUTE LOCATED SOUTH OF THE HARTFORD AND SLINGER AREAS.

THE VILLAGE OF RICHFIELD EXPRESSED OPPOSITION REGARDING THE PLANNED WIDENING OF STH 164 BETWEEN CTH Q AND STH 167, AND TO THE POTENTIAL FUTURE WIDENING OF STH 164 NORTH OF STH 167 TO PIONEER ROAD.

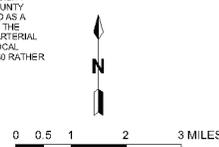
THE VILLAGE OF GERMAN TOWN EXPRESSED OPPOSITION TO DIVISION ROAD BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN CTH Q AND STH 145 RATHER THAN AS A COUNTY ARTERIAL FACILITY AND TO ANY OTHER PLANNED JURISDICTIONAL RESPONSIBILITY THAT DIFFERS FROM THEIR COMPREHENSIVE PLAN.

THE ALIGNMENT FOR THE PLANNED NORTH - SOUTH EXTENSION OF KETTLE VIEW DRIVE BETWEEN CTH H AND STH 28 IS CONCEPTUAL. THE ACTUAL ALIGNMENT MAY BE EXPECTED TO DIFFER FROM THE ALIGNMENT SHOWN ON THIS MAP AND WILL BE DETERMINED COOPERATIVELY BY THE VILLAGE AND TOWN OF KEWASKUM AND WASHINGTON COUNTY.

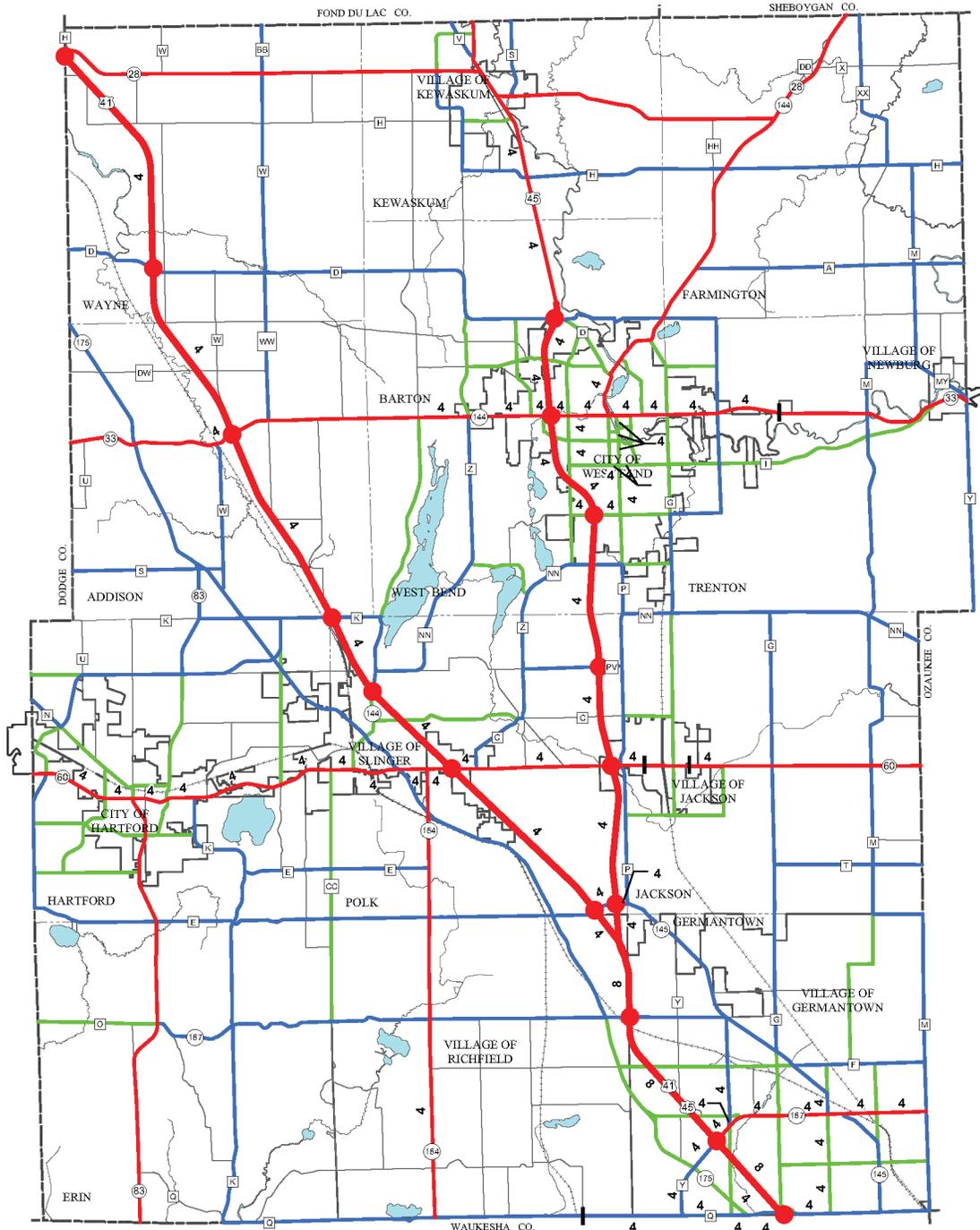
THE VILLAGE OF KEWASKUM EXPRESSED OPPOSITION TO CTH H BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN KETTLE VIEW DRIVE AND USH 45 RATHER THAN AS A COUNTY ARTERIAL FACILITY.

THE VILLAGE OF KEWASKUM EXPRESSED OPPOSITION REGARDING THE PLANNED ALTERNATIVE ROUTE OF USH 45 WITHIN THE FORMER RAILWAY RIGHT-OF-WAY IN THE VILLAGE.

THE TOWN OF ERIN EXPRESSED OPPOSITION TO CTH Q BEING PROPOSED AS A LOCAL, NON-ARTERIAL FACILITY BETWEEN CTH K AND STH 83 RATHER THAN A COUNTY NON-ARTERIAL FACILITY, CTH Q BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN STH 83 AND THE DODGE COUNTY LINE RATHER THAN A COUNTY ARTERIAL FACILITY, AND CTH Q BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN STH 150 AND STH 80 RATHER THAN A COUNTY ARTERIAL FACILITY.



YEAR 2035 WASHINGTON COUNTY JURISDICTIONAL HIGHWAY SYSTEM PLAN



RESPONSIBLE COUNTY FOR EXISTING COUNTY TRUNK HIGHWAYS (CTH) LOCATED ON A COUNTY LINE

DODGE COUNTY: CTH U NORTH OF CTH S FOR ONE-HALF MILE  
 FOND DU LAC COUNTY: CTH H NORTH OF STATE TRUNK HIGHWAY (STH) 28  
 OZAUKEE COUNTY: CTH Y FROM CEDAR SAUK DRIVE TO KNOLLWOOD ROAD AND CTH M SOUTH OF PIONEER ROAD (CTH M) FOR ONE AND ONE-HALF MILES.  
 WASHINGTON COUNTY FOR ALL OTHERS.  
 WAUKESHA COUNTY: CTH Q FROM CTH K TO 500 FEET WEST OF ST. AUGUSTINE ROAD AND CTH Q FROM STH 175 TO COLGATE ROAD.

LOCAL GOVERNMENT CONCERNS REGARDING PLAN

THE TOWN OF BARTON EXPRESSED OPPOSITION REGARDING THE PLANNED EXTENSION OF N. RIVER ROAD ON NEW ALIGNMENT AND TO THE PLANNED EXTENSION OF 16TH AVENUE, SCHUSTER DRIVE, AND KETTLE VIEW DRIVE IN THE TOWN OF BARTON. THE TOWN OF BARTON DOES NOT ADOPT AS PART OF THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN.

THE TOWNS OF BARTON AND TRENTON EXPRESSED OPPOSITION TO THE PLANNED EAST - WEST ARTERIAL BETWEEN TRENTON ROAD AND N. RIVER ROAD ON AN ENTIRELY NEW ALIGNMENT. THE TOWN OF BARTON DOES NOT ADOPT AS PART OF THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN.

THE TOWNS OF ADDISON AND HARTFORD EXPRESSED OPPOSITION REGARDING THE PLANNED EAST - WEST ARTERIAL ROUTE LOCATED NORTH OF THE HARTFORD AND SLINGER AREAS.

THE VILLAGE OF RICHFIELD AND TOWN OF ERIN EXPRESSED OPPOSITION REGARDING THE PLANNED EAST - WEST ARTERIAL ROUTE LOCATED SOUTH OF THE HARTFORD AND SLINGER AREAS.

THE VILLAGE OF RICHFIELD EXPRESSED OPPOSITION REGARDING THE PLANNED WIDENING OF STH 164 BETWEEN CTH Q AND STH 167, AND TO THE POTENTIAL FUTURE WIDENING OF STH 134 NORTH OF STH 167 TO PIONEER ROAD.

THE VILLAGE OF GERMANTOWN EXPRESSED OPPOSITION TO DIVISION ROAD BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN CTH Q AND STH 146 RATHER THAN AS A COUNTY ARTERIAL FACILITY AND TO ANY OTHER PLANNED JURISDICTIONAL RESPONSIBILITY THAT DIFFERS FROM THEIR COMPREHENSIVE PLAN.

THE ALIGNMENT FOR THE PLANNED NORTH - SOUTH EXTENSION OF KETTLE VIEW DRIVE BETWEEN CTH H AND STH 28 IS CONCEPTUAL. THE ACTUAL ALIGNMENT MAY BE EXPECTED TO DIFFER FROM THE ALIGNMENT SHOWN ON THIS MAP AND WILL BE DETERMINED COOPERATIVELY BY THE VILLAGE AND TOWN OF KEWASKUM AND WASHINGTON COUNTY.

THE VILLAGE OF KEWASKUM EXPRESSED OPPOSITION TO CTH H BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN KETTLE VIEW DRIVE AND USH 45 RATHER THAN AS A COUNTY ARTERIAL FACILITY.

THE VILLAGE OF KEWASKUM EXPRESSED OPPOSITION REGARDING THE PLANNED ALTERNATIVE ROUTE OF USH 45 WITHIN THE FORMER RAILWAY RIGHT-OF-WAY IN THE VILLAGE.

THE TOWN OF ERIN EXPRESSED OPPOSITION TO CTH Q BEING PROPOSED AS A LOCAL NONARTERIAL FACILITY BETWEEN CTH K AND STH 83 RATHER THAN A COUNTY NONARTERIAL FACILITY. CTH Q BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN STH 83 AND THE DODGE COUNTY LINE RATHER THAN A COUNTY ARTERIAL FACILITY. AND CTH CC BEING PROPOSED AS A LOCAL ARTERIAL FACILITY BETWEEN STH 167 AND STH 60 RATHER THAN A COUNTY ARTERIAL FACILITY.

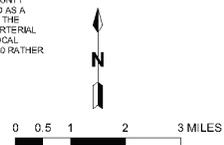
**FREEWAY**

- STATE TRUNK
- INTERCHANGE

**ARTERIAL STREETS OR HIGHWAY**

- STATE TRUNK
- COUNTY TRUNK
- LOCAL TRUNK
- 4** NUMBER OF LANES (2 WHERE UNNUMBERED)

Source: Washington County and SEWRPC.



## Transit Element

Fixed-route urban public transportation in Washington County consists of the Washington County Commuter Express (WCCE) Bus System. The WCCE runs on weekdays only and includes two express commuter bus routes between Milwaukee and Washington County (see Map 45 in Chapter IV), the Downtown Milwaukee Express and the Froedtert, Mayfair, Marquette High, and Veteran Affairs Medical Center Express. Stops are made at four WCCE park-ride lot locations in Washington County (Germantown, Polk, County Fair Park, and West Bend) and Milwaukee County locations.



Fixed-route urban public transportation in Washington County consists of the Washington County Commuter Express (WCCE) Bus System.

The County is also served by the Washington County Shared-Ride Taxi Service, which provides shared-ride taxi coverage for the entire County. The shared-ride taxi service includes a transfer point in the Village of Newburg to the Ozaukee County shared ride taxi service, and also operates to and from the Village of Menomonee Falls in Waukesha County. The Cities of Hartford and West Bend both provide shared-ride taxi services. The West Bend taxi service provides service within the City of West Bend and extended service up to two miles beyond the City limits, and the City of Hartford taxi service provides service within City limits and up to one mile outside City limits, provided one end of the trip is located in the respective city. The Hartford taxi service also serves selected destinations in the Village of Slinger and in Dodge and Milwaukee Counties. The Hartford taxi service also provides service to the Amtrak depot in Columbia County. Both the Washington County Express Bus System and the Washington County Shared-Ride Taxi Service have experienced an increase in ridership since 2000 and 2003, respectively, as shown on Tables 74 and 75 in Chapter IV.<sup>5</sup>

This element incorporates the recommended transit service improvements set forth in the Regional Transportation System Plan, which are summarized on Map 91.

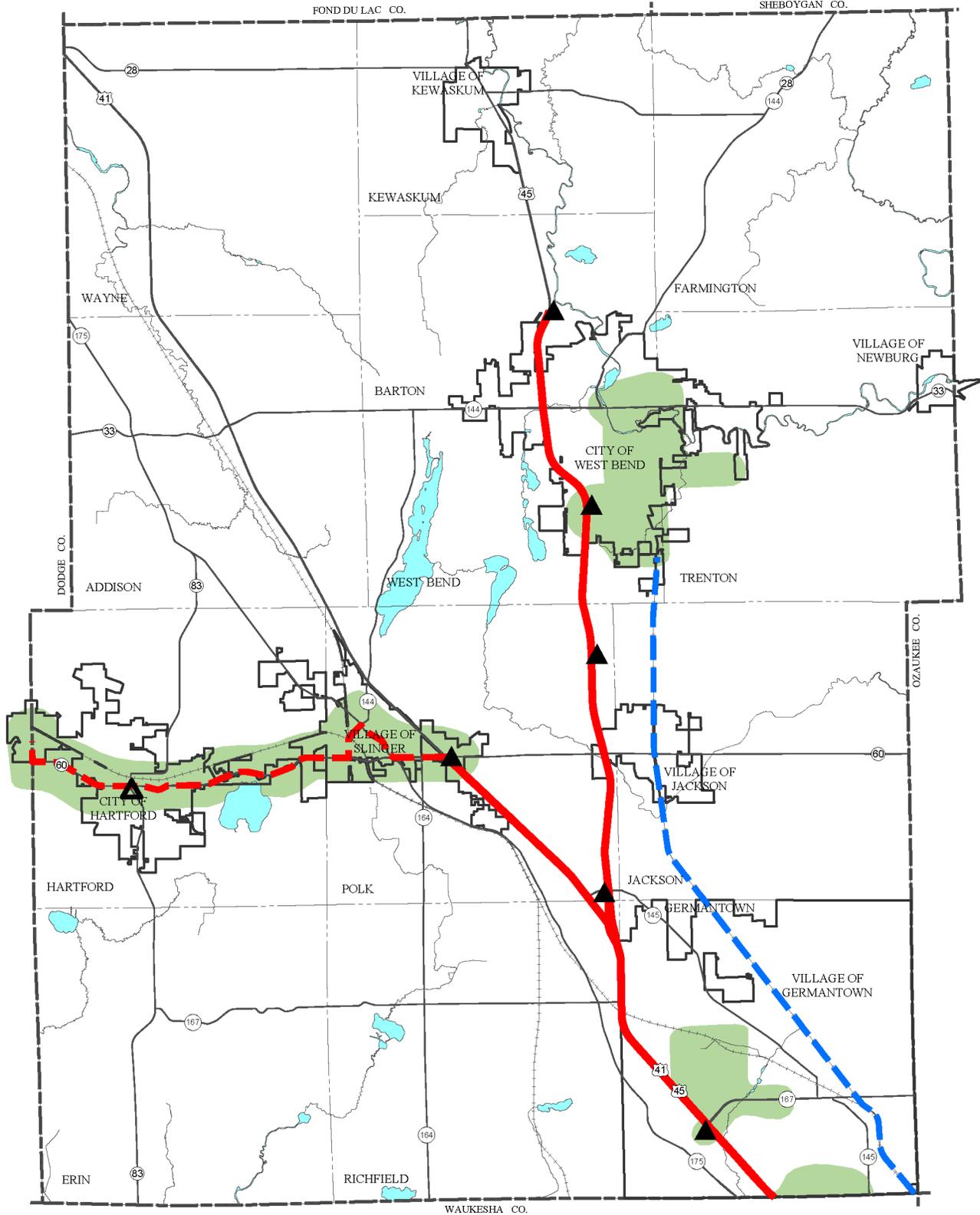
The public transit element of the Commission's adopted Regional Transportation System Plan for the year 2035 recommends improved and expanded rapid transit connections from Washington County to Milwaukee and through Milwaukee to the other urban centers of Southeastern Wisconsin, and improved and expanded local transit service to commercial and industrial development in the Germantown, Hartford-Slinger, and West Bend areas. Implementation of the recommendations set forth in the transit element will result in a doubling of transit service over the plan design period Region-wide, including a 204 percent increase in rapid transit revenue vehicle-miles and a 214 percent increase in rapid transit revenue vehicle-hours. This increase will produce enhanced transit service levels in Washington County, including service on weekdays and weekends and more attractive peak and non-peak service frequency levels. The Regional Transportation System Plan recommendations for Washington County include the following:

- The provision of rapid transit service between Washington County and the Milwaukee Central Business District (CBD). The plan envisions that new or restructured services would be provided over the area freeway system and major surface arterials by two rapid bus routes designed to provide bi-directional service to accommodate both traditional commuter travel by Washington County residents to jobs in Milwaukee County, and reverse commute travel from Milwaukee County residents to jobs in Washington County. Connections would also be available in Washington County via shuttle bus and taxicab services to major employment centers, including Hartford, Slinger, Germantown, Jackson, and West Bend industrial parks and areas.

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<sup>5</sup>Fixed route bus and connecting shuttle service provided by the Washington County Commuter Express Bus System as of January 2006 is shown on Maps 44 and 45 in Chapter IV. Service areas for the Washington County, City of Hartford, and City of West Bend taxi services are shown on Map 46 in Chapter IV.

**PLANNED TRANSIT ELEMENT OF THE REGIONAL TRANSPORTATION SYSTEM PLAN AS IT PERTAINS TO WASHINGTON COUNTY: 2035**



**BUS ROUTE**

- RAPID BUS ROUTE - FREEWAY PORTION
- - - RAPID BUS ROUTE - NONFREEWAY PORTION

**TRANSIT STATIONS**

- ▲ WITH PARKING
- △ WITHOUT PARKING

Source: SEWRPC.

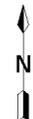
**LOCAL TRANSIT SERVICE AREA**

- LOCAL TRANSIT - INCLUDING BUT NOT LIMITED TO FIXED ROUTE BUS

**POTENTIAL COMMUTER RAIL**

- - - POTENTIAL COMMUTER RAIL - TO BE CONSIDERED IN CORRIDOR STUDIES

NOTE: RAIL FACILITY ALIGNMENTS SHOWN ON MAP ARE CONCEPTUAL. CORRIDOR STUDIES WOULD BE CONDUCTED TO DETERMINE WHETHER TO IMPLEMENT GUIDEWAYS AND TO SELECT A PREFERRED ALIGNMENT. UPON COMPLETION OF THE CORRIDOR STUDY, THE LOCAL UNIT OF GOVERNMENT CONCERNED—SPECIFICALLY THE TRANSIT OPERATOR CONCERNED, WOULD DETERMINE WHETHER TO IMPLEMENT COMMUTER RAIL AND TO PROCEED TO PRELIMINARY ENGINEERING. AT THE REQUEST OF THE LOCAL GOVERNMENT SPONSOR AND TRANSIT OPERATOR, THE COMMISSION WOULD THEN FORMALLY AMEND THE REGIONAL PLAN TO INCLUDE THE COMMUTER RAIL LINE.



- Increasing the number of park-ride lots served by public transit to six lots. New publicly constructed park-ride lots are recommended to be developed at the USH 45/CTH D interchange and the USH 41/STH 60 interchange. A new, permanent park-ride lot would be constructed at the USH 41/USH 45/Pioneer Road interchange to replace the temporary lot at the former Highway View elementary school on Pioneer Road. A new park-ride lot would be provided at the USH 45/STH 60 interchange to replace the park-ride lot at the County Fair Park, which is unavailable when the county fair is open. The existing park-ride lots at USH 45 and Paradise Drive, which opened in 2007, and the lot at the USH 41/USH 45/Lannon Road interchange would be maintained. The Lannon Road park-ride lot is typically over-crowded and may need to be expanded, or an additional lot provided, to help alleviate over-crowding.
- Local transit service improvements, including new shuttle bus routes connecting with the rapid transit routes to take workers to and from commercial and industrial development in the Germantown, Hartford-Slinger, and West Bend areas in the County. The existing shared-ride taxi services provided by the County and the Cities of Hartford and West Bend would also be maintained.
- Consideration of upgrading the recommended rapid bus service to commuter rail service, based on the findings of a special corridor study to be conducted at the request of Washington County. Map 91 displays the potential future commuter rail line in Washington County identified in the 2035 Regional Transportation System Plan.

The Commission prepares a short-range transit plan for each transit operator, which refines the recommendations of the Regional Transportation System Plan and provides recommendations to be considered for implementation over a five-year period. The 1998-2002 transit development plan (TDP) for Washington County is the most recent TDP for Washington County, and should be updated.

### **Bicycle and Pedestrian Facilities Element**

This Transportation Element is intended to provide for safe accommodation of bicycle and pedestrian travel, encourage bicycle and pedestrian travel as an alternative to motor vehicle travel, and to provide a variety of transportation choices.

The regional plan recommends that bicycle accommodation be provided on all arterial streets, except freeways, as those streets are constructed or reconstructed. Bicycle accommodation could include marked bicycle lanes, widened outside travel lanes, widened shoulders, or separate bicycle paths. The type of bicycle facility to be provided should be determined during the preliminary engineering phase of a street improvement project. A system of off-street bicycle paths is also recommended to connect cities and villages with a population of 5,000 or more. The bicycle way system element of the 2035 Regional Transportation System Plan for Washington County is shown on Map 92. The regional plan recommends that county and local governments prepare bicycle system plans for their jurisdictions that would supplement and refine the regional plan. Existing bikeways are shown on Map 47 in Chapter IV.

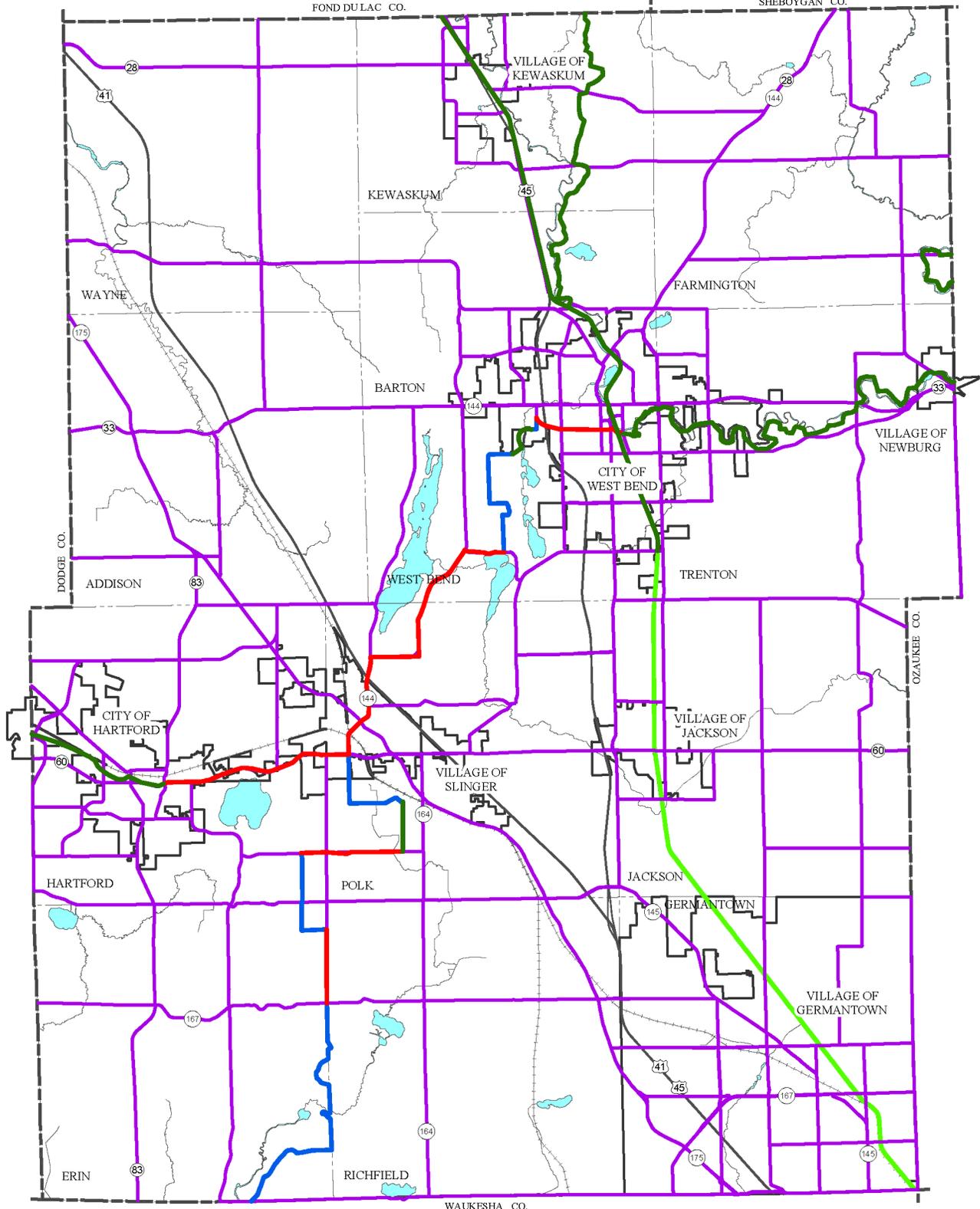


The regional plan recommends a system of off-street bicycle paths to connect cities and villages with a population of 5,000 or more.

The pedestrian facilities portion of the bicycle and pedestrian element is envisioned as a policy plan, rather than a system plan. It proposes that the various units and agencies of government responsible for the construction and maintenance of pedestrian facilities adopt and follow a series of recommended standards and guidelines with regard to the development of those facilities, particularly within urban neighborhoods. These standards, shown on Table 152, include providing sidewalks in urban portions of the County.

Map 92

OFF-STREET BICYCLE PATHS AND SURFACE ARTERIAL STREET AND HIGHWAY SYSTEM BICYCLE ACCOMMODATION UNDER THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN AS IT PERTAINS TO WASHINGTON COUNTY



- OFF-STREET BICYCLE WAY IN UTILITY OR NATURAL RESOURCE CORRIDOR
- SURFACE ARTERIAL STREET CONNECTION TO OFF-STREET BICYCLE WAY SYSTEM
- NONARTERIAL STREET CONNECTION TO OFF-STREET BICYCLE WAY SYSTEM
- ADDITION TO REGIONAL OFF-STREET BICYCLE NETWORK RECOMMENDED BY WASHINGTON COUNTY
- SURFACE ARTERIAL STREETS AND HIGHWAYS WHERE BICYCLE ACCOMMODATIONS SHOULD BE CONSIDERED WHEN FACILITIES ARE RESURFACED OR RECONSTRUCTED

Source: SEWRPC.

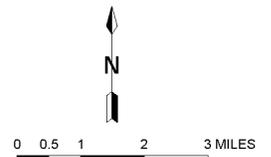


Table 152

**RECOMMENDATIONS FOR PROVISION OF SIDEWALKS IN AREAS OF EXISTING OR PLANNED URBAN DEVELOPMENT FROM THE SEWRPC REGIONAL TRANSPORTATION SYSTEM PLAN**

Roadway Functional Classification	Land Use	New Streets <sup>a</sup>	Existing Streets <sup>a</sup>
Arterial Streets <sup>b</sup>	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential	Both Sides	Both Sides
Collector Streets	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential	Both Sides	At least one side
Land Access Streets <sup>c</sup>	Industrial	Both Sides	Both Sides
	Commercial	Both Sides	Both Sides
	Residential (medium and high-density) <sup>d</sup>	Both Sides	At least one side
	Residential (low-density) <sup>e</sup>	At least one side	At least one side

<sup>a</sup>Sidewalks may be omitted on one side of streets where there are no existing or anticipated uses that would generate pedestrian trips on that side.

<sup>b</sup>Where there are marginal access control or service roads, the sidewalk along the main road may be eliminated and replaced by a sidewalk along the service road on the side away from the main road.

<sup>c</sup>Sidewalks need not be provided along court and cul-de-sac streets less than 600 feet in length, unless such streets serve multi-family development; or along streets served by parallel off-street walkways.

<sup>d</sup>Areas with lots or average densities of 20,000 square feet or less per dwelling.

<sup>e</sup>Areas with lots or average densities of 20,001 square feet to 1.5 acres per dwelling.

Source: Federal Highway Administration and SEWRPC.

**Airport Element**

Air transportation is a valuable transportation mode for moving both people and cargo. Convenient access to an airport allows businesses to efficiently move goods and personnel from location to location, saving valuable time and increasing productivity. Local airports such as the West Bend Municipal Airport and the Hartford Municipal Airport play a crucial role in fostering business growth and economic development in Washington County. These airports also provide facilities for emergency medical flights, law enforcement, agricultural spraying, pilot training, and other community services. General Mitchell International Airport in Milwaukee County provides commercial airline service to residents of the County.

The Wisconsin Department of Transportation, Bureau of Aeronautics in conjunction with the Bureau of Planning has developed the 2020 Wisconsin Airport System Plan.<sup>6</sup> Most airports included in the State plan are eligible for State and Federal improvement grants, including the publicly-owned Hartford and West Bend airports. The State plan identifies four general classifications of airports based on the type of service each airport provides: air carrier/cargo, transport/corporate, general utility, and basic utility. The Hartford Municipal Airport is classified as a general utility airport, and the West Bend Municipal Airport is classified as a transport/corporate airport. The West Bend Municipal Airport provides chartered air service. Both airports provide air freight service. In addition, the privately-owned Hahn Sky Ranch in the Town of Wayne is open to the public, but use at the site is limited to recreational uses and flight lessons. There is no paved runway.

The Hartford Municipal Airport serves small general aviation single and twin engine aircraft. The airport was established in 1946 and is operated by the City of Hartford Public Works Department. The airport contains a 3,000-foot lighted asphalt runway and a 2,250-foot grass runway, and also contains a 24-hour self-serve fuel station and a pilots' lounge, which is provided by Air Cargo Carriers, an air cargo carrier company located at the airport. The airport supports about 110 aircraft with 65 active hangars and 25 to 30 vacant hangars. The Wisconsin Soaring Society also operates their Glider Club at the airport.

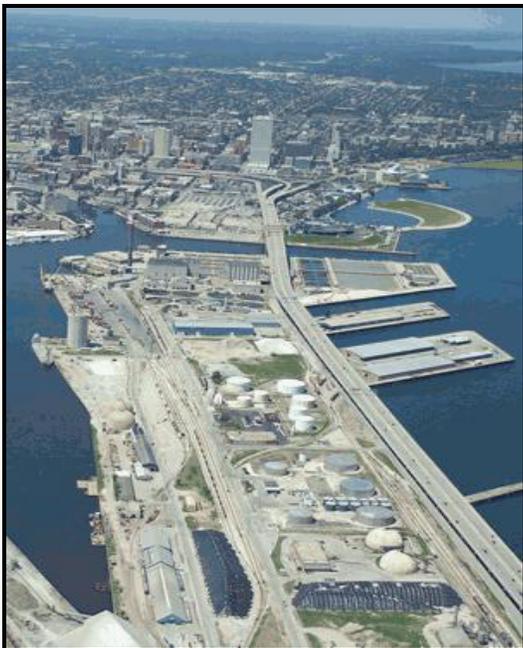
<sup>6</sup>A Regional Airport System Plan was prepared by SEWRPC and adopted by the Regional Planning Commission in 1996. The plan, which has a design year of 2010, has not been updated to a design year of 2035.

In 2006, the City of Hartford approved a new airport master plan. In 2007, the Bureau of Aeronautics approved a plan for the City to extend the 3,000-foot runway to 3,700 feet in 2010. In 2012, the City plans to build a new terminal building at the airport. As a long-term recommendation, the City may consider expanding the runway to 5,000 feet.



An expansion of the West Bend Airport is being considered, but is contingent upon an environmental impact study.

The West Bend Municipal Airport serves single and twin-engine aircraft and corporate jets. The West Bend airport is also classified as a General Aviation Reliever Airport, and serves as an alternative to General Mitchell International Airport. The West Bend airport was established in 1928 as a grass landing field. The first concrete runway was constructed in the 1950's. The airport contains a 3,900-foot asphalt runway, a 4,500-foot lighted asphalt runway, and a helipad. The airport supports about 115 aircraft. The airport also serves as the headquarters for the Wisconsin Army National Guard 832 Air Ambulance Company, which is located on the western portion of the airport grounds. West Bend Air provides basic aeronautical services such as fuel sales, flying instruction, charter flights, and aircraft maintenance services at the airport.



Washington County is served by interregional public transportation and shipping services primarily through bus, rail, air, and port facilities located in Milwaukee County.

Since the late 1970's, both the Regional Airport System Plan and the City of West Bend long range plan for the airport have included a runway expansion project so the airport can better accommodate business and corporate air travel. Because the airport does not currently meet Federal Aviation Administration (FAA) safety design standards, the City is planning to extend the 3,900-foot runway by 1,600 feet to the northeast to reach 5,500 feet in length, widen the runway to 100 feet, and develop 1,000-foot run over areas on both ends of the expanded runway within the next five years. Other recommendations include development of a parallel taxiway, an aircraft hangar area and parking apron, a new precision instrument approach system, an access road, and other support facilities. Airport expansion is contingent on the recommendations of an environmental impact study, which was underway when this plan was adopted in April 2008.

**Interregional Transportation Element**

Interregional transportation services and facilities such as air transportation, railroads, trucking, and water transportation provide public transportation services and commercial shipping services between Washington County and the rest of the Southeastern Wisconsin Region and other regions around the nation and world.



Existing railroad service should be continued to provide service to businesses in the County.

Washington County is served by interregional public transportation and shipping services primarily through bus, rail, air, and port facilities located in Milwaukee County, as documented in Chapter IV. These facilities meet the County's needs for interregional transportation services. USH 41 and USH 45 are the primary interregional highway facilities serving Washington County. USH 41 and USH 45 serve as the primary

trucking routes for shipping goods into and from Washington County businesses. The commercial and industrial land use development pattern set forth in the Land Use Element should be maintained to encourage easy truck access to the County's arterial highways, including USH 41 and USH 45, to maintain the flow of goods into and from Washington County. Three freight railroad lines run through Washington County, which provide access to businesses in the County that ship items better suited for transport by rail. Major rail customers include Quad Graphics, which is located in the City of Hartford just across the County line in Dodge County, and Cedar Lakes Sand and Gravel in the Towns of Addison and Hartford. Rail service should be continued to provide service to businesses in the County.

### **Transportation Systems Management Element**

The transportation systems management element of the 2035 Regional Transportation System Plan includes measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency. The existing freeway traffic management system in Southeastern Wisconsin consists of many elements which are often referred to as intelligent transportation systems. The elements of the freeway traffic management system include traffic detectors, ramp metering, high-occupancy vehicle bypass ramps, variable message signs, highway advisory radio, closed-circuit television, service patrols, crash investigation sites, and enhanced reference markers. Ramp metering on USH 41/45 at CTH Q and Lannon Road, a crash investigation site on USH 41/45 at the Lannon Road park-ride lot, and a closed-circuit television camera on USH 41/45 at the Washington – Waukesha County line are present on southeastern portions of the Washington County section of the freeway system.

Recommended measures from the Regional Transportation System Plan include installing ramp-meters at freeway on-ramps in the County and Region; providing variable message signs on the freeway system, and on surface arterials leading to the most heavily used freeway system on-ramps; and expanding the closed-circuit television network, enhancing reference markers, and expansion of crash investigation sites to better serve the regional freeway system. Such improvements are recommended on the entire freeway system, except for those segments where future traffic volumes are expected to be less than the design capacity. These segments include USH 41 north of STH 60 and USH 45 north of Pioneer Road in Washington County, IH 43 north of STH 57 in Ozaukee County, and IH 43 and USH 12 in Walworth County.

## **TRANSPORTATION GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

This section sets forth transportation goals and objectives through the plan design year of 2035. Policies, which are steps or actions recommended to be taken to achieve transportation goals and objectives; and programs, which are projects or services intended to achieve transportation policies, are also identified. Goals and objectives were developed using the transportation data inventoried in Chapter IV and the general planning issue statements and goals and objectives related to transportation identified in Chapter VII. Sources of public input, such as the SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis, public opinion survey, and countywide design workshop, and applicable State, regional, and County transportation plans were also reviewed to identify the transportation issues to be addressed by the goals, objectives, policies, and programs set forth in this section.

### **Transportation Issues**

The transportation network was identified as both a strength and a weakness of the County during the SWOT analysis. Improving transportation choices, including more public transit and bicycle and pedestrian facilities, was identified as an opportunity. Developing community compatible streets and highways and maintaining the existing highway system were also identified as opportunities for the County during the SWOT analysis. Increased traffic volume, the lack of adequate public transportation, the lack of adequate east-west highways, and increasing road and infrastructure costs were identified as threats in the SWOT analysis. A variety of transportation choices, including increased transit service, were identified as important to the quality of life and economy in the County in the public opinion survey conducted as part of the planning process. Of the four choices provided in the comprehensive planning survey for transportation-related priorities, expanding bike paths and lanes received the most support (selected as a high priority by 46 percent of respondents).

Further analysis of public input received during the comprehensive planning process, input from the Land Use and Transportation (LUT) Workgroup, the Technical Advisory Committee, the Highway Committee, and the Transit Committee, and the transportation facilities and services data inventoried in Chapter IV helped identify the following specific transportation issues:

- Multi-Modal Transportation System Issue
- Streets and Highways Issue
- Transit Issue
- Bicycle and Pedestrian Facilities Issue
- Airport Issue
- Interregional Transportation Issue

### **Transportation Goals, Objectives, Policies, and Programs**

A set of goals, objectives, policies, and programs has been prepared for each transportation issue. Transportation suggestions for local government consideration have also been prepared, because local governments will have additional influence over some transportation facilities and services in the County, particularly with regard to local streets and local land use development patterns. Each participating community should refine the recommendations and suggestions in this chapter through the development of goals, objectives, policies, and programs in the transportation element of their local comprehensive plan to meet specific community needs. Local governments may also choose not to include local recommendations that are not relevant to their community's needs.

Any new program recommended in this plan must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

### ***General Transportation Issue (from Chapter VII)***

- **Goal:** Improve transportation infrastructure and land use design to support a range of transportation choices for all citizens.
  - **Objective:** Expand and enhance alternative modes of transportation.
  - **Objective:** Identify highways within the County by function and incorporate State, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans.
  - **Objective:** Consider including facilities for walking and bicycling during the review and approval of all development projects, including street and highway improvements, to provide an alternative to vehicle travel and to promote a healthy lifestyle.
  - **Objective:** Encourage development patterns with transportation infrastructure that considers environmental impacts, human impacts, and cost.
  - **Objective:** Provide a comprehensive highway transportation system that will effectively serve and promote a desirable land use pattern in the County.
  - **Objective:** Provide a comprehensive highway transportation system that will abate traffic congestion, reduce travel time and costs, and reduce accident exposure.
  - **Objective:** Encourage a transportation infrastructure that effectively uses public resources.
  - **Objective:** Encourage a transportation infrastructure that minimizes long-term maintenance costs.
  - **Objective:** Encourage use of rail transportation to move more freight traffic to reduce traffic volumes on streets and highways.

- **Objective:** Meet present and future transit needs of the public by providing safe, clean, reliable, accessible, and cost effective public transit services.
- **Objective:** Provide a comprehensive, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.
- **Objective:** Strengthen and improve public transit accessibility at Park and Ride lots.
- **Objective:** Provide bike and pedestrian trails with connections to existing trails throughout the County.

### ***Multi-Modal Transportation System Issue***

- **Goal:** Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent residents, persons with disabilities, and the elderly.
- **Objective:** Provide a variety of transportation choices to meet the needs of all income, age, and special needs groups in Washington County.
  - **Policy:** Consider each transportation element developed under the Regional Transportation System Plan to be a significant element when programming and budgeting for transportation improvements.
  - **Policy:** Work to ensure consistency between regional, County, and local land use and transportation plans so that the arterial street network, transit services, and bicycle and pedestrian facilities are appropriately sized and located to serve County residents.
    - **Program:** Continue to help develop and support implementation of the Regional Transportation System Plan, the County Jurisdictional Highway System Plan, and the county transit development plan.
    - **Program:** Sponsor community transportation workshops in coordination with SEWRPC, if requested by a local government, to focus on possible solutions to specific transportation issues in the community.
    - **Program:** Share examples of successful solutions to land use/transportation issues within the County at workshops or public informational meetings.
    - **Program:** Continue to sponsor transportation-related events such as bike to work weeks, and “Try Transit” days (free rides) to encourage people who live or work in the County to use alternative means of transportation.
    - **Program:** Continue to provide technical assistance to employers interested in establishing programs to encourage commuting by transit, carpooling, biking, or walking.
    - **Program:** Continue to promote interconnection between all transportation modes and systems available within the County and the Region.
    - **Program:** Consider incorporating desired policies from State long-range transportation planning efforts, including *Connections 2030*,<sup>7</sup> into County plans and programs.
    - **Program:** Continue to work with SEWRPC to prepare and update the Transportation Improvement Program (TIP) on an on-going basis to identify short-term improvements to the transportation system.

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<sup>7</sup>The Wisconsin Department of Transportation (WisDOT) is developing a long-range transportation plan for the State entitled *Connections 2030*. The plan will address all forms of transportation in the State over a 25-year planning period, including highways, local streets, air, water, rail, bicycle, pedestrian, and transit. The overall goal of the plan is to identify a series of policies to aid transportation decision-makers when evaluating programs and projects. The plan is scheduled for adoption by WisDOT in 2008.

- **Suggestions for Local Governments:** Local government transportation elements should recognize the need to consider all applicable elements of the local transportation system within the community. Each element needs to be implemented to provide a comprehensive, multi-modal, balanced, high-quality transportation system. Communities should also place a high priority on working with the County, SEWRPC, and WisDOT to ensure implementation of all the elements of a regional multi-modal transportation system, including transit, arterial street and highway, and bicycle and pedestrian facilities.

### *Streets and Highways Issue*

- **Goal:** Maintain a street and highway system that efficiently serves the anticipated land use development pattern set forth on Map 84, Washington County Planned Land Use Map: 2035, in the Land Use Element (Chapter IX).
  - **Objective:** Maintain and enhance existing transportation infrastructure in the County.
  - **Objective:** Encourage transportation infrastructure that minimizes environmental impact.
  - **Objective:** Promote the efficient and safe movement of people and goods within and through the County.
    - **Policy:** Provide an efficient arterial street and highway system that can effectively move people and goods within and through the County to promote a strong economy.
    - **Policy:** Design, reconstruct, and operate County highways to provide safe access for all users, including bicyclists, pedestrians, and farm equipment.
    - **Policy:** Consider the needs of farm equipment when designing the street and highway system, particularly when designing intersections and roundabouts and when determining the width and surfacing of shoulders.
    - **Policy:** Promote efficient and safe vehicular access to land uses abutting street rights-of-way in Washington County, consistent with adopted access management plans and ordinances.
    - **Policy:** Provide the street and highway system improvements for County Trunk Highways set forth in the Regional Transportation System Plan and jurisdictional highway system plan, as funding becomes available.
    - **Policy:** Work to ensure consistency between regional, County, and local land use and transportation plans so the arterial street network is appropriately sized and located to serve County residents and land uses.
    - **Policy:** Minimize the disruption of land uses adjacent to streets and highways by reserving adequate rights-of-way in advance of construction, ideally when preliminary plats and certified survey maps are reviewed by the County.
    - **Policy:** Work to achieve consensus between local, county, regional, and State levels of government on issues such as street widening and other improvements.
    - **Policy:** Encourage and support high-occupancy vehicle lanes.
      - **Program:** Continue to work with WisDOT, SEWRPC, and local governments in the County to update and implement the Washington County Jurisdictional Highway System Plan.
      - **Program:** Continue to update the five-year Washington County Highway Construction Program and implement the program as funding becomes available.



Washington County should promote the efficient and safe movement of people and goods within and through the County.



The County should consider the needs of farm equipment when designing the street and highway system, particularly when designing intersections and roundabouts and when determining the width and surfacing of shoulders.

- **Program:** Work with local governments in the County to develop consistency between the County highway access management ordinance and local roadway access management/driveway ordinances.
- **Program:** Continue the annual bridge inspection program and replace or rehabilitate bridges as necessary to ensure highway safety.
- **Program:** Develop methods to ensure that the needs of pedestrians, bicyclists, and transit users are considered, and appropriate facilities are provided, when County highways are designed, constructed, or reconstructed.
- **Program:** Follow Federal guidelines for designing streets to meet the needs of seniors, such as longer merge lanes, larger street signs with bigger print, clearer lane markings, and extended walk times at signalized intersections.
- **Program:** Continue to work with WisDOT to develop an inventory of hazardous intersections and street segments, based on crash records, and to undertake improvements to eliminate hazardous conditions.
- **Program:** Encourage the use of roundabouts on the County highway system and at intersections whenever possible to reduce acquisition costs and increase safety, and improve continuous traffic flow.
- **Program:** Educate the public on the proper use of roundabouts.
- **Program:** Provide adequate warnings in hazardous areas, such as railroad crossings and in areas with limited sight distance.
- **Program:** Continue to maintain County highways, including resurfacing, reconstruction, and patching; snow clearing; sign maintenance; and mowing, trash removal, and tree trimming within highway rights-of-way.



Washington County should encourage the use of roundabouts on the County highway system and at intersections whenever possible to reduce acquisition costs and increase safety.

- **Suggestions for Local Governments:** Local governments should ensure that the goals and objectives set forth in their local transportation element are consistent with applicable State, regional, and County transportation plans. Local governments should also ensure that the transportation element is consistent with other elements of the comprehensive plan, including the land use element. Local governments should work to ensure consistency between regional, County, and local land use and transportation plans so that the planned arterial street network is appropriately sized and located to serve residents in the community. Cities, villages, and towns accommodating urban development should prepare and/or update official mapping ordinances and maps to ensure an adequate amount of land is reserved for arterial street rights-of-way. Local governments should use this information to determine roadway maintenance and expansion needs for streets under local jurisdiction.

Local governments should review and update the local land division ordinance and develop a street plan or detailed neighborhood plans to ensure street connectivity between new developments and existing development in the community. Local governments should also notify the County when they receive a certified survey map (CSM) for a land division adjacent to a County highway, and request County input regarding the appropriate right-of-way for and access to the highway.

Local governments that intend to accommodate commercial and industrial uses should identify areas on the local land use plan map adjacent to arterial streets and highways for such uses, in order to provide

access for high traffic volumes and large vehicles such as commercial trucks. Local governments should also consider amending their zoning ordinances to include requirements for parking areas for mopeds and motorcycles in parking lots serving commercial, industrial, and institutional uses.

Transportation system management measures recommended by the Regional Transportation System Plan should be considered for implementation by local governments to improve the operation and management of the local arterial street system and the overall County and regional arterial street and highway system. Measures that should be taken into consideration include:

- Coordinated traffic signal systems to provide for the efficient progression of traffic along arterial streets and highways, allowing motorists to travel through multiple signalized intersections along arterial routes at the speed limit with minimal stops.
- Consideration and implementation of needed individual arterial street and highway intersection improvements, such as adding right- and/or left-turn lanes; improvements in the type of traffic control at the intersection, including two- or four-way stop control, roundabouts, or signalization; or improvements in signal timing at individual signalized intersections. The Regional Transportation System Plan recommends that State, County, and local governments prepare a prioritized short-range (two to six year) program of arterial street and highway intersection improvements under their jurisdiction.
- Adoption of access management standards for arterial streets and highways under local jurisdiction.

### *Transit Issue*

- **Goal:** Provide for a public transportation system in Washington County that efficiently serves County residents and the anticipated land use development pattern set forth on Map 84 in the Land Use Element, where economically feasible.
  - **Objective:** Expand and enhance public transportation in Washington County.
  - **Objective:** Encourage land use development patterns that can be efficiently served by public transportation.
  - **Objective:** Encourage public transit accessibility by working with WisDOT to provide an adequate number, size, and design of park-ride lots.
  - **Objective:** Ensure efficient and cost-effective public transportation options are available to all residents of Washington County, including transit-dependant residents.
  - **Objective:** Provide an efficient public transportation system that can effectively move people into the County to promote a strong economy.
    - **Policy:** Integrate the Regional Transportation System Plan with this comprehensive plan transportation element and applicable capital improvement programs.
    - **Policy:** Expand the service area of the Washington County Commuter Express Bus System.
    - **Policy:** Ensure the Washington County Commuter Express Bus System meets the public transit service standards set forth in the Regional Transportation System Plan.
    - **Policy:** Increase connectivity between the Washington County Commuter Express Bus System, Washington County Shared-Ride Taxi Service, and the Milwaukee County Transit System (MCTS).
    - **Policy:** Washington County should act as a catalyst with WisDOT to enhance public transit access to park-ride lots, and to ensure that all transit stations are accessible by bicyclists and, in urban areas, are served by sidewalks or walkways.



Washington County should expand and enhance public transportation in the County.

- **Program:** Review the transit service improvements in Washington County recommended in the 2035 Regional Transportation System Plan and implement desired recommendations. Formally request and work with SEWRPC to update the Washington County TDP to incorporate recommendations to be implemented in the next five years, with an emphasis on regional connections and coordination. Continue to update the County TDP periodically.
- **Program:** Continue operation of the Washington County Commuter Express Bus System.
- **Program:** Expand the Washington County Commuter Express Bus System in accordance with the recommendations of the Regional Transportation System Plan.
- **Program:** Continue to improve public transportation for persons with disabilities to increase access to jobs and community activities.



The County should conduct a feasibility study for a new express bus route along USH 41 and the development of park-ride lots at USH 41 interchanges.

- **Program:** Conduct a feasibility study for a new express bus route along USH 41 and the development of park-ride lots at USH 41 interchanges.<sup>8</sup>
- **Program:** Continue to work with local governments to determine the need for additional Washington County Commuter Express Bus System routes and park-ride lots.
- **Program:** Continue to work with WisDOT to relocate or expand park-ride lots to properly accommodate buses and an adequate number of parking spaces.
- **Program:** Work with local governments and SEWRPC to initiate a corridor study for the potential commuter rail line in Washington County under the Regional Transportation System Plan (shown on Map 91). Consider the effects of commuter rail on economic development as part of the rail feasibility study.
- **Program:** If commuter rail is developed, provide transportation connections to rail stations.
- **Program:** Study and develop a program to install bike racks on Washington County Commuter Express Bus System buses and the availability of State or Federal grants to fund the program.

<sup>8</sup>The park and ride lot at the intersection of USH 41 and STH 33 in Allenton is now capable of accommodating transit vehicles. There was no transit service along USH 41 north of the USH 41/45 split as of the end of 2007.

- **Program:** Continue to work with non-governmental organizations (NGO) to raise public awareness of public transit related issues such as persons with disabilities who are reliant on public transportation and the benefits of increased use of public transportation.
  - **Program:** Continue to develop joint marketing strategies, such as the Regional Transit Marketing Partnership, between the County and other transportation service providers, such as the Milwaukee County Transit System.
  - **Program:** Continue operation of the Washington County Shared Ride-Taxi Service.
  - **Program:** As part of the update of the County Transit Development Plan, consider increasing connectivity to other public transportation services or activity centers (major employers and retail/service centers) in adjacent counties.
  - **Program:** Continue to work with the Ozaukee County Shared Ride-Taxi Service to increase the number of transfer points between the Washington County and Ozaukee County taxi service. (One transfer point in the Village of Newburg existed in 2007.)
- **Suggestions for Local Governments:** Public transportation services are provided to communities in Washington County through the Washington County Commuter Express Bus System and the Washington County Shared-Ride Taxi Service. The local government transportation element should review the services currently provided by the County and the services proposed in this plan. It should be determined if these services will fulfill the public transportation needs of local residents through 2035, including residents that rely on public transportation. Local governments should then identify additional services that may be needed in the community (such as an additional Washington County Commuter Express Bus System route or park-ride lot, or increased Washington County Shared-Ride Taxi Service hours), document them in the local transportation element, and work with the County to implement the recommendations.

### ***Bicycle and Pedestrian Facilities Issue***

- **Goal:** Provide for bicycle and pedestrian facilities in Washington County that efficiently serve the anticipated land use development pattern set forth on Map 84 in the Land Use Element.
- **Goal:** Provide options for bicycle and pedestrian travel as an alternative to motor vehicle travel.
  - **Objective:** Expand and enhance alternative modes of transportation.
  - **Objective:** Consider including facilities for walking and bicycling during the review and approval of all development projects, including street and highway improvements, to provide an alternative to motor vehicle travel and to promote a healthy lifestyle.
  - **Objective:** Maintain and enhance existing transportation infrastructure consistent with the Regional Transportation System Plan.
    - **Policy:** Incorporate recommendations from the regional bicycle and pedestrian facilities system plan into the County comprehensive plan transportation element and applicable capital improvement programs.
    - **Program:** Accommodate bicycle travel on County arterial streets and highways through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths. Bicycle facilities should be added as the County arterial street and highway system is incrementally resurfaced, reconstructed, or constructed. The type of bicycle improvement should be determined as part of the preliminary engineering phase of the highway improvement or reconstruction, and should balance cost, safety, and potential use, including existing and potential use by schools and nearby land uses.



The Eisenbahn State Trail should continue to be developed, enhanced, and managed by the County.



The County should work with railroad companies to obtain easements for bike trails within existing railroad rights-of-way, including specifically the Canadian National Railroad right-of-way south of Rusco Road, which would connect to the Eisenbahn Trail.

- **Program:** Continue the development, enhancement, and management of the Eisenbahn State Trail.
- **Program:** Develop a trail within the Milwaukee River corridor that would connect to the Riverfront trail developed by the City of West Bend and extend the trail to the north and east county line. Work with adjacent counties to connect the trail to proposed trails in those counties.
- **Program:** Work with railroad companies to obtain easements for bike trails within existing railroad rights-of-way, including specifically the Canadian National Railroad right-of-way south of Rusco Road, which would connect to the Eisenbahn Trail.
- **Program:** Develop a detailed bike and pedestrian plan for Washington County. The plan should determine specific locations for bike and pedestrian trails and identify potential links to existing trails in Washington County, trails in adjacent counties, and a potential east-west trail in the County.
- **Program:** Study and develop a program to install bike racks on Washington County Commuter Express Bus System buses and provide bike parking and/or lockers at park-ride lots. Consider applying for State or Federal grants to fund the program.
- **Program:** Actively seek State and Federal grant funds for bicycle and pedestrian improvements, and assist local governments in identifying and applying for State and Federal grants for the development of bicycle and pedestrian facilities. Grant programs include the Congestion Mitigation and Air Quality Improvement (CMAQ), Local Transportation Enhancements (TE), and the Bicycle and Pedestrian Facilities programs administered by WisDOT.
- **Program:** Accommodate the recommendations for provision of sidewalks in areas of existing or planned urban development set forth in Table 152 on County arterial streets. Sidewalks should be added as the County arterial street system is incrementally resurfaced, reconstructed, or constructed.
- **Program:** Participate in developing “Safe Routes to School” programs with interested local governments.
- **Program:** Work with NGOs to raise public awareness of bicycle and pedestrian transportation facilities related issues such as safety concerns, increased public health benefits, and the environmental benefits of increased bicycle and pedestrian travel.

- **Suggestions for Local Governments:** Local government transportation elements should provide for bicycle and pedestrian facilities to increase transportation choices and connectivity within the community, promote the health of residents, and promote a healthy environment. Local government transportation elements should incorporate the bicycle and pedestrian facilities recommended by the regional transportation systems plan. Local governments should work with the County to implement the off-street bicycle paths recommended by the regional plan and accommodate bicycle travel on local arterial streets through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths as the arterial street system is incrementally resurfaced, reconstructed, or constructed. The provision of sidewalks in existing and planned urban areas should also be provided on the local arterial, collector, and land access street system as the system is incrementally resurfaced, reconstructed, or constructed.

Cities, villages, and urban towns should consider developing a community bicycle and pedestrian plan to supplement the recommendations made in the Regional Transportation System Plan and the community comprehensive plan transportation element. The community plans should provide for facilities to accommodate bicycle and pedestrian travel within neighborhoods, providing for convenient travel between residential areas and shopping centers, schools, parks, and transit stops within or adjacent to the neighborhood. Local plans should also address bicycle and pedestrian safety programs, such as the safe routes to school program.

Local zoning ordinances should be amended to require bicycle parking at jobsites and at retail, service, and institutional centers. Traffic calming measures, such as roundabouts, raised crosswalks, and sidewalk “bumpouts” in downtown areas and other areas with significant pedestrian use should be considered to slow traffic and create a more pleasant walking environment.

### *Airport Issue*

- **Goal:** Provide and maintain a safe air transportation system to meet the travel and freight service needs of County residents and businesses.
- **Objective:** Ensure that the airports located in Washington County continue to serve the general aviation and air commuting needs of County residents and businesses.
  - **Policy:** Support the development and continued improvements of the Hartford Municipal Airport and the West Bend Municipal Airport to keep pace with new technology and to meet the air transportation needs of County residents and businesses.
  - **Policy:** Support the operation of airports located in Washington County through the promotion of compatible land uses to protect their function as a vital component of the County’s transportation system.
    - **Program:** Review and comment on future updates of the State Airport System Plan, which provides a framework for the preservation and enhancement of a system of public-use airports adequate to meet the current and future aviation needs of the State of Wisconsin.
    - **Program:** Participate in the development of future updates to the Regional Airport System Plan for Southeastern Wisconsin.
    - **Program:** Review and comment on the Five-Year Airport Improvement Program, which is prepared and updated annually by the WisDOT Bureau of Aeronautics. The program is the primary mechanism for implementing the statewide and regional airport system plans.



The County should support the development and continued improvements at the Hartford Municipal Airport and the West Bend Municipal Airport to keep pace with new technology and to meet the air transportation needs of County residents and businesses.

- **Program:** Consider potential airport noise issues, height limitations, and other safety issues when reviewing proposed subdivisions and certified survey maps located near existing airports.
  - **Program:** Review and comment on updates of the airport master plans at the Hartford and West Bend airports.
- **Suggestions for Local Governments:** The local government transportation element should address air transportation facilities and services. Local transportation elements should identify air transportation facilities serving their communities and identify the types of services and community-based events the airport provides. Communities with an airport should prepare an airport master plan identifying recommendations and improvements proposed at the airport.

**Interregional Transportation Issue**

- **Goal:** Provide region-, nation-, and world-wide transportation access to Washington County for passengers and freight.

- **Objective:** Provide region-, nation-, and world-wide transportation access to effectively move people and goods to and through the County to promote a strong economy.

- **Policy:** Promote the efficient and safe movement of people and goods to and through the County.

- **Policy:** Support the recommendations set forth in the Regional Transportation System Plan.

- **Policy:** Promote interregional public transportation facilities and services available to Washington County residents.

- **Policy:** Support and encourage the use of rail transportation to move more freight traffic by continuing the good relationship between the County and the East Wisconsin Counties Railroad Consortium.

- **Program:** Continue to administer and enforce the County highway access management ordinance.

- **Program:** On request, work with local governments in the County to develop consistency between the County highway access management ordinance and local access management/driveway ordinances.

- **Program:** Evaluate the progress of the Midwest Regional Rail System and coordinate feeder bus routes to connect with train service if the system is developed.

- **Program:** Develop a program to promote interregional transportation services and facilities located in Milwaukee County, including Amtrak, interregional bus lines, and General Mitchell International Airport, to



An aerial view of General Mitchell International Airport in Milwaukee County.

Washington County residents. Develop materials outlining route, time, and transfer information needed to access interregional transportation facilities via Washington County Public Transit Services as part of program implementation.



The County should support and encourage the use of rail transportation to move more freight traffic by continuing the good relationship between the County and the East Wisconsin Counties Railroad Consortium.

- **Program:** Continue working with SEWRPC and WisDOT to continue regional planning efforts and to develop methods to promote interconnection between all transportation modes and systems available within the County and the Region.
- **Suggestions for Local Governments:** The local government transportation element should address interregional transportation facilities and services. Transportation elements should identify the public interregional transportation facilities serving their communities that are located in Milwaukee County such as interregional passenger bus service, Amtrak service, and General Mitchell International Airport. Local government transportation elements should also identify major shipping facilities in the Region, including General Mitchell International Airport and the Port of Milwaukee.

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## Chapter XII

# UTILITIES AND COMMUNITY FACILITIES ELEMENT

### INTRODUCTION

The utilities and community facilities element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(d) of the *Statutes* requires this element to compile goals, objectives, policies, and programs to guide future development of utilities and community facilities within Washington County. The *Statutes* also require an inventory of existing utilities and community facilities and an approximate timetable that projects the need to expand, rehabilitate, or replace existing utilities and community facilities or construct new utilities and community facilities. A goal, objective, policy, program, or map has been developed for each of the following utilities and community facilities:

- Sanitary sewer service
- Water supply
- Stormwater management
- On-site wastewater treatment technology
- Solid waste disposal
- Recycling facilities
- Parks
- Telecommunications facilities
- Power plants and transmission lines
- Cemeteries
- Health care facilities
- Child care facilities
- Police
- Fire
- Rescue
- Libraries
- Schools
- Other government facilities

In addition, the following comprehensive planning goals related to the utilities and community facilities element are set forth in Section 16.965 of the *Statutes* and were addressed as part of the planning process:<sup>1</sup>

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Encouragement of coordination and cooperation among nearby units of government.

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<sup>1</sup>Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*.

- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Chapter V of this report includes an inventory of existing utilities and community facilities and Part 1 of this Chapter includes an approximate timetable that projects expansion, rehabilitation, or replacement of existing, or the construction of new, utilities and community facilities. Part 2 of this Chapter sets forth goals, objectives, policies, and programs intended to guide the future development of utilities and community facilities in Washington County through the comprehensive plan design year of 2035.

## **PART 1: PROJECTED UTILITIES AND COMMUNITY FACILITIES REQUIREMENTS FOR 2035**

### **Inventory of Existing Utilities and Community Facilities**

Data and maps regarding the location and capacity of existing utilities and community facilities located in Washington County or serving Washington County residents are set forth in Chapter V, *Inventory of Existing Utilities and Community Facilities*, of this report.<sup>2</sup> The inventory of existing utilities and community facilities is based on Section 66.1001(2)(d) of the *Statutes*, which requires information regarding the location and capacity of the utilities and community facilities listed in the introduction section of this chapter. This information was gathered from several sources, including the regional water quality management plan update, regional water supply plan, regional telecommunications plan, Washington County, and local governments.

### **Projected Utilities and Community Facilities Requirements for 2035**

Section 66.1001(2)(d) of the *Statutes* requires a projection of the demand for future utilities and community facilities in the County and an approximate timetable of the expansion, rehabilitation, and replacement of existing facilities and the construction of new facilities to meet the projected demand. The projected demand and approximate timeline for various utilities and community facilities in the County are based on recommendations set forth by regional plans and the anticipated land use development pattern set forth in Chapter IX, *Land Use Element*, of this report and the regional land use plan. Many of the utilities and community facilities referenced by the *Statutes* are not provided by Washington County, and will require additional refinement by local governments and other service providers, including the private sector.

### ***Sanitary Sewer Service***

An areawide water quality management plan for the Southeastern Wisconsin Region was developed by SEWRPC in 1979. The plan consists of five elements. One of these elements is a point source pollution abatement element with recommendations concerning the location and extent of sanitary sewer service areas and the location, type, and capacity of, and level of treatment to be provided at, sewage treatment facilities. The plan was endorsed by the Natural Resources Board in 1979. Under State law, this endorsement requires certain actions by the Wisconsin Department of Natural Resources (DNR), including approval of State and Federal grants for the construction of wastewater treatment and conveyance facilities and approval of locally proposed sanitary sewer extensions, be consistent with the regional water quality management plan (RWQMP).



The regional water quality management plan contains recommendations regarding sanitary sewer service and sewage treatment facilities.

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<sup>2</sup>Information regarding parks is inventoried in Chapter III, *Inventory of Agricultural, Natural, and Cultural Resources*, of this report.

Table 153

**SELECTED CHARACTERISTICS OF PUBLIC WASTEWATER TREATMENT FACILITIES IN WASHINGTON COUNTY: 2000 and 2020**

Public Wastewater Treatment Plant	2000 Estimated Area Served (square miles)	2000 Estimated Population Served	2000 Unsewered Population <sup>a</sup>	Date of Last Major Modification	Receiving Water	Design Average Hydraulic Loading (mgd)	Average Annual Hydraulic Loading (mgd) <sup>b</sup>	Planned 2020		Ratio of Estimated 2020 Average Annual Hydraulic Loading to Design Loading
								Estimated Population Served <sup>c</sup>	Estimated Average Annual Hydraulic Loading (mgd)	
Allenton .....	0.3	740	120	1987	Rock River- East Branch	0.35	0.14	900	0.17	0.49
Hartford .....	3.9	11,700	1,060	1999	Rubicon River	3.60	2.40	16,300	3.30	0.92
Jackson <sup>d</sup> .....	1.6	5,000	480	1997	Cedar Creek	1.25	0.81	8,000	1.29	1.04
Kewaskum <sup>e</sup> .....	1.0	3,300	140	1972	Milwaukee River	0.67 <sup>f</sup>	0.51	5,200	0.63	0.94
Newburg <sup>g</sup> .....	0.4	1,200	300	1997	Milwaukee River	0.18	0.11	1,700	0.18	1.00
Slinger <sup>h</sup> .....	1.7	4,500	610	1981	Rubicon River	0.92	0.60	6,800	1.08	1.17
West Bend .....	8.5	30,400	1,360	1980	Milwaukee River	9.00	3.42	39,100	4.51	0.50

<sup>a</sup>Year 2000 unsewered population within sewer service areas that is proposed to be sewer under the regional water quality management plan (RWQMP). This column includes persons living within a planned sewer service area, but not currently served by a sewer system. Typically, the unsewered population resides in a town adjacent to the city or village operating the sewer system and treatment plant.

<sup>b</sup>For year 2003.

<sup>c</sup>Based on interpolation between the 2000 population and the 2035 recommended plan level as set forth by the regional land use plan.

<sup>d</sup>Facilities planning to expand the Village of Jackson plant is in progress.

<sup>e</sup>A design and upgrade of the Village of Kewaskum plant is in progress.

<sup>f</sup>Based on the January 2007, Wastewater Treatment Facility Plan – Village of Kewaskum, Washington County, Wisconsin, Ruekert & Mielke, Inc.

<sup>g</sup>The Village of Newburg also provides wastewater treatment service to Village residents located in Ozaukee County.

<sup>h</sup>Based on facilities planning conducted from 2001 through 2003, the Village of Slinger is implementing plant upgrades that should provide adequate treatment capacity through the year 2020. The information in this table is based on conditions prior to the upgrade.

Source: SEWRPC Regional Water Quality Management Plan.

The RWQMP has been updated several times since the original plan was produced in 1979, including an update in 2007 to the year 2020 for areas within the Milwaukee River and Menomonee River watersheds<sup>3</sup> in Washington County. The RWQMP update evaluates facilities planning needs based on a criterion that planning for expansion or improvements to wastewater treatment plants should be initiated when the average daily flow to an existing plant reaches 80 percent of its design capacity. It is estimated that by the year 2020, assuming existing wastewater treatment plant design capacities, sewage flows to the City of Hartford, Village of Kewaskum, and Village of Newburg plants will have exceeded the 80 percent threshold and will be approaching, or equaling, the plant design capacity; and sewage flows to the Village of Jackson plant will have exceeded design capacity (see Table 153). The Villages of Jackson and Kewaskum have completed facilities plans to address these concerns.

The Village of Jackson completed a facilities plan in 2007. The plan is designed to provide treatment facilities through the year 2027. The plan is currently being reviewed by the DNR. The expansion of the treatment plant is expected to nearly double the design daily flow from approximately 1.25 mgd to about 2.0 to 2.5 mgd. The Village treatment plant will be expanded in phases so that the capacity is increased incrementally as needed. The upgrades are needed to accommodate anticipated growth, modernize outdated equipment, and ensure that the treatment plant continues to meet requirements for discharge into Cedar Creek.

<sup>3</sup>About 59 percent of Washington County is located in the Milwaukee or Menomonee River watersheds. These watersheds drain to Lake Michigan. Map 20 in Chapter III shows the location and extent of watersheds within the County. The RWQMP planning area extends into Sheboygan and Fond du Lac Counties and a small portion of Dodge County to include the entire Milwaukee River watershed

The Village of Kewaskum wastewater treatment plant is on a DNR compliance schedule through December 31, 2009. A facilities plan to expand the plant was completed in early 2007 and was approved by the DNR on June 7, 2007. The plan was found to be in conformance with the regional water quality management plan on March 27, 2007. The design of the expansion was due to be completed by in 2008.

The City of Hartford and the Village of Newburg are projected to exceed the 80 percent threshold sometime between now and 2020. It is therefore recommended that the City and Village monitor development and population levels in their sewer service areas and prepare facilities plans prior to 2020, if necessary, in order to provide adequate treatment capacity to meet future needs.

The Village of Slinger treatment plant is currently being upgraded and expanded. The design upgrades to the Village treatment plant began in 2006 and are expected to be completed in late 2008. The expansion of the treatment plant is expected to increase the design daily flow from approximately 0.92 mgd to 1.5 mgd. The improvements are needed to accommodate the anticipated growth, replace outdated equipment, and ensure that the treatment plant continues to meet requirements for discharge into a tributary of the Rubicon River.

Chapter V describes sewer service areas and sanitary districts in Washington County. Planned sewer service areas are shown on Map 49 in Chapter V. In addition to the five wastewater treatment plants described above, treatment plants are operated by the Cities of Hartford and West Bend, and by the Town of Addison for the area within the Allenton sanitary district. Portions of the Village of Germantown are within the Milwaukee Metropolitan Sewerage District (MMSD) service area. These communities should continue to work with SEWRPC to update their adopted sewer service area plan to accommodate new residential, commercial, and industrial growth, in part based on the land use development pattern anticipated in the local comprehensive plan, through 2035.

## ***Water Supply***

### ***Municipal Water Supply Systems***

There were seven municipal water supply utility systems in Washington County in 2006, as shown on Map 93. Projections developed under the regional water supply plan anticipate that each of the existing municipal utility water service areas will experience an increase in water demand by 2035. In addition to the seven existing municipal water utilities in Washington County, the SEWRPC regional water supply study recommends that the Village of Newburg develop a municipal water supply system by 2035. The Village of Newburg has no plans to develop a municipal water supply system at this time.



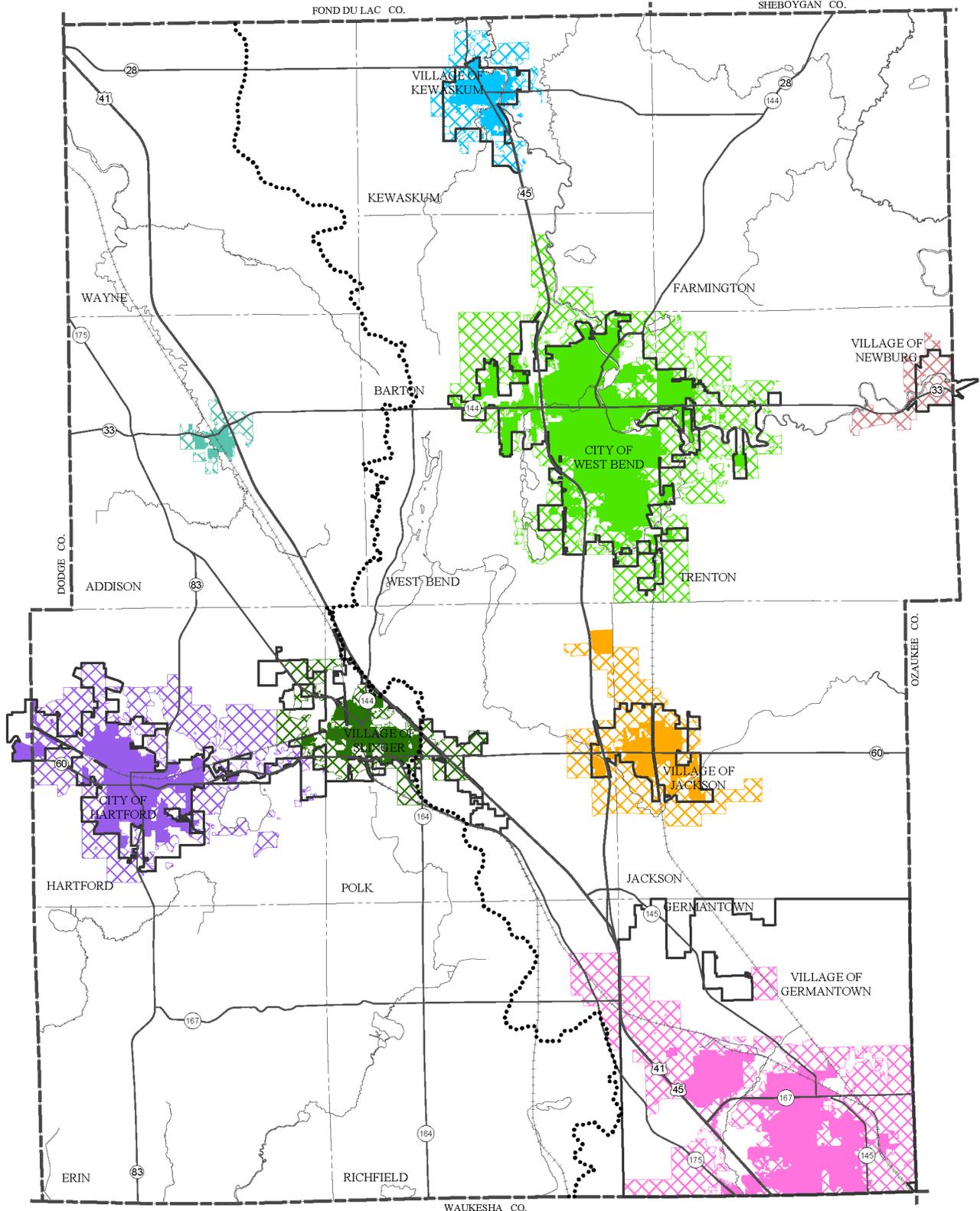
The total population projected to be served by municipal water utilities in 2035 is 113,600 persons, which is an increase of about 39,600 persons from 2005.

on Map 93. Table 154 provides projected changes in population and area of urban development expected for the eight existing and planned municipal water service areas in Washington County for the comprehensive plan design year 2035.

As shown on Table 154, the total resident population served by municipal water utilities in 2005 was about 73,400 persons, or about 58 percent of County residents. The total population projected to be served by municipal water utilities in 2035 under the regional water supply plan is 113,000 residents, which is an increase of about 39,600 persons over the period from 2005 to 2035. It is estimated that about 72 percent of County residents (based on a total of 157,265 County residents projected by the regional land use plan) would be served by a municipal water utility in 2035. The area served by municipal water supply systems within Washington County is expected to increase by about 82 percent between 2005 and 2035, from about 22 square miles to about 40 square miles. About 65 percent of the increase in water supply service area is due to the anticipated expansion of water service areas in the Cities of Hartford and West Bend and the Village of Germantown, as shown

# Map 93

## AREAS PROJECTED TO BE SERVED BY MUNICIPAL AND OTHER THAN MUNICIPAL COMMUNITY WATER SUPPLY SYSTEMS IN WASHINGTON COUNTY: 2035



**PUBLIC WATER SYSTEMS EXISTING IN 2005**

2005	2035	
		ALLENTON SANITARY DISTRICT
		CITY OF HARTFORD WATER UTILITIES
		CITY OF WEST BEND WATER UTILITY
		KEWASKUM WATER UTILITY
		SLINGER UTILITIES
		VILLAGE OF GERMANTOWN WATER UTILITY (PROPOSED NEW AREA IN RICHFIELD COULD BE A SEPARATE NEW UTILITY)
		VILLAGE OF JACKSON WATER UTILITY

**NEW SYSTEM**

	VILLAGE OF NEWBURG
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SUBCONTINENTAL DIVIDE

NOTE: RECOMMENDED SOURCES OF SUPPLY FOR AREAS ADDED TO EXISTING MUNICIPAL WATER SUPPLY SERVICE AREAS ARE NOT YET ESTABLISHED. ALL PUBLIC UTILITIES USED GROUNDWATER AS THEIR SOURCE IN 2005.

Source: Water Utilities and SEWRPC.

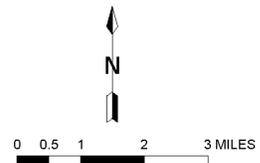


Table 154

**MUNICIPAL WATER SUPPLY SERVICE POPULATION AND  
AREA COMPARISON FOR WASHINGTON COUNTY: 2005 – 2035**

Utility	Population				Area Served			
	2005 Population	2005 – 2035 Increment		2035 Population	2005 Area Served (square miles)	2005 – 2035 Increment		2035 Area Served (square miles)
		Change in Population	Percent Change			Change in Area (square miles)	Percent Change	
City of Hartford Water Utilities.....	12,800	5,350	42	18,150	3.4	3.1	94	6.5
City of West Bend Water Utility.....	30,000	14,550	49	44,550	8.4	5.1	61	13.5
Village of Germantown Water Utility.....	16,000	7,450	47	23,450	5.7	4.5	83	10.2
Village of Jackson Water Utility.....	5,900	4,050	69	9,950	1.6	1.9	123	3.5
Village of Kewaskum Municipal Water Utility.....	3,800	1,700	45	5,500	1.0	0.8	84	1.8
Slinger Utilities.....	4,100	4,050	99	8,150	1.4	2.0	143	3.4
Allenton Sanitary District.....	800	750	94	1,550	0.3	0.4	119	0.7
Village of Newburg Area <sup>a</sup> .....	--	1,950	--	1,950	--	1.3	--	1.3
<b>Total</b>	<b>73,400<sup>b</sup></b>	<b>39,600</b>	<b>54</b>	<b>113,000<sup>c</sup></b>	<b>21.8</b>	<b>18.7</b>	<b>86</b>	<b>40.5</b>

<sup>a</sup>Includes the entire Village of Newburg service area.

<sup>b</sup>Washington County's 2005 population was estimated to be 125,940 persons by the Wisconsin Department of Administration. Of that, 58 percent were estimated by SEWRPC to be provided with water from a municipal water system in 2005.

<sup>c</sup>Washington County's 2035 population is projected to be 157,265 persons by the regional land use plan prepared by SEWRPC. Of that, it is estimated that 72 percent will be provided with water from a municipal water system in 2035.

Source: SEWRPC Regional Water Supply Plan.

Estimates were made of the future water use demands and pumpage for each municipal water utility based on the changes in population and land use within each of the service areas, as shown in Table 155. The total water use demand on an average daily basis for the seven existing municipal water utilities in Washington County is estimated to increase from 6.4 million gallons per day (mgd) to 11.7 mgd in 2035. The corresponding pumpage is estimated to increase from 7.6 mgd to 13.8 mgd on an average daily basis and from 12.1 mgd to 21.7 mgd on a maximum daily basis. These pumpage estimates include water use based on sales, water used for production and system maintenance, and unaccounted-for water. About 50 percent of the projected increase in water use between 2000 and 2035 for municipal water supply systems in Washington County is due to existing development not currently served, but within the planned 2035 service areas shown on Map 93.

Figure 16 illustrates the projected and forecast water use between 2000 and 2035 and, where applicable, the actual use between 1997 and 2005 for each existing municipal water supply system in Washington County and for the total municipal water use in the County. Actual water use is lagging the projected water use by a small amount on a total County water use basis. This appears to be reasonable when considering that a large portion of the forecast increase in water use is attributable to existing urban land uses not yet incorporated into the municipal water service areas. Some variation is also evident for each of the water utilities, most notably the Village of Kewaskum. The primary reason appears to be reductions in industrial water use which were not offset by smaller increases in residential water use.

#### *Non-Municipal Community Systems and Self-Supplied Systems*

In addition to the municipal water systems described above, there is one privately-owned community water system and 173 self-supplied water systems that are anticipated to continue supplying water to and through 2035. Private systems expected to continue being used for water supply to 2035 are shown on Map 94 and listed in Table 156.

Table 155

**MUNICIPAL WATER SUPPLY SERVICE AREA DEMAND AND PUMPAGE IN WASHINGTON COUNTY: 2000 AND 2035**

Utility	2000			2035		
	Average Water Use Demand <sup>a</sup> (gallons per day in thousands)	Average Daily Pumpage <sup>a</sup> (gallons per day in thousands)	Maximum Daily Pumpage <sup>a</sup> (gallons per day in thousands)	Average Water Use Demand (gallons per day in thousands)	Average Daily Pumpage (gallons per day in thousands)	Maximum Daily Pumpage (gallons per day in thousands)
City of Hartford Water Utilities .....	1,204	1,497	2,424	1,981	2,463	3,703
City of West Bend Water Utility .....	2,665	2,908	4,070	4,405	4,807	6,470
Village of Germantown Water Utility....	1,363	1,786	2,924	2,523	3,305	5,452
Village of Jackson Water Utility .....	467	494	986	1,097	1,161	2,096
Village of Kewaskum Municipal Water Utility .....	377	473	907	597	749	1,358
Slinger Utilities .....	283	327	604	742	857	1,598
Allenton Sanitary District .....	67	92	159	147	202	677
Village of Newburg Area <sup>b</sup> .....	--	--	--	189	223	345
<b>Total</b>	<b>6,426</b>	<b>7,577</b>	<b>12,074</b>	<b>11,682</b>	<b>13,768</b>	<b>21,699</b>

<sup>a</sup>Data based on year 2000 Public Service Commission Reports data for water sales, with the exception of Slinger Utilities and Allenton Sanitary District, for which data was based upon year 2001 reports.

<sup>b</sup>Includes the entire Village of Newburg service area.

Source: SEWRPC Regional Water Supply Plan.

A non-municipal community water system is a privately-owned system that serves at least 25 year-round residents, or serves 15 service connections used by year-round residents (anything greater than six months is considered year-round). Examples of these include mobile home parks, subdivisions, apartments, and condominiums. There are currently eight such systems in Washington County, which are listed on Table 79 in Chapter V. It is anticipated that seven of the current eight systems will be served by municipal water supply systems by 2035. The one remaining system, serving the Cedar Lakes Campus in the Town of West Bend, is expected to remain in use to and through 2035.

There are also a number of self-supplied industrial, commercial, institutional, recreational, agricultural, other irrigation, and thermoelectric-power generation water supply systems in the County. These systems provide water for individual business and industries (including agriculture), and institutional uses such as parks and municipal halls. These systems are included on Map 94 and Table 156. There were also an estimated 53,300 private domestic wells in Washington County in 2005. Generally, any home located outside an area served by a municipal water supply system (shown on Map 93) is served by a private domestic well.

There are expected to be about 44,300 persons, or about 28 percent of the total County population, served by private domestic wells in 2035. About 395 square miles are expected to be located outside of the planned 2035 municipal water utility service areas. These private domestic wells would withdraw about 2.9 million gallons per day from the shallow groundwater aquifer, assuming an average use of 65 gallons per person per day.

**Stormwater Management**

Stormwater management facilities include overland flow paths, roadside swales or ditches, other open channels, curbs and gutters, catch basins and inlets, storm sewers, culverts, stormwater storage facilities for both quantity and quality control, and infiltration facilities.<sup>4</sup> Although often designed on a subdivision-by-subdivision or

<sup>4</sup>Infiltration facilities include bioretention, rain gardens, infiltration basins, infiltration swales, and porous pavement. Rain barrels can promote infiltration by collecting roof runoff that is then applied to lawns and gardens as needed.

Figure 16

ACTUAL AND PROJECTED AVERAGE DAILY WATER USE IN WASHINGTON COUNTY COMMUNITIES: 2035

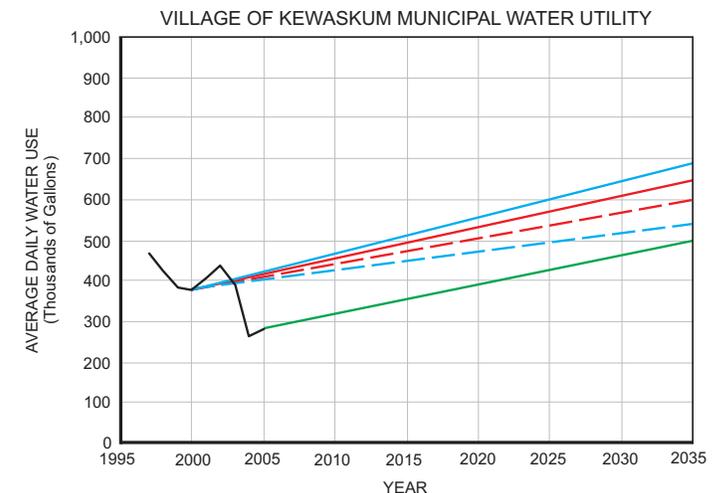
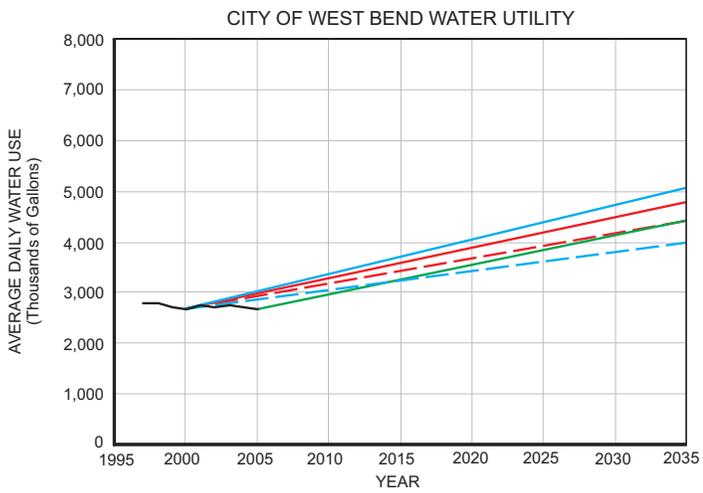
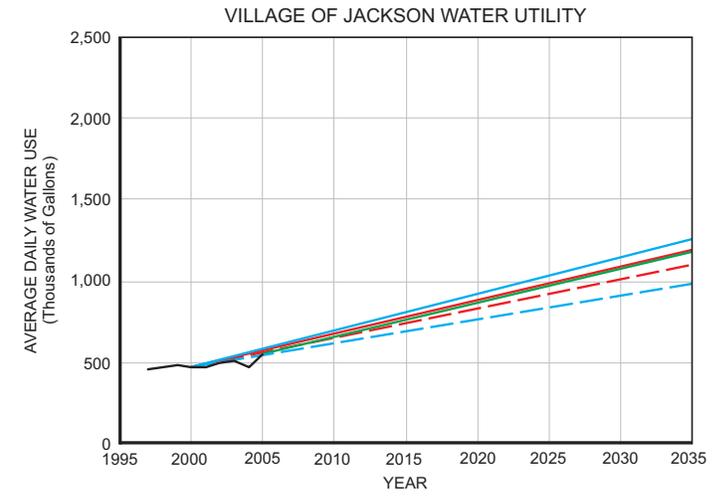
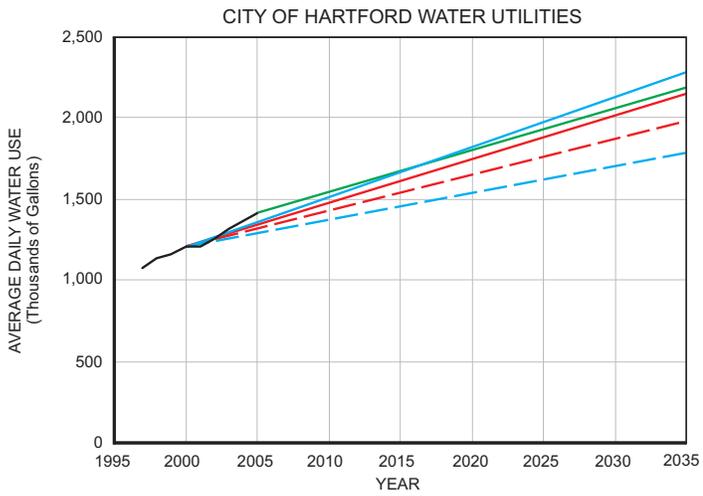
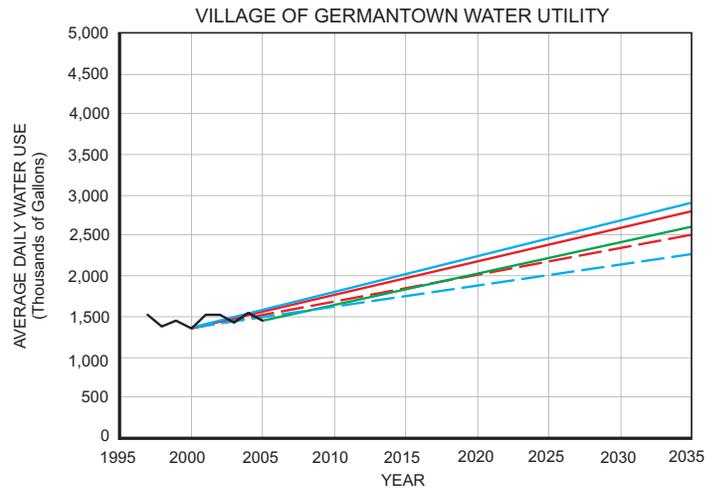
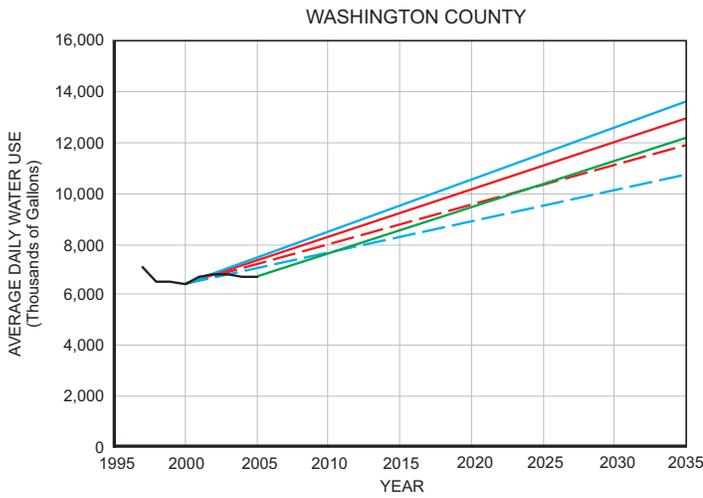
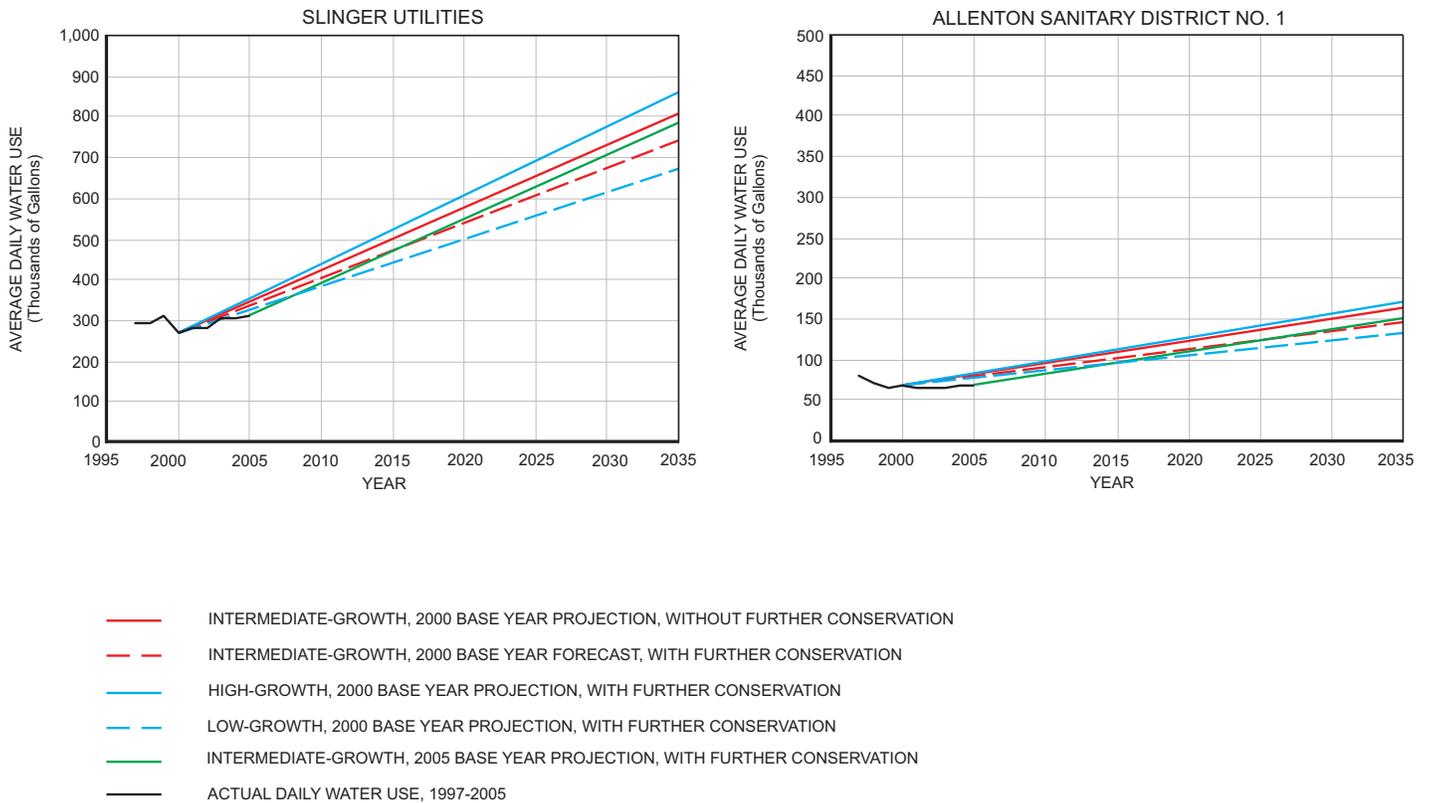


Figure 16 (continued)



Source: Public Service Commission and SEWRPC.

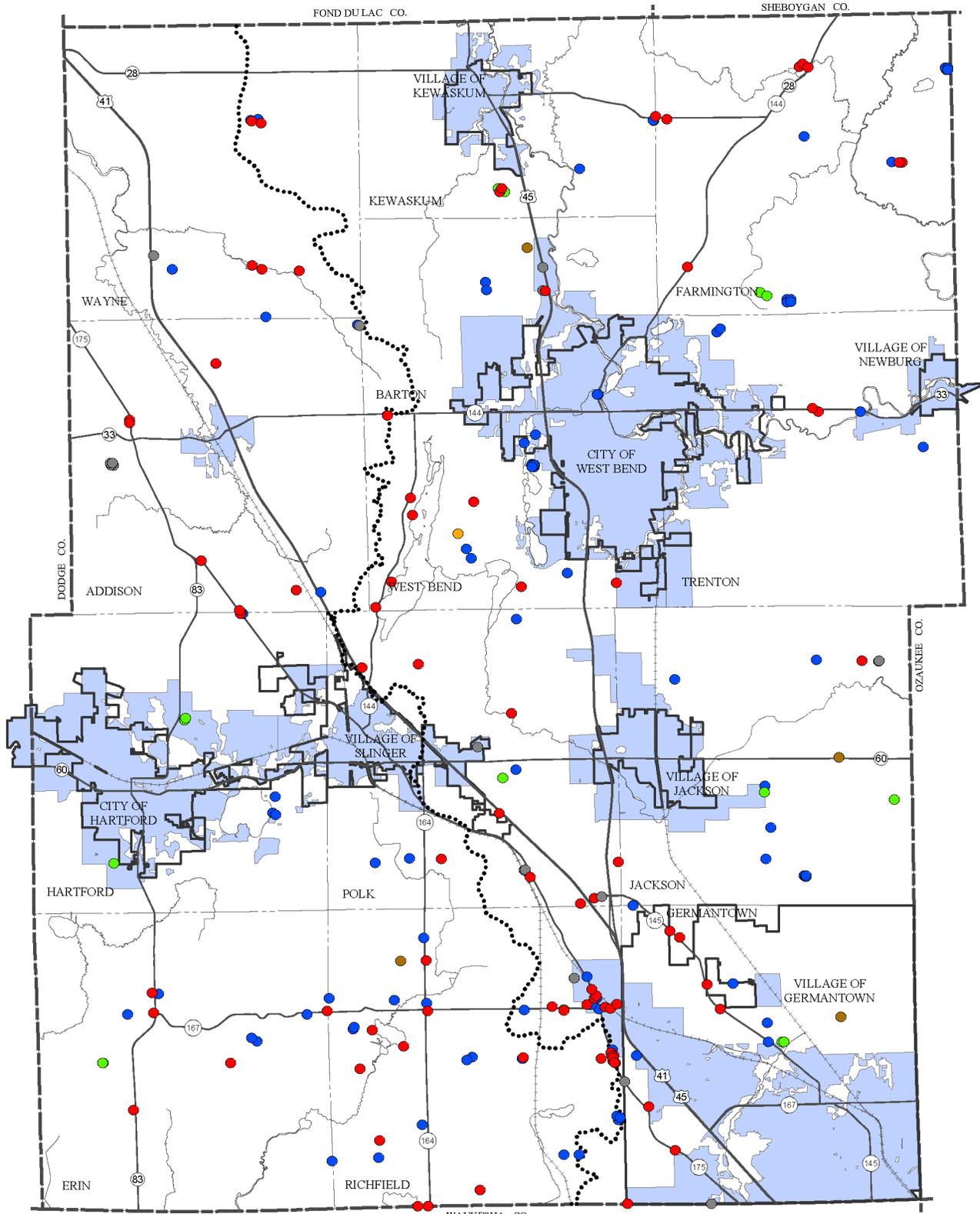
project-by-project basis, stormwater management facilities ideally should be part of an integrated system of stormwater and floodplain management facilities for an entire watershed, or for an entire community with consideration given to the watershed(s) in which the community is located. Communities in Washington County that have prepared stormwater management plans include the City of West Bend, Village of Germantown, Village of Jackson, and Village of Newburg.



Ideally, stormwater management facilities should be part of an integrated system of stormwater and floodplain management facilities for an entire watershed.

The Village of Germantown, which is part of the Milwaukee urbanized area, has obtained a municipal stormwater discharge permit under USEPA Phase I Regulations and Chapter NR 216 of the *Wisconsin Administrative Code*. The Cities of Hartford and West Bend and the Village of Richfield are also required to obtain municipal stormwater discharge permits under USEPA Phase II Regulations and NR 216. Communities that have prepared stormwater management and construction site erosion control ordinances include the Cities of Hartford and West Bend; the Villages of Germantown, Jackson, Kewaskum, Newburg, Richfield, and Slinger; and the Towns of Addison, Farmington, Jackson, Kewaskum, Polk, Trenton, Wayne, and West Bend. Washington County administers the ordinances adopted by the Towns of Farmington, Polk, and Trenton and the Village of Newburg under agreements with the County. The Towns of Barton, Erin, Germantown, and Hartford are regulated under the County Stormwater Management and Erosion Control Ordinance. Also, Washington County has been notified under USEPA Phase II and Section NR 216 regulations that a County stormwater

ANTICIPATED SELF - SUPPLIED INDUSTRIAL, COMMERCIAL, INSTITUTIONAL AND RECREATIONAL, AGRICULTURAL, AND IRRIGATION WATER SUPPLY SYSTEMS IN WASHINGTON COUNTY: 2035



SELF - SUPPLIED WATER SYSTEM WELLS

- RESIDENTIAL
- INDUSTRIAL
- COMMERCIAL
- AGRICULTURAL
- IRRIGATION
- INSTITUTIONAL AND RECREATIONAL

- AREA SERVED OR PROPOSED TO BE SERVED BY A PUBLIC WATER UTILITY
- SUBCONTINENTAL DIVIDE

NOTES: 1. THE SELF - SUPPLIED WATER SYSTEMS INDICATED ON THIS MAP INCLUDE ALL KNOWN WELLS DEFINED AS NON - COMMUNITY TRANSIENT AND NON - TRANSIENT, AND ALL NON - COMMUNITY HIGH - CAPACITY WELLS. THE WELL LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE. MORE SPECIFIC INFORMATION ON THE NUMBER AND LOCATION OF SELF - SUPPLIED WATER SYSTEMS IS AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

2. RECOMMENDED SOURCES OF SUPPLY FOR AREAS ADDED TO EXISTING WATER SUPPLY SERVICE AREAS NOT YET ESTABLISHED.

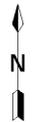


Table 156

PROJECTED CHARACTERISTICS OF SELF-SUPPLIED WATER SUPPLY SYSTEMS IN WASHINGTON COUNTY: 2035<sup>a</sup>

System Name	Local Government	Number of Wells	Capacity (system) <sup>b</sup>	Capacity (individual well) <sup>b</sup>	Estimated Average Daily Water Use <sup>c</sup> or Approved Normal Pumpage <sup>c</sup> (gallons per day)	Approved Maximum Daily Water Use <sup>c</sup> (gallons per day)
<b>Private Community Water Systems</b>						
Cedar Lake Home .....	Town of West Bend	2	H	H	20,000	26,000
				--	50,000	70,000
Subtotal – One system	--	2	--	--	70,000	96,000
<b>Industrial Water Supply Systems<sup>e</sup></b>						
Merget Sand and Gravel .....	Village of Germantown	1	H	H	180,000	180,000
Wisconsin Electric Power Company Germantown .....	Village of Germantown	1	H	H	100,000	100,000
Fly, Bill .....	Town of Addison	2	H	H	24,000	100,000
				L	--	22,000
Sunset Farms.....	Town of Addison	4	H	H	8,000	10,000
				L	18,000	25,000
				L	--	1,000
				L	--	1,000
Weasler Engineering.....	Town of Barton	1	L	L	3,375	--
Wiedmeyer Service Center .....	Town of Barton	1	L	L	465	--
Level Valley Dairy Company .....	Town of Jackson	1	H	H	325,000	325,000
Schreiber Foods, Inc. ....	Town of Jackson	1	L	L	1,950	--
Quincy Resource Group.....	Town of Polk	1	L	L	990	--
Wissota Sand and Gravel .....	Town of Polk	2	H	H	240,000	300,000
				H	270,000	432,000
Yahara Materials, Inc. ....	Town of Polk	1	H	H	20,000	40,000
Strohwig Tool.....	Town of Richfield <sup>f</sup>	1	L	L	2,400	--
Jack Walters and Sons Corporation.....	Town of Wayne	1	L	L	900	--
Subtotal – 13 systems	--	18	--	--	1,195,080	-- <sup>g</sup>
<b>Commercial Water Supply Systems<sup>h</sup></b>						
Kai's Service – Amoco .....	Village of Germantown	1	L	L	500	--
KJ's Bar and Grill .....	Village of Germantown	1	L	L	1,060	--
Sports Corner Bar and Grill .....	Village of Germantown	1	L	L	840	--
Willow Creek Amoco .....	Village of Germantown	1	L	L	2,060	--
Breakaway Bar and Grill .....	Town of Addison	1	L	L	560	--
Kreilkamp Trucking, Inc.....	Town of Addison	2	L	L	400	--
Little Red Inn.....	Town of Addison	1	L	L	2,060	--
MJ Stevens .....	Town of Addison	1	L	L	540	--
The Waterin Hole .....	Town of Addison	1	L	L	600	--
Underground Saloon.....	Town of Addison	1	L	L	12,120	--
Shluffy's Inn .....	Town of Barton	1	L	L	500	--
Church Road Station, Inc. ....	Town of Erin	1	L	L	500	--
Down Slope Pub .....	Town of Erin	1	L	L	600	--
Erin Inn .....	Town of Erin	1	L	L	500	--
Erin Motel and Restaurant .....	Town of Erin	1	L	L	3,575	--
Tally Ho Inn.....	Town of Erin	1	L	L	560	--
Buddie's Place .....	Town of Farmington	1	L	L	540	--
Dick's Club 144 .....	Town of Farmington	1	L	L	500	--
Enright's Tap.....	Town of Farmington	1	L	L	540	--
Fire Escape.....	Town of Farmington	1	L	L	800	--
Goeden's Auto Body .....	Town of Farmington	1	L	L	540	--
Marshall's Country Corner .....	Town of Farmington	1	L	L	560	--
St. Michael's Tavern .....	Town of Farmington	1	L	L	520	--
Turner Hall .....	Town of Farmington	1	L	L	500	--
Madame Belle's .....	Town of Germantown	1	L	L	1,020	--
Riteway Bus Service – Germantown.....	Town of Germantown	1	L	L	330	--
Tavern.....	Town of Germantown	1	L	L	680	--

Table 156 (continued)

System Name	Local Government	Number of Wells	Capacity (system) <sup>b</sup>	Capacity (individual well) <sup>b</sup>	Estimated Average Daily Water Use or Approved Normal Pumpage (gallons per day)	Approved Maximum Daily Water Use (gallons per day)
Commercial Water Supply Systems <sup>h</sup> (continued)						
Guernsd's Bar.....	Town of Hartford	1	L	L	520	--
St. Lawrence C-Way.....	Town of Hartford	1	L	L	800	--
Jail House Pub and Grill.....	Town of Jackson	1	L	L	540	--
Sunburst Ski Area: Summit Ski Corporation....	Town of Kewaskum	2	H	L	1,000	5,000
Cedar Lake Pub.....	Town of Polk	1	L	L	500	--
Emily's.....	Town of Polk	1	L	L	1,000	--
Harley's Steak House.....	Town of Polk	1	L	L	270	--
Kruepke Trucking, Inc.....	Town of Polk	1	L	L	525	--
Pioneer Plaza.....	Town of Polk	1	L	L	820	--
Richfield Pub.....	Town of Polk	1	L	L	500	--
Scenic View Country Club.....	Town of Polk	1	L	L	3,000	--
Springs Motel.....	Town of Polk	1	L	L	1,625	--
Wurth Adams Nuts and Bolts.....	Town of Polk	1	L	L	300	--
Advanced Health Care – Hubertus Clinic.....	Town of Richfield <sup>f</sup>	1	L	L	4,150	--
Amici's.....	Town of Richfield	1	L	L	270	--
Arrowhead Springs Golf Course.....	Town of Richfield	1	L	L	500	--
Chalet Shopping Center.....	Town of Richfield	1	L	L	740	--
Donna's Tavern.....	Town of Richfield	1	L	L	620	--
Fox and Hounds Restaurant.....	Town of Richfield	2	L	L	4,200	--
Johnny Manhattan's.....	Town of Richfield	1	L	L	1,000	--
Kaul Oil Mini Mart 66.....	Town of Richfield	1	L	L	1,030	--
Lake Five Service.....	Town of Richfield	1	L	L	1,050	--
Little Red School House – Colgate.....	Town of Richfield	1	L	L	1,335	--
Loggers Park Club House/American Health and Fitness.....	Town of Richfield	1	H	L	3,000	28,000
M & I Bank – Richfield.....	Town of Richfield	1	L	L	250	--
Millis Transfer, Inc.....	Town of Richfield	1	L	L	1,830	--
Piggly Wiggly Supermarket #84.....	Town of Richfield	1	L	L	5,850	--
Pioneer Bowl.....	Town of Richfield	1	L	L	560	--
Pleasant Hill Inn.....	Town of Richfield	1	L	L	540	--
Richfield Chalet.....	Town of Richfield	1	L	L	3,200	--
Richfield Plaza.....	Town of Richfield	1	L	L	800	--
Richfield Truck Stop.....	Town of Richfield	1	L	L	1,000	--
Sawmill Inn.....	Town of Richfield	1	L	L	1,080	--
Sunset View Restaurant.....	Town of Richfield	1	L	L	520	--
The Copper Dock.....	Town of Richfield	1	L	L	500	--
The Country Mart.....	Town of Richfield	1	L	L	520	--
Uncle Johnny's.....	Town of Richfield	1	L	L	640	--
Whiskey River.....	Town of Richfield	1	L	L	1,020	--
Wally and Bee's.....	Town of Richfield	1	L	L	500	--
Zimmerman's Kettle Hills Golf Course.....	Town of Richfield	1	L	L	600	--
El Rey Mexican Restaurant.....	Town of Trenton	1	L	L	250	--
West Bend Lakes Golf and Recreation.....	Town of Trenton	1	L	L	500	--
CW's Place.....	Town of Wayne	1	L	L	520	--
Cedar Valley Retreat Campus.....	Town of Wayne	1	L	L	350	--
Cross Roads Tap.....	Town of Wayne	1	L	L	540	--
Jugs Hitching Post.....	Town of Wayne	1	L	L	540	--
Little Folks School House.....	Town of Wayne	1	L	L	420	--
Big Cedar Lake Resort.....	Town of West Bend	1	L	L	3,575	--
House of Heilman.....	Town of West Bend	1	L	L	500	--
JoJo's Bar and Grill.....	Town of West Bend	1	L	L	1,000	--
Linden Inn.....	Town of West Bend	1	L	L	1,500	--
Our Place.....	Town of West Bend	1	L	L	500	--
Schultz's White Tail Inn.....	Town of West Bend	1	L	L	2,000	--
Tri Par Oil Company – West Bend.....	Town of West Bend	1	L	L	1,800	--
West Bend Country Club.....	Town of West Bend	1	L	L	1,500	--
Subtotal – 82 systems	--	85	--	--	98,705	-- <sup>9</sup>

Table 156 (continued)

System Name	Local Government	Number of Wells	Capacity (system) <sup>b</sup>	Capacity (individual well) <sup>b</sup>	Estimated Average Daily Water Use or Approved Normal Pumpage (gallons per day)	Approved Maximum Daily Water Use (gallons per day)
<b>Institutional and Recreational Water Supply Systems<sup>a</sup></b>						
Regner Park.....	City of West Bend	2	H	H	200,000	200,000
				H	200,000	200,000
Ridge Run Park.....	City of West Bend	2	L	L	125	--
				L	--	--
Germantown Public Works.....	Village of Germantown	1	L	L	600	--
Kingdom Hall Jehovah's Witness .....	Village of Germantown	1	L	L	250	--
Our Savior United Church of Christ.....	Village of Germantown	1	L	L	1,090	--
				L	--	--
Addison Elementary School.....	Town of Addison	1	H	H	8,000	13,000
St. Peter's Evangelical Lutheran Church.....	Town of Addison	1	L	L	450	--
Timber Trail Recreation Area .....	Town of Barton	2	L	L	5,000	--
				L	1,250	--
Discalced Carmelites and Holy Hill Café.....	Town of Erin	1	L	L	2,180	--
Erin School .....	Town of Erin	1	H	--	6,000	--
Erin Town Hall and Erin Go Braugh Park .....	Town of Erin	1	L	L	1,050	--
Heiliger Huegel Ski Club .....	Town of Erin	1	H	H	90,000	180,000
St. Mary of the Hill Parish.....	Town of Erin	1	L	L	250	--
St. Paul's United Church of Christ.....	Town of Erin	1	L	L	750	--
Camp Awana .....	Town of Farmington	4	H	L	1,000	5,000
				L	1,000	5,000
				L	1,000	5,000
				L	--	1,000
Farmington Elementary School.....	Town of Farmington	1	H	L	4,200	--
Lazy Days Campground.....	Town of Farmington	4	L	L	12,500	--
				L	--	--
				L	--	--
				L	--	--
St. Martin's United Church of Christ.....	Town of Farmington	1	L	L	250	--
Rockfield School .....	Town of Germantown	1	H	--	3,750	--
St. Lawrence Church.....	Town of Hartford	1	H	--	1,040	--
Wisconsin Department of Natural Resources – Pike Lake.....	Town of Hartford	3	L	L	285	--
				L	1,075	--
				L	700	--
David's Star Evangelical Lutheran School.....	Town of Jackson	4	H	L	1,000	1,000
				L	1,000	2,000
				H	5,000	10,000
				L	--	--
Jackson Town Hall and Community Center.....	Town of Jackson	1	L	L	250	--
Kettle Moraine Lutheran High School.....	Town of Jackson	1	H	H	6,000	13,000
New Hope United Church of Christ .....	Town of Jackson	1	L	L	800	--
St. John's Lutheran Church.....	Town of Jackson	1	L	L	1,400	--
St. Peter's United Church of Christ .....	Town of Jackson	1	L	L	800	--
Trinity Evangelical Lutheran Church and School .....	Town of Jackson	1	H	L	1,000	1,000
Kettle Moraine State Forest Glacial Trail – CTH H .....	Town of Kewaskum	1	L	L	125	--
St. Michael's Catholic Church and School.....	Town of Kewaskum	2	L	L	550	--
				L	5,030	--
Ackerman's Grove County Park.....	Town of Polk	1	L	L	125	--
Faith United Church of Christ.....	Town of Polk	1	L	L	1,000	--
Heritage Trails County Park.....	Town of Polk	1	L	L	125	--
Still Waters Community United Methodist Church.....	Town of Polk	1	L	L	300	--
Amy Belle School.....	Town of Richfield <sup>f</sup>	1	H	--	6,405	--
Crown of Life Evangelical Lutheran Church and School.....	Town of Richfield	1	H	--	1,425	--
Daniel Boone Conservation League Club House.....	Town of Richfield	1	L	L	4,530	--

Table 156 (continued)

System Name	Local Government	Number of Wells	Capacity (system) <sup>b</sup>	Capacity (individual well) <sup>b</sup>	Estimated Average Daily Water Use or Approved Normal Pumpage (gallons per day)	Approved Maximum Daily Water Use (gallons per day)
<b>Institutional and Recreational Water Supply Systems<sup>h</sup> (continued)</b>						
Emmanuel United Methodist Church.....	Town of Richfield	1	L	L	1,000	--
First Presbyterian Church .....	Town of Richfield	1	L	L	350	--
Friess Lake School .....	Town of Richfield	1	H	L	12,000	24,000
Glacier Hills County Park .....	Town of Richfield	2	L	L	125	--
				L	500	--
Loggers Park/American Health and Fitness ....	Town of Richfield	2	H	L	1,000	5,000
				L	1,000	5,000
Minikani YMCA Camp .....	Town of Richfield	3	L	L	15,450	--
				L	--	--
				L	--	--
Plat Elementary School.....	Town of Richfield	1	H	L	2,000	3,000
Richfield Elementary School .....	Town of Richfield	1	H	--	6,000	17,000
Richfield Fireman's Park and Station No. 1 .....	Town of Richfield	1	L	L	200	--
Richfield Town Hall and Garage.....	Town of Richfield	1	L	L	310	--
Shepherd of the Hills Lutheran Church .....	Town of Richfield	1	L	L	3,020	--
St. Jacobi Congregational Church.....	Town of Richfield	1	L	L	250	--
St. Augustine, Inc. ....	Town of Richfield	1	H	L	3,000	13,000
St. Gabriel Church and School.....	Town of Richfield	2	H	L	9,000	15,000
				L	1,000	2,000
Wooded Hills Bible School.....	Town of Richfield	1	L	L	260	--
Zion United Methodist Church.....	Town of Richfield	1	L	L	250	--
Goeden County Park.....	Town of Trenton	1	L	L	125	--
Holy Trinity Congregation.....	Town of Trenton	1	H	--	3,500	--
Sandy Knoll County Park .....	Town of Trenton	2	L	L	220	--
				L	250	--
Salem United Church of Christ.....	Town of Wayne	1	L	L	250	--
St. John's United Church of Christ-Kohlsville ..	Town of Wayne	1	L	L	250	--
Wayne Elementary School.....	Town of Wayne	1	H	L	2,000	5,000
Zion Evangelical Lutheran Church .....	Town of Wayne	1	L	L	250	--
Camp Silverbrook .....	Town of West Bend	6	L	L	7,500	--
				L	--	--
				L	--	--
				L	--	--
				L	--	--
				L	--	--
Cedar Lake Wayside.....	Town of West Bend	1	L	L	125	--
Silver Maple School .....	Town of West Bend	1	L	L	2,025	--
St. Paul's Evangelical Church .....	Town of West Bend	1	L	L	250	--
Subtotal – 64 systems	--	90	--	--	653,370	-- <sup>g</sup>
<b>Agricultural Water Supply Systems<sup>e</sup></b>						
Minor's Garden Center, Inc. ....	Village of Germantown	1	H	H	144,000	288,000
Gieringer, Robert H. and Sons .....	Town of Barton	1	H	H	97,000	195,000
Minor's Garden Center, Inc. ....	Town of Jackson	1	H	H	360,000	720,000
L. Teweles Seed Company .....	Town of Richfield <sup>f</sup>	1	H	H	173,000	216,000
Subtotal – Four systems	--	4	--	--	774,000	1,419,000
<b>Irrigation Water Supply Systems<sup>e</sup></b>						
W and E Radtke, Inc. ....	Village of Germantown	2	H	L	20,000	92,000
				H	125,000	288,000
Lang Golf Company, LLC.....	Town of Erin	2	H	L	25,000	50,000
				H	300,000	720,000
Stoneridge Golf Course.....	Town of Farmington	2	H	H	90,000	105,000
				L	10,000	20,000
Hartford Country Club .....	Town of Hartford	1	H	H	460,000	460,000
Washington County Family Park .....	Town of Hartford	2	H	H	20,000	100,000
				H	144,000	576,000
Hidden Glen Golf Club .....	Town of Jackson	1	H	H	288,000	576,000
Kettle Moraine Lutheran High School.....	Town of Jackson	1	H	H	15,000	35,000

**Table 156 (continued)**

System Name	Local Government	Number of Wells	Capacity (system) <sup>b</sup>	Capacity (individual well) <sup>b</sup>	Estimated Average Daily Water Use or Approved Normal Pumpage (gallons per day)	Approved Maximum Daily Water Use (gallons per day)
Irrigation Water Supply Systems <sup>e</sup> (continued)						
Sunburst Ski Area: Summit Ski Corporation....	Town of Kewaskum	2	H	H	144,000	288,000
				H	432,000	720,000
Michael's Pipeline Construction .....	Town of Polk	1	H	H	144,000	288,000
Zimmerman's Kettle Hills Golf Course.....	Town of Richfield <sup>f</sup>	1	H	H	202,000	403,000
Subtotal – 10 systems	--	15	--	--	2,419,000	4,721,000

Note: Groundwater was the source of water for all wells in 2007.

<sup>a</sup>Data is from the Wisconsin Department of Natural Resources (DNR) Drinking Water System. The database is not an up-to-date record of all high-capacity wells in the State. Some wells listed in the database may not be in service. There may be additional wells in service that are not in the database.

<sup>b</sup>H = High-Capacity (70 gallons per minute or greater), L = Low-Capacity (less than 70 gallons per minute).

<sup>c</sup>Average water use is estimated based on review of population data available from the DNR and SEWRPC and by using 60 gallons per day per capita, unless noted otherwise.

<sup>d</sup>The approved normal daily pumpage in gallons from the DNR Drinking Water System database. These amounts may be pumped intermittently.

<sup>e</sup>Estimated pumpage is typically based upon very limited data, where available. The value reported is the normal and maximum daily approved pumpage in gallons from the DNR Drinking Water System database.

<sup>f</sup>The Town of Richfield incorporated as the Village of Richfield in February 2008.

<sup>g</sup>Data unavailable.

<sup>h</sup>Values reported were taken from the DNR Drinking Water System database, where available. Where not available, average daily pumpage was calculated utilizing standard unit values for the type of facility involved.

Source: SEWRPC Water Supply Study.

management ordinance and a construction site erosion control ordinance is required only for coverage of its facilities in the City of Hartford, City of West Bend, and the urbanized portions of the Village of Germantown and Village of Richfield. The County should ensure these ordinances are developed, adopted, and enforced through the comprehensive plan design year 2035.



Washington County regulates private on-site wastewater treatment systems (POWTS) for any development in the County that is not served by a public sanitary sewer system.

### ***On-Site Wastewater Treatment Technology***

As noted in Chapter V, Washington County regulates private on-site wastewater treatment systems (POWTS) for any development in the County that is not served by a public sanitary sewer system. The number and type of POWTS located in the County as of 2006 are set forth in Table 78 in Chapter V. The authority to regulate POWTS comes from Chapters Comm 5, Comm 16, Comm 82, Comm 84 through 87, and Comm 91 of the *Wisconsin Administrative Code*. Chapter 25, the Sanitary Code, of the Washington County Code of Ordinances sets forth the regulations for POWTS in the County. Chapter 25 of the County Ordinance should be updated periodically to allow for advancements in POWTS technology over the comprehensive plan design period in accordance with changes to the *Wisconsin Administrative Code*.

### ***Solid Waste Disposal***

All of the municipal solid waste currently collected in Washington County is deposited in the Glacier Ridge Landfill in Horicon, operated by Veolia Environmental Services and located in Dodge County, or the Orchard Ridge Landfill in Menomonee Falls, operated by Waste Management of Wisconsin and located in Waukesha County.

Glacier Ridge Landfill has permits to continue active operation for an additional 15 years. Additional land has been acquired for potential expansion of the landfill beyond 15 years, subject to approval of permits by the DNR and other regulating agencies. The landfill operator is also considering exhuming an existing Superfund site adjacent to the landfill to create more space for landfill use and locating additional turbine engines, which convert methane gas to electricity, at the landfill.

Based on normal average daily volumes, it is estimated that Orchard Ridge Landfill has enough available land for the continued expansion of the landfill until about 2025. After 2025, the landfill may reach design capacity and become inactive or “capped.” An alternative method such as “heightening” may extend the life of the landfill, if the method is approved by the appropriate regulating bodies. “Heightening” is the process of placing solid waste on top of an existing landfill.

Both landfills will require the continuation of expansion to accommodate the solid waste produced in Washington County over the County comprehensive plan design period, or new landfills will need to be sited and developed to accommodate solid waste.



As of 2007, each community participating in the Washington County multi-jurisdictional comprehensive planning process administered a recycling program.

### ***Recycling Facilities***

As of 2007, each community participating in the Washington County multi-jurisdictional comprehensive planning process administered a recycling program, and the West Bend Knights of Columbus offers a telephone recycling service (including cell phones). The Volunteer Center of Washington County collects computer equipment for proper disposal. It is not anticipated that the County will provide recycling services for general household or business waste during the planning period. The County does, however, sponsor periodic collections of hazardous household waste through the Clean Sweep Program, which the County conducts in partnership with the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP). To date, the program has been

dependent on receiving a portion of the funds needed for the program from DATCP. The County is studying the feasibility of providing an annual Clean Sweep program or possibly building a permanent disposal site in the County for residents to dispose of hazardous household and agricultural waste on a weekly basis. The County is also studying the possibility of partnering with Aurora Hospital to develop an annual pharmaceutical disposal program. The County, in cooperation with MMSD and neighboring counties, will hold its first medicine collection day in April 2008. In addition, the County is assessing the need for a tire collection program.

### ***Parks***

County parks provide Washington County residents with opportunities for a variety of recreational activities, and places for public gathering, festivals, and other social occasions. The Park and Open Space Plan for Washington County,<sup>5</sup> adopted in 2004, provides recommendations for the maintenance and continued development of the County park system. The plan includes an open space preservation element and an outdoor recreation element.

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<sup>5</sup>See *SEWRPC Community Assistance Planning Report No. 136 (3<sup>rd</sup> Edition)*, A Park and Open Space Plan for Washington County, March 2004.

The open space preservation element recommends the preservation of about 77,334 acres of open space land, which encompass environmental corridors, natural areas, critical species habitat, geological areas, and archaeological areas. About 17,758 acres were in public ownership, nonprofit conservation organization ownership, or in compatible private outdoor recreation uses such as golf courses in 2002. The open space element recommends that an additional 16,228 acres be acquired by public agencies for natural resource protection purposes or public park or trail uses. Of this, 3,997 acres are recommended to be acquired by Washington County. The park and open space plan also recommends that the remaining 43,348 acres of open space lands be placed in protective zoning districts by local governments to prevent incompatible development.

The outdoor recreation element of the County plan focuses on providing a well-distributed network of park sites for recreational activities that are closely related to natural resource amenities and/or large contiguous areas of open space, such as picnicking, swimming, golfing, and trail activities. Recommendations in the outdoor recreation element of the plan include:

- Acquiring land and developing recreational facilities for two new major County parks (the St. Anthony’s Beech Woods area in the Town of Addison and the Camp Quad site in the Town of Erin) and one smaller County park on Big Cedar Lake;<sup>6</sup>
- Improving the trail system and providing additional picnic shelters, a playground, and a sled hill at Ackerman’s Grove Park;
- Acquiring additional land and providing necessary support facilities, picnic shelters, a playground, playfields, and trails at the Family Park/Washington County Golf Course/Joseph P. Marx Woods Nature Preserve Complex;
- Acquiring additional land and providing upgraded restrooms, a lighted sled hill, electrical improvements to picnic shelters, a fishing pier and boat access facilities on Freiss Lake, a boardwalk with improved trails, and a nature center at Glacier Hills Park;
- Acquiring additional land and providing additional formal picnic areas and shelters, a playground, upgraded restrooms, a swimming beach, an archery range, mountain bike trails, and a boardwalk with improved trails at Heritage Trails Park;
- Improving picnic shelters, redeveloping the playground, providing nature trails, and paving existing trails at Homestead Hollow Park;
- Acquiring additional land and providing additional formal picnic areas and shelters, redeveloping the playground, improving existing trails, and providing nature trails at Ridge Run Park;



The open space preservation element of the Park and Open Space Plan for Washington County recommends the preservation of about 77,334 acres of open space land.

<sup>6</sup>The County park and open space plan also recommended the acquisition and development of a third major park in the Village of Germantown and a second smaller park on Tilly Lake in the Village of Jackson. The proposed Germantown park site has been acquired by the MMSD Conservation Fund for stormwater management purposes and the Tilly Lake site has been developed for private use.

- Acquiring additional land and providing additional formal picnic areas and shelters, paving existing trails, redeveloping playgrounds, and providing nature trails at Sandy Knoll Park;
- Acquiring additional land at Leonard J. Yahr and Lizard Mound Parks;
- Developing additional facilities at Goeden Park and Henschke Hillside Lake Access;
- Acquiring and developing a dog park;
- Expanding and developing Countywide recreational trails, including the Eisenbahn Trail; and
- Providing sites and facilities for additional lake and river access.



Completed boat launch facility at Henschke Hillside Lake Access on Silver Lake.

Several of the recommendations have been implemented since adoption of the County park plan in 2004. Recommendations already implemented include the development of facilities at Leonard J. Yahr Park and Henschke Hillside Lake Access, the development of a nature center at Glacier Hills Park, and the development of the Eisenbahn State Trail within the abandoned Canadian National Railway right-of-way. Two new County parks recommended in the plan will not be developed. The site of the proposed new major County park in the Village of Germantown has been acquired by the MMSD as part of its “Greenseams” program for stormwater management and open space preservation. The proposed County park site near Tilly Lake has been acquired for private development, and no alternative site is available.



The County Park and Open Space Plan recommends that community and neighborhood parks in urban portions of the County provide facilities for more intensive recreational activities, such as playgrounds.

The Washington County Capital Improvement Program (CIP) for 2008 to 2013 includes maintenance activities and improvements at several parks, including improvements to trails and walkways to comply with Americans with Disabilities Act (ADA) requirements at Ackerman’s Grove Park and Homestead Hollow Park, the improvement of road and trail access to the lakeshore at Glacier Hills Park, the addition of a pond, beach, picnic facilities, and trails at Heritage Trails Park, design and construction of an interpretive center, trail signs, and a school group shelter at Lizard Mound Park, replacing the main road bridge at Sandy Knoll Park, asphalt paving at Leonard J. Yahr Park, and replacing golf equipment at Washington County Golf Course.

The outdoor recreation element of the County plan recommends that cities, towns, and villages provide community and neighborhood parks in urban portions of the County to provide facilities for more intensive recreational activities, such as baseball, tennis, and playground activities. Recommendations for the location of local parks

and recreational facilities should be identified through the preparation and adoption of local park and open space plans (current local plans are listed on Table 100 in Chapter VI). Cities, towns, and villages accommodating residential development at urban densities (less than one home per acre) should provide a system of community and neighborhood parks. Within rural areas of the County, it is recommended that one town-owned park and associated outdoor recreation facilities be provided in each town to serve the needs of town residents for local

civic events and for organized recreation activities, such as softball and picnicking. As the community recreational facility, the town park should be located in conjunction with another community facility that serves as a focal point for town residents such as a town hall, school, or fire station. Where appropriate, the town park could be developed jointly with the County or a city or village.

The County park and open space plan should be updated to a design year of 2035, and updated periodically to comply with DNR requirements to maintain eligibility for recreational grant programs. Additional open space preservation and outdoor recreation recommendations developed under the park and open space plan update should be implemented over the comprehensive plan design period. Additional park and open space policies and programs set forth in the Agricultural, Natural, and Cultural Resources Element (Chapter VIII), and the Land Use Element (Chapter IX).



SEWRPC has undertaken a regional telecommunications planning effort to create a better understanding of telecommunications networks.

### ***Telecommunications Facilities***

Telecommunications have become increasingly important in the local, national, and global economies, and also increasingly difficult to understand for those outside of the telecommunications industry. SEWRPC has undertaken a regional telecommunications planning effort to create a better understanding of telecommunications networks and the provision of services such as wireless and wireline telecommunications and high speed, broadband telecommunications throughout the Region. The Commission has completed an inventory of wireless telecommunications providers and antennas providing cell phone service in Washington County, which is included in Table 82 in Chapter V of this report. Planning Report No. 51, *A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin*, published in September 2006, sets forth the basic principles and objectives that should be met by an advanced broadband telecommunications system; presents both infrastructure and performance inventories for the existing cellular/PCS mobile wireless networks operating in the Region, describes a recommended wireless telecommunications plan for the Region, and sets forth an approach to implement the plan.

The wireless communications plan recommended in Planning Report No. 51 consists of two levels of wireless networks – a wireless backhaul network<sup>7</sup> plan and a community-level wireless access network plan. The plan sets forth an approach to implement both the regional wireless backhaul network and community level wireless network plans. The proposed plan implementation process is intended to influence, rather than replace, existing competitive private sector, market-driven planning in order to promote the public interest within the Region. The Towns of Addison and Wayne have worked with SEWRPC to develop a community level wireless access network plan. The Town of Wayne wireless access network plan is currently being implemented.

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<sup>7</sup>A backhaul network is designed to convey wireless communications data from multiple users in a relatively small service area to a centralized access point. Multiple access points in a larger service area in turn transmit wireless data to a cable Internet connection (gateway) maintained by a local exchange company. Information is also disseminated from the Internet to the access network, then to local users through the backhaul network.

A regional broadband access plan, which built upon the wireless telecommunications plan, was completed in 2007.<sup>8</sup> Upon implementation, this plan will support a mixture of wireline and wireless networks that will provide fourth generation (4G) video, voice, and data communications services to the entire Region. A central feature of the recommended plan is the potential for cooperative efforts between the public and private sectors in which infrastructure costs are shared between the public safety and commercial networks. Implementation of the recommended plan will require county or multi-county action, although partial implementation can be achieved at the community or multi-community level.



Electrical power is available throughout the County on demand and is not currently nor anticipated to be a constraint to development during the comprehensive plan design period.

***Power Plants and Transmission Lines***

Most of the electrical power and all of the natural gas are provided to Washington County by WE Energies. A We Energies electric power generation facility is located in the Village of Germantown. The plant can be powered by either natural gas or oil and is a peak-load plant used during hours of high demand. The City of Hartford (Hartford Electric) and the Village of Slinger (Slinger Electric Utility) operate their own electric utilities through Wisconsin Public Power Electricity, and provide power within the City and Village and portions of the Town of Hartford. The City of Hartford and Village of Slinger have an agreement to jointly construct and operate a new electric substation at Arthur Road and Kettle Moraine Road. Completion of the project will provide expanded electric

service for both communities and system reliability upgrades. Electrical power is available throughout the County on demand and is not currently or anticipated to be a constraint to development during the comprehensive plan design period. Existing transmission lines and natural gas pipelines are shown on Map 53 in Chapter V.



There were 97 cemeteries encompassing 250 acres in Washington County as of 2006.

***Cemeteries***

There were 97 cemeteries encompassing 250 acres in Washington County as of 2006 (shown on Map 62 and listed on Table 89 in Chapter V). The four largest cemeteries in the County (each 10 acres or larger) were Holy Angels Cemetery, Pleasant Hill Cemetery, St. Kilian Cemetery, and Washington County Memorial Park. Holy Angels Cemetery estimates that they have adequate area for another 10 years, and the remaining three cemeteries each estimate that they have adequate area for at least another 25 years.



Aurora Medical Center in the City of Hartford is one of two hospitals offering a full range of medical services in the County.

***Healthcare Facilities***

SEWRPC population projections anticipate changes in the age structure of the County population over the course of the comprehensive planning period, as shown on Table 22 in Chapter II. The number of County residents 65 years of age and older is expected to increase from 11 percent of the County's population in 2000 to 24 percent of the County's population in 2035, from 13,212 to 38,325 residents.

Map 63 in Chapter V shows hospitals and medical centers located in Washington County as of 2006. As of 2007, Synergy Health Saint Joseph's Hospital in the Town of Polk and Aurora Medical Center in the City of Hartford both offered a full range of medical services in

Washington County. Community Memorial Hospital in the Village of Menomonee Falls (Waukesha County) and major hospitals in Milwaukee County also offer a full range of medical services reasonably convenient

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<sup>8</sup>Documented in SEWRPC Planning Report No. 53, A Regional Broadband Telecommunications Plan for Southeastern Wisconsin, October 2007.

to Washington County residents. An increased demand for health care services and facilities can be expected as the age composition of the County's population increases over the planning period.

An increased demand for facilities including nursing homes, assisted living facilities such as community based residential facilities (CBRF) and adult family homes, residential care apartment complexes, and senior apartment complexes may also increase as the age composition of County residents changes over the planning period. As of 2006, there were five nursing homes, 17 CBRFs, seven residential apartment care complexes, two adult family homes, and two adult day care facilities located in the County. Each type of facility provides a different level of care for residents requiring a variety of services. All types of facilities are important for providing a continuum of care to persons with disabilities and other County residents as they age or recover from illness, injury, or addiction.



An increased demand for facilities including nursing homes, assisted living facilities such as community based residential facilities (CBRF) and adult family homes, residential care apartment complexes, and senior apartment complexes may also increase as the age composition of County residents changes over the planning period.

The Washington County Department of Aging and Disability Resource Center anticipates an increase in the need for long-term care between 2005 and 2035, due to the aging of the “baby boom” generation. Options for long-term care are expected to improve with the introduction of the Family Care program in Washington County in 2008. Family Care is a State program intended to foster independence and quality of life for the elderly and persons with disabilities in Wisconsin. It is a public-private partnership between the State, counties, and non-profit care management organizations, which administer the program under contract to each county. Community Care and Care Wisconsin are the non-profit organizations selected to manage the Washington County Family Care program, which went into effect on April 1, 2008.

One of the goals of the Family Care program is to eliminate waiting lists for nursing homes and other long-term care facilities by 2015. The program is also intended to provide planning and consumer choice, including alternatives for housing (own home, CBRF, or assisted living facility). The Family Care program is an optional program for persons who qualify for public assistance. Individuals may choose to remain in the Medicare or Medicaid programs.

Washington County maintains an Aging and Disability Resource Center (ADRC) for all elderly persons and persons with disabilities in the County, including those who do not qualify for public assistance. The ADRC is a “one-stop shop” for information about available services and facilities, and for assistance in managing finances.

### ***Child Care Facilities***

As of 2006, there were 14 State licensed family child care facilities, which can provide care for four to eight children, and 62 State licensed group child care facilities, which can provide care for nine or more children, located throughout Washington County. As shown on Table 91 in Chapter V, the combined capacity of licensed child care facilities in Washington County was 3,330 children. As shown on Table 22 in Chapter II, the number of residents in the County under 10 years of age in 2000 was 16,657. SEWRPC population projections anticipate the number of County residents under the age of 10 will increase to 18,760 in 2035. There will likely be a need for additional child care facilities in the County by 2035 based on the projected increase in the number of residents in the County under the age of 10. Child care facilities and services are generally provided by the private sector.



As of 2006, Washington County was served by eight municipal police departments and the Washington County Sheriff's Department.

### ***Police Protection***

As of 2006, Washington County was served by eight municipal police departments and the Washington County Sheriff's Department. Service areas for each Department are shown on Map 57 and Table 85 in Chapter V. The Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, and Slinger each have a municipal police department that provides service 24 hours a day, seven days a week. The Village of Newburg and the Town of Trenton also have municipal police departments, but they do not operate 24 hours a day, seven days a week. The Washington County Sheriff's Department provides service to these two communities when the municipal police departments are not operating. The Washington County Sheriff's Department provided police protection for all the unincorporated areas located in the County and to the Village of Newburg. The Washington County Sheriff's Department will also continue to provide service 24 hours a day, seven days a week to the Town of Richfield when it incorporates to a Village in early 2008, under the terms of an agreement between Richfield and the County. Each municipal police department should conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the department has sufficient officers, equipment, and facilities to adequately protect the communities they serve. Communities and departments should also assess existing and potential shared-service agreements.

The Washington County Sheriff's Department should continue to produce an annual report and conduct needs assessment studies through the comprehensive plan design year 2035 to determine if personnel in its various divisions are adequate to serve County residents. Divisions in the Sheriff's Department include the Corrections Division, Patrol Division, Detective Division, Courthouse Security Services Unit, Communications Division, and Clerical Support. Equipment and facilities should be monitored to ensure they are adequate to serve County residents. The Sheriff's Department and the County jail are located at 500 North Schmidt Road (Law Enforcement/Corrections Building) and the Justice Center and Government Center are located at 432 East Washington Street (Washington County Court House) in the City of West Bend. The Sheriff's Department shares the building with the County jail and the Government and Justice Centers. The County jail includes 311 adult jail beds and 26 juvenile jail beds. The Justice Center includes the Courthouse, four Branches of Court, the Clerk of Courts, Child Support, District Attorney, Family Court, Jury Assembly, and the Register in Probate/Clerk of Juvenile Court.

Recommendations for the Sheriff's Department identified in the Washington County Capital Improvement Program (CIP) for 2008 to 2013 include the replacement of the County radio system, interior upgrades and a new dispatch area, improvements to the outdoor shooting range area at Heritage Trails County Park, and constructing an enclosed evidence storage facility.



With 14 fire departments, much of Washington County is located within the recommended service radius of an existing fire station.

### ***Fire Protection***

As of 2006, Washington County was served by 14 fire departments (shown on Map 58 and Table 86 in Chapter V). Recommended service standards for fire stations and equipment are shown on Table 157, and vary based on the type of firefighting equipment and the density and type of land use. Generally, urban-density development should be located within 1.5 miles of a fire station and one- and two-family homes with at least a 100-foot separation should be located within four miles of a fire station. The recommended 1.5-mile and four-mile service radii are shown on Map 95. Much of the County is located within the recommended service radius of an existing fire station. Each fire department should conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the department has sufficient fire-fighters, equipment, water supply, and facilities to adequately protect the communities they serve, keeping in mind the County population is expected to increase over the comprehensive plan design period. Communities and fire departments should also assess the need for professional personnel versus volunteer or paid-on-call personnel and the use of existing and potential shared-service agreements.

### ***Rescue Services***

As of 2006, Washington County was served by 32 emergency medical service (EMS) zones, including the Town of Ashippun 1<sup>st</sup> Response located in Dodge County, which serves the southwestern portion of the Town of Erin. Service zones and corresponding departments are shown on Map 59 and Table 87 in Chapter V. Each department should conduct periodic needs assessment studies through the comprehensive plan design year 2035 to determine if the department has sufficient personnel, equipment, and facilities to adequately protect the communities they serve as the County population increases over the comprehensive plan design period. Communities and departments should also assess existing and potential shared-service agreements. Washington County should continue to provide the countywide Public Safety Answering Point operated by the Sheriff's Department for emergency dispatch services outside the Cities of Hartford and West Bend and the Village of Germantown.

In addition, rescue services are also provided by the Washington County Dive Rescue and Recovery Team. The team is coordinated by the Washington County Sheriff's Department and consists of trained personnel from the County Sheriff's Department and local fire departments. Washington County should continue to support a County Dive Rescue and Recovery Team because of the numerous lakes located in the County and the heavy volume of seasonal recreational activities at the lakes.

Table 157

**NUMBER OF ENGINE AND LADDER COMPANIES NEEDED  
WITHIN TRAVEL DISTANCE BASED ON REQUIRED FIRE FLOW**

Fire Flow (gallons per minute)	First Due				First Alarm				Maximum Multiple Alarm			
	Engine Company		Ladder Company		Engine Company		Engine Company		Ladder Company		Engine Company	
	Number	Miles	Number	Miles	Number	Miles	Number	Miles	Number	Miles	Number	Miles
Less than 2,000	1	1.50 <sup>a</sup>	1 <sup>b</sup>	2.0 <sup>c</sup>	2 <sup>d</sup>	4.0	1 <sup>b</sup>	2.0 <sup>c</sup>	2 <sup>d</sup>	4.0	1 <sup>b</sup>	2.0 <sup>c</sup>
2,000	1	1.50	1 <sup>b</sup>	2.0 <sup>c</sup>	2	2.5	1 <sup>b</sup>	2.0 <sup>c</sup>	2	2.5	1 <sup>b</sup>	2.0 <sup>c</sup>
2,500	1	1.50	1 <sup>b</sup>	2.0	2	2.5	1 <sup>b</sup>	2.0	2	2.5	1 <sup>b</sup>	2.0
3,000	1	1.50	1 <sup>b</sup>	2.0	2	2.5	1 <sup>b</sup>	2.0	3	3.0	1 <sup>b</sup>	2.0
3,500	1	1.50	1 <sup>b</sup>	2.0	2	2.5	1 <sup>b</sup>	2.0	3	3.0	1 <sup>b</sup>	2.0
4,000	1	1.50	1	2.0	2	2.5	1	2.0	4	3.5	1	2.0
4,500	1	1.50	1	2.0	2	2.5	1	2.0	4	3.5	1	2.0
5,000	1	1.00	1	1.5	2	2.0	1	1.5	5	3.5	2	2.5
5,500	1	1.00	1	1.5	2	2.0	1	1.5	5	3.5	2	2.5
6,000	1	1.00	1	1.5	2	2.0	1	1.5	6	4.0	2	2.5
6,500	1	1.00	1	1.5	2	2.0	1	1.5	6	4.0	2	2.5
7,000	1	1.00	1	1.5	2	1.5	1	1.5	7	4.0	3	3.5
7,500	1	1.00	1	1.5	2	1.5	1	1.5	8	4.0	3	3.5
8,000	1	1.00	1	1.5	2	1.5	1	1.5	8	4.5	3	3.5
8,500	1	1.00	1	1.5	2	1.5	1	1.5	9	4.5	3	3.5
9,000	1	1.00	1	1.5	2	1.5	1	1.5	9	4.5	3	3.5
9,500	1	0.75	1	1.0	3	1.5	2	2.0	10	4.5	4	4.0
10,000	1	0.75	1	1.0	3	1.5	2	2.0	12	5.0	5	4.0
11,000	1	0.75	1	1.0	3	1.5	2	2.0	14	5.0	6	5.0
12,000	1	0.75	1	1.0	3	1.5	2	2.0	15	5.0	7	5.0

<sup>a</sup>May be increased to two miles for residential districts consisting of single- and two-family dwelling units, and to four miles where such dwelling units have an average separation of 100 feet or more.

<sup>b</sup>Where there are less than five buildings of a height corresponding to three or more stories, a ladder company may not be needed to provide ladder service.

<sup>c</sup>May be increased to three miles for residential districts consisting of single- and two-family dwellings, and to four miles where such dwelling units have an average separation of 100 feet or more.

<sup>d</sup>Same as First Due where only one engine company is required in the municipality.

Source: Insurance Services Office, 1989.



Washington County is served by five public libraries, which are part of the Mid-Wisconsin Federated Library System.

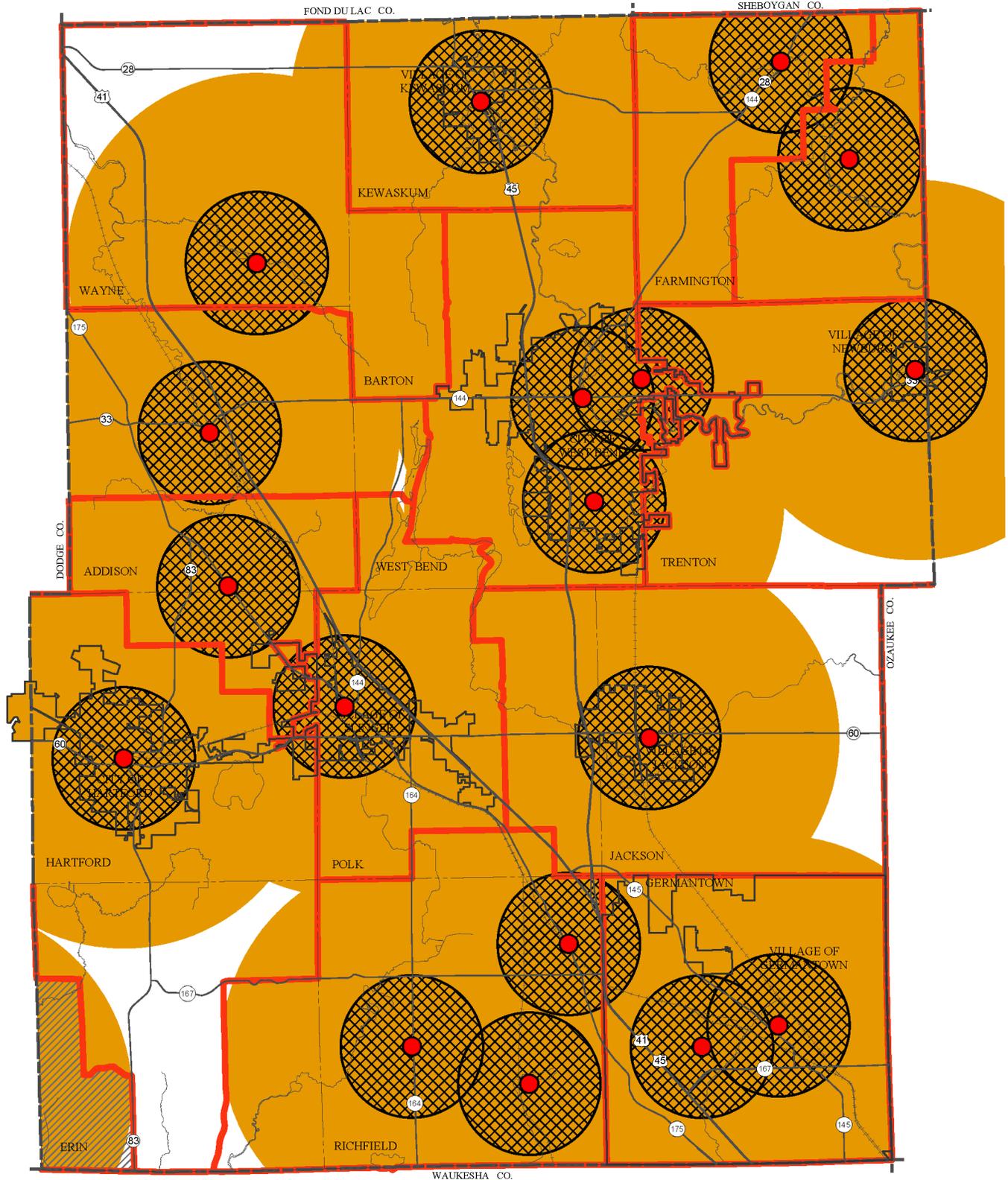
**Libraries**

Washington County is served by five public libraries, which are part of the Mid-Wisconsin Federated Library System.<sup>9</sup> Libraries are located in the Cities of Hartford and West Bend and the Villages of Germantown, Kewaskum, and Slinger and serve all residents of Washington County. The libraries had a combined circulation of 1,201,750 items in 2007. Table 158 lists the circulation of each library. Each library is also part of an interlibrary loan and reference referral system that includes all libraries in the Mid-Wisconsin Federated Library System. Each library is funded by the local government in which it is located. Washington County contracts with each library to provide library services to County residents living in communities without a municipal library. Due to the passage of 2005 Wisconsin Act 420 in 2006, Washington County is required to reimburse libraries outside the County beginning in 2008 for services provided to Washington County residents. Similarly, libraries in Washington County will receive funding from adjacent Counties whose residents use Washington County libraries.

<sup>9</sup>The Mid-Wisconsin Federated Library System includes 27 public libraries located in Washington, Dodge, and Jefferson Counties.

Map 95

FIRE STATION SERVICE RADII IN WASHINGTON COUNTY: 2007



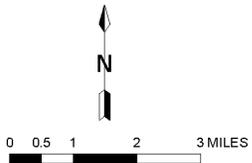
- FIRE STATIONS
- SERVICE AREA BOUNDARIES
- 1.5 MILE SERVICE RADIUS
- 4 MILE SERVICE RADIUS

SERVICE PROVIDED BY THE ASHIPPIUN FIRE DEPARTMENT LOCATED IN DODGE COUNTY

NOTE: THE ASHIPPIUN FIRE STATION CLOSEST TO THE TOWN OF ERIN IS LOCATED AT THE INTERSECTION OF COUNTY HIGHWAYS O AND P, ABOUT TWO MILES WEST OF THE DODGE - WASHINGTON COUNTY LINE.

NOTE: THE AREAS SHOWN AS WHITE ON THE MAP ARE OUTSIDE THE RECOMMENDED FOUR-MILE SERVICE RADIUS FOR ADEQUATE FIRE PROTECTION, BUT THESE AREAS WILL CONTINUE TO RECEIVE FIRE PROTECTION SERVICE FROM THE LOCAL FIRE DEPARTMENTS.

Source: Town of Erin, Washington County, and SEWRPC.



A plan for library service in Washington County was undertaken by the Strategic Plan Committee and staff of the Mid-Wisconsin Federated Library System. In December 2007, the Strategic Plan Committee adopted the Mid-Wisconsin Federated Library System Long Range Plan for 2008 to 2010. The Strategic Plan Committee consisted of nine library directors and one System Board member. The plan updated the previous system plan for 2004 to 2006. Several goals and objectives for providing library service to the Mid-Wisconsin Federated Library System and Washington County residents were reviewed during the planning process. Goals and objectives in the plan were outlined for the following services:

- Automation and technology support – maintain technology within the libraries and maintain reliable connections to resources available via the Internet;
- Resource sharing – provide access to resource sharing by interlibrary loan facilitation, van service, and other forms of information sharing, support the participation in statewide electronic resource sharing, and provide access to system managed shared materials; and
- Member support – provide the opportunity to apply for and receive system funded grants, provide adequate training for library board trustees, provide training opportunities to improve communication and cooperation, provide access to materials that promote system wide and local services, provide access to youth service support that enhance local programming, and continue to notify staff members of Continuing Education opportunities and topics.

The Mid-Wisconsin Federated Library System Board uses the plan as a guide in local planning and budgeting activities of member libraries, including the five libraries in Washington County. Washington County should continue to revisit the plan in five year increments through the comprehensive plan design year 2035 to determine various demands on public libraries in the County.

**Table 158**

**PUBLIC LIBRARY CIRCULATION  
IN WASHINGTON COUNTY: 2007**

Community	Library	Circulation
City of Hartford.....	Hartford Public Library	171,978
City of West Bend .....	West Bend Community Memorial Library	593,921
Village of Germantown..	Germantown Community Memorial Library	288,515
Village of Kewaskum.....	Kewaskum Public Library	54,408
Village of Slinger.....	Slinger Public Library	92,928
Total	--	1,201,750

Source: Mid-Wisconsin Federated Library System.



A projected increase in the number of county residents under the age of 20 may require the expansion of existing school buildings or the construction of new school buildings.

**Schools**

As of 2006, there were 36 public schools in five public high school districts and 26 private schools in Washington County, which are shown on Map 61 and listed on Table 88 in Chapter V. The combined enrollment (public and private) of elementary, middle, and high schools in Washington County was 23,555 students in 2006. School districts within the County typically prepare facilities plans, which include needs assessments for new facilities and land, based on development statistics received from the local governments they serve and population projection data from agencies such as SEWRPC and the Wisconsin Department of Administration (DOA). SEWRPC projections anticipate that the number of County residents under the age of 20 will increase from about 34,000 in 2000 to about 40,000 in 2035. This increase may require the

expansion of existing schools buildings or the construction of new school buildings. In addition, some older school buildings within the County may require replacement as the facility becomes antiquated. School districts should work with local governments, Washington County, and SEWRPC to obtain information regarding proposed residential developments and population projections to prepare accurate facilities plans in short-term increments through the County comprehensive plan design year 2035.

The West Bend School District and the Hartford Joint No.1 School District are the only districts that have prepared a facilities plan to date. The West Bend School District plan<sup>10</sup> sets forth goals for district schools, which include providing safe and secure facilities, addressing existing aging facilities, population growth of school-aged residents, providing a quality educational experience, and energy and operational efficiency. Recommendations in the plan include:

- Closing Jackson and Barton Elementary schools and Badger Middle School;
- Renovation and additional classroom space at Decorah, Fair Park, Green Tree, and McLane Elementary schools;
- Conversion of Silverbrook Middle School to a 600-student elementary school;
- Construction of a new Jackson Elementary School in the Jackson area and new “twin” middle schools for 900 students at CTH G and Sand Drive in the City of West Bend near the existing high schools; and
- Upgrading facilities and accommodating enrollment growth by renovating and expanding existing facilities at both high schools.

In November 2007, a referendum that would have funded implementation of the facilities plan was voted down by district residents. The School Board is reevaluating its options and intends to conduct listening sessions for community input for a new district facilities plan.

The *Hartford Joint No. 1 School District Facilities Study Report* was prepared by the Hartford Joint No. 1 Board of Education and sets forth facility recommendations and a capital improvement program for the two elementary schools and one middle school within the district. Recommendations in the study report include construction of a new elementary school to alleviate overcrowding at the two existing elementary schools and prepare for the anticipated growth of school-aged residents within the district, and expansion of Central Middle School. In November 2007, a referendum to fund the facilities plan recommendations was voted down by district residents. The School Board will continue to monitor student enrollment and gather public input to address facility needs within the district, and plans to prepare a new facilities plan in 2008.

Other school districts in the County are preparing for potential growth using an “as needed” approach based on annual enrollments and projected population growth and change. The Germantown School District is anticipating building a new elementary school within the next five years to relieve overcrowding at existing elementary schools; the Kewaskum School District anticipates building a new middle school or high school within the next 10 to 15 years because existing structures are outdated; and the Slinger School District anticipates expanding Addison Elementary School within five years and building a new high school between the Village of Slinger and the Allenton area in approximately 20 years, if growth occurs in these areas as expected.



The Washington County Capital Improvement Program identifies improvements for UW-Washington County, including an addition to Collins Hall and upgrading the music area.

Washington County is also home to the University of Wisconsin–Washington County and the Moraine Park Technical College, which has campuses in the Cities of Hartford and West Bend. These institutions should continue to work with Washington County to partner in economic development initiatives undertaken by Washington County Economic Development (EDWC), some of which are described and/or recommended in the Economic Development Element (Chapter XIII). These initiatives may require planning for additional facilities and programs, academic faculty and staff, and equipment. Recommendations for the University of Wisconsin-Washington County identified in the Washington County Capital Improvement Program (CIP) for 2008 to 2013 include the addition of a third floor at Collins Hall and upgrading the music area.

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<sup>10</sup>*Document titled, Comprehensive Long-Range Facilities Plan Proposal, June 11, 2007, prepared by the West Bend Board of Education.*



The Government Center houses the County Board chambers, the Justice Center, and other County Department offices.



The Public Agency Center houses numerous County Department offices.

***Other Government Facilities***

The Government Center, previously noted in the Police Protection section of this Chapter, is located at 432 East Washington Street (Washington County Court House) in the City of West Bend and houses other County Department offices including:

- Administrator
- County Attorney
- County Board Chairperson
- County Clerk
- County Treasurer
- Finance
- Human Resources
- Purchasing
- Real Property Lister
- Register of Deeds
- Veteran Services

The Public Agency Center is located at 333 East Washington Street in the City of West Bend and also houses County Department offices including:

- Community Services
- Social Services
- Health
- UW Extension
- Planning and Parks
- Mental Health
- Aging and Disability Resource Center

Other County facilities include the Annex II building, the Samaritan Health Center, the Senior Citizen Center, and the Youth Treatment Center, all located in the City of West Bend. In addition, the County Vehicle Maintenance and Storage Facility is located at 900 Lang Street in the City of West Bend and houses the County Highway Department Offices, and Highway construction and road maintenance equipment, and the Planning and Parks Department vehicles and equipment.

Washington County also owns and maintains the Fair Park located along USH 45 in the Town of Polk. Washington County Fair Park includes a multipurpose 42,000 square-foot pavilion constructed in 1999, agricultural and equestrian complexes, and amphitheater entertainment areas. The Fair Park provides residents and visitors access to a year-round, full service, multi-purpose activity center that provides a wide range of educational, cultural, social and economic opportunities. The County Board approved funding in 2007 for construction of an exhibit hall at Fair Park.

The County's Capital Improvements Program (CIP) for 2008 to 2013 identifies the expansion of the County jail in 2012. Other specific projects budgeted in the CIP include facility upgrades at the Sheriff's Department, the Justice Center, the Government Center, and the Public Agency Center, and construction of an exhibit hall at Fair Park. Additional improvements to County facilities identified in the CIP include interior and roof upgrades at the Samaritan Health Center and the addition of a fifth juried courtroom in the Justice Center.

The five-year Capital Improvement Plan is a study of Washington County's capital spending requirements, needs, desires, and policy intentions. Providing necessary information for annual budget recommendations, the CIP assesses the County's anticipated capital improvements over a period of five years, anticipating revenues and expenditures for analytical purposes. The CIP does not have the legal standing of the annual budget, but is a planning tool that provides a collection of facts, trends, and suggestions that outline the fiscal requirements and priorities for the preservation of the County's capital assets. Future facility improvements and land acquisition by the County should continue to be identified through the CIP process, which serves a valuable planning tool.

## **PART 2: UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

This section sets forth utilities and community facilities goals and objectives. Policies, which are steps or actions recommended to be taken to achieve goals and objectives; and programs, which are projects or services that will implement the policies, are also identified. Goals and objectives were developed using the utilities and community facilities data inventoried in Chapter V and in Part 1 of this Chapter, and the general planning issue statements and goals and objectives related to utilities and community facilities identified in Chapter VII. The SWOT analysis, public opinion survey, results of committee brainstorming sessions, and existing plans, such as the regional water quality management plan update, regional water supply plan, and the Washington County park and open space plan and land and water resource management plan were also reviewed to help prepare the goals, objectives, policies, and programs set forth in this section.

The general utilities and community facilities issues identified in Chapter VII were derived from the SWOT workshops and countywide comprehensive planning survey results, which showed that continued quality of schools and health care facilities are important issues in the County. Existing educational systems, health care systems, medical facilities, and park and recreational facilities in the County were viewed as strengths in the SWOT analysis. In addition, over 77 percent of survey respondents indicated that maintaining existing parks and open spaces in the County should be given high priority, and about 76 percent of respondents were in favor of sharing municipal services such as libraries, recycling, and police services with neighboring communities. Another general utilities and community facilities issue identified in Chapter VII was the water supply issue, which was identified as both a strength and a threat in the SWOT analysis. About 61 percent of survey respondents indicated a need to expand water and sewer services in the County. Over 69 percent of the survey respondents supported a need for additional public utilities such as wind power, natural gas, and high-speed Internet.

The *Statutes* require a number of utilities and community facilities to be addressed in this element; however, utilities and community facilities are provided by many units and levels of government and also by the private sector. The following is a brief summary of the utilities and facilities provided in Washington County:

- **Washington County** provides services or administers ordinances associated with environmental quality, including regulation of shoreland-wetlands and floodplains, stormwater management, and farm and watershed conservation planning; environmental health and sanitation, such as the regulation of private onsite waste treatment systems and hazardous waste collection and disposal; parks and recreational facilities; health care services and facilities; safety and emergency management services; and other general government services. Transportation facilities and services, which are also provided by the County, are addressed in the Transportation Element (Chapter XI).

- **Local governments** (cities, towns, and villages) typically provide services or administer ordinances associated with stormwater management, solid waste collection and disposal, recycling facilities, parks, fire protection, and rescue services. Cities and villages, and some of the towns, also provide sewage collection, treatment, and disposal, water supply, library, and police protection services. Local land use regulations also affect the location of telecommunications facilities, power plants, cemeteries, health care facilities, child care facilities, and schools. A description of utilities and community facilities provided by local governments that participated in the multi-jurisdictional planning process is included in Chapter V.
- **School districts** are responsible for planning, constructing, and operating school facilities and for providing educational services.
- **The private sector** typically provides electric power, natural gas, communications services, health care, and child care services, although there are some cases (described in Part 1) where these services are provided by the County or a local government.

The goals, objectives, policies, and programs that follow are intended for implementation by Washington County. Any new program recommended in this plan must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation. Recommendations are organized under the following issues:

- General Utilities and Community Facilities Issue
- Environmental Quality Issue
- Environmental Health and Sanitation Issue
- Parks and Recreation Issue
- Health Care Issue
- Safety and Emergency Management Issue
- General County Services Issue
- Intergovernmental Cooperation Issue
- Other Service Provider Issue

Suggestions for local government consideration when preparing the Utilities and Community Facilities Element of a city, town, or village comprehensive plan follow the County goals, objectives, policies, and programs.

### **General Utilities and Community Facilities Issue (from Chapter VII)**

- **Goal:** Maintain, enhance or expand the existing level of public services in Washington County while being responsive to the changing needs of its citizens.
  - **Objective:** Maintain, enhance or expand County services to the public as necessary due to changing demands.
  - **Objective:** Encourage public-private partnerships to enhance the level of public services.
  - **Objective:** Develop methods to assess the existing and future public service needs of County residents.
  - **Objective:** Promote a high-quality educational system.
  - **Objective:** Promote a high level of health care services.

- **Goal:** Support and encourage sustainable energy options in public and private development.
  - **Objective:** Encourage use of alternate energy sources.
  - **Objective:** Encourage development patterns and preservation of existing developments that are energy efficient.
- **Goal:** Encourage intergovernmental coordination and cooperation.
  - **Objective:** Provide a structure for continuing dialog about land use regulation issues and boundary issues between local governments.
  - **Objective:** Encourage shared services between all units of government.
  - **Objective:** Encourage intergovernmental cooperation when selecting sites for locating public facilities such as police and fire stations and libraries, and quasi-public facilities such as hospitals, clinics, and skilled nursing, assisted living facilities, and independent living centers for the elderly and disabled.



The use of alternative energy sources is encouraged in Washington County.

- **Goal:** Preserve and enhance Washington County’s natural resources, including open space lands.
  - **Objective:** Provide a comprehensive system of parks and outdoor recreation sites and facilities to allow County residents adequate opportunities to participate in resource and nonresource-oriented outdoor recreation activities, including water-based outdoor recreation activities which are consistent with enjoyable surface water use and maintenance of adequate water quality.
  - **Objective:** Encourage comprehensive water resource management of surface water, groundwater, and water dependent natural resources.

### Environmental Quality Issue

- **Goal:** Continue County services to maintain the high level of environmental quality in the County.
  - **Objective:** Protect and enhance surface water and groundwater quality and quantity in Washington County.
    - **Policy:** Support the development of land use patterns and water quality control programs to effectively meet the wastewater disposal needs of the County.
      - **Program:** Establish a cooperative process with DNR, SEWRPC, and local governments to develop a framework for coordinated planning of land use, sewage treatment and disposal, stormwater management, and water supply facilities and services.
      - **Program:** Continue to implement Chapter 25, Sanitary Code, of the *Washington County Code of Ordinances*, which includes regulation of private on-site wastewater treatment systems (POWTS).



Washington County strives to protect and enhance surface water and groundwater quality and quantity.

- **Program:** Continue to support and where applicable, implement the recommendations of the land and water resource management plan to improve water quality.
- **Program:** Support and, where appropriate, implement the recommendations of the regional water supply plan to help ensure an adequate supply of safe water for County residents and businesses.
- **Program:** Upon adoption of the Regional Water Supply Plan by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.
- **Program:** Continue to support and, where applicable, implement the recommendations of the regional water quality management plan update to improve water quality in the County.
- **Objective:** Work to ensure Washington County residents are not adversely affected by stormwater runoff and flooding.
  - **Policy:** Support the implementation of water control plans, regulations, and facilities to manage stormwater runoff and flooding and minimize the adverse effects of flooding.
    - **Program:** Continue to enforce the County Erosion Control and Stormwater Management Ordinance (Chapter 17 of the Washington County Code of Ordinances).
    - **Program:** Continue to provide local governments with the option of entering into an agreement with the County for administration of local stormwater management ordinances.
    - **Program:** Continue to encourage local governments to develop stormwater management plans and ordinances and joint agreements to provide shared stormwater management facilities.
    - **Program:** Continue to promote and assist with joint watershed planning programs between communities in Washington County to minimize urban and rural stormwater runoff.
    - **Program:** Continue to implement the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance (Chapter 23 of the Washington County Code of Ordinances) to help protect County residents from flooding hazards.
    - **Program:** Continue to update the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance as needed to maintain County eligibility to participate in the National Flood Insurance Program.
    - **Program:** Continue to work with FEMA and the DNR to update floodplain mapping, and incorporate updated floodplain mapping into the County Shoreland, Wetland, and Floodplain zoning maps.



Washington County supports the implementation of water control plans, regulations, and facilities to manage stormwater runoff and flooding.

### Environmental Health and Sanitation Issue

- **Goal:** Provide a safe and healthful environment for County residents.
- **Objective:** Continue to implement programs and regulations that protect public health.
  - **Policy:** Implement programs and ordinances to reduce the human and environmental risks posed by sewage.
    - **Program:** Continue to administer the County Sanitary Ordinance to ensure the proper siting, operation, and maintenance of private on-site wastewater treatment systems (POWTS), which are regulated under Chapter 25 of the Washington County Code of Ordinances.
    - **Program:** Continue to implement Chapter 16, Animal Waste Storage Facility, of the Washington County Code of Ordinances.

- **Program:** Continue to assist owners of farmland with conservation and nutrient control planning.
- **Program:** Continue to administer Chapter 8, Human Health Hazards of the Washington County Code of Ordinances.
- **Objective:** Continue to provide programs to meet solid waste disposal needs.
  - **Policy:** Implement programs to reduce the human and environmental risks posed by household and agricultural waste, including hazardous waste.
    - **Program:** Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs. Partner with local communities during implementation of the programs.
    - **Program:** Continue to conduct the countywide Clean Sweep program periodically, incorporating other recycling efforts and awareness into the program. Consider conducting the program annually.
    - **Program:** Continue to study the feasibility of providing permanent household hazardous waste drop-off sites in the County.
    - **Program:** Continue to study the feasibility of establishing a program to collect and safely dispose of used tires.
    - **Program:** Work with pharmacies, medical centers, health care providers, hospice providers, and veterinarians in Washington County to develop an unused pharmaceutical recycling program.
    - **Program:** Continue to work with MMSD to implement a household pharmaceutical collection program for County residents.
    - **Program:** Explore regional partnership options for recycling programs and facilities.
    - **Program:** Encourage Washington County staff to research programs to safely dispose of new types of hazardous household wastes, such as plastics.



The County seeks to implement programs that reduce the human and environmental health risks posed by hazardous waste.

## Parks and Recreation Issue

- **Goal:** Provide opportunities for residents to enjoy outdoor recreational activities.
- **Objective:** Provide an integrated system of public parks, trails, and related open space areas that will provide County residents with adequate opportunity to participate in a wide range of outdoor recreation activities.
  - **Policy:** Implement the recommendations of the Washington County Park and Open Space Plan.
    - **Program:** Incorporate recommended County parks from the Washington County Park and Open Space Plan into Map 84 (Washington County Land Use Plan map).
    - **Program:** Continue the development and management of the Eisenbahn State Trail.
    - **Program:** Develop a trail within the Milwaukee River corridor that would connect to the Riverfront trail developed by the City of West Bend and extend the trail to the north and east county line. Work with adjacent counties to connect the trail to proposed trails in those counties.
    - **Program:** Develop a detailed bike and pedestrian plan for Washington County. The plan should determine specific locations for bike and pedestrian trails and identify potential links to existing trails in Washington County, trails in adjacent counties, and a potential east-west trail in the County.



Washington County should develop a detailed bike and pedestrian plan. The plan should determine specific locations for bike and pedestrian trails and identify potential links to existing trails and a potential east-west trail in the County.

- **Program:** Participate with SEWRPC in the update of the Regional Natural Areas and Critical Species Habitat Plan.
- **Program:** Continue to acquire park and open space sites, including the natural areas, recommended for County acquisition in the County park and open space plan, as funding becomes available.
- **Program:** Continue to apply for DNR Stewardship funds and other State and Federal funding for acquisition of parks and natural areas.
- **Program:** Work to protect primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and natural areas through the County plat review process.
- **Program:** Continue to update the County park and open space plan every five years to maintain eligibility for available State and Federal outdoor recreation grants and stewardship program funds.
- **Program:** Initiate the development of new or updated natural resource management plans for all County parks.
- **Program:** Continue to work with local governments and appropriate organizations to promote State, County, and local parks and trails to encourage economic development and tourism.



Washington County strives to ensure that residents have adequate health care facilities.



Washington County should continue to provide care to elderly and disabled residents through the Samaritan Health Center.

## Health Care Issue

- **Goal:** Develop and implement programs and services that will contribute to the physical, psychological, and emotional well-being of County residents.
- **Objective:** Work to provide County residents with adequate health care facilities to maintain the high level of health care in Washington County.
  - **Policy:** Continue providing health care services and facilities that are currently provided by County agencies.
  - **Policy:** Study the expansion of current County health care services and facilities and the possibility of developing new County health care services and facilities as necessary.
  - **Policy:** Support affordable health care and access to health care for all County residents.
    - **Program:** Continue to fund and administer public health, health care, and transportation programs and services offered by Washington County government departments and agencies, including Aging and Disability Resource Center, Health Department, Social Services, and the Veterans Service Office. The programs and services provided by Washington County agencies and departments should be assessed during the annual comprehensive plan review process.
    - **Program:** Continue to provide care to elderly and disabled residents through the County-owned Samaritan Health Center. Periodically assess the need for the expansion of the Samaritan Health Center to help meet the demand for the anticipated elderly population in the County through 2035.

- **Program:** Continue to support the County’s involvement with Care Giver Alliance.
- **Program:** Continue to support managed care programs in the County that serve people with mental illnesses, development disabilities, and juvenile offenders such as Community Aids and Youth Aids.
- **Program:** Support health care services to uninsured and underinsured by looking at gaps in health care facilities and services.
- **Program:** Encourage local advocacy groups to promote needed changes to health care delivery and cost.
- **Program:** Assist local communities in enhancing health care services.
- **Program:** Continue to cooperate with the Washington County Injury Prevention Coalition and the Washington County Health Care Partners.
- **Program:** Continue the development of a mass clinic disaster plan.
- **Program:** Continue to assist County Senior Centers in planning for future capital and program needs and add chronic disease management programs in conjunction with Senior Dining, Senior Centers, and other community partners.
- **Program:** Continue to support the Family-Care program.
- **Program:** Continue to support the Aging and Disability Resource Center.
- **Program:** Promote programs at UW-Washington County and Moraine Park Technical College, in order to have an educated and adequate supply of skilled workers to provide health care services to Washington County residents.
- **Program:** Partner with appropriate agencies and organizations to educate local businesses on the cost and time commitment associated with family care giving, and encourage policies at local businesses to reduce care giver impact.
- **Program:** Encourage methods and programs needed to maintain Washington County’s ranking position in the top quartile in Wisconsin County Health Rankings.

**Safety and Emergency Management Issue**

- **Goal:** Provide a safe and secure environment for County residents.
- **Objective:** Continue to provide high-quality public safety programs and personnel.
  - **Policy:** Continue to provide adequate police, criminal justice, and rescue services to Washington County residents.
    - **Program:** Continue to provide police protection to Washington County residents through the Washington County Sheriff’s Department.
    - **Program:** Continue to conduct needs assessment studies to determine if the Sheriff’s Department has adequate personnel and equipment to provide Washington County residents with police protection and emergency medical services.
    - **Program:** Periodically assess the Washington County Sheriff’s Department, the Justice Center, and the County jail to determine if the facilities are adequate to serve Washington County residents and house the Courts and various County departments and agencies.
    - **Program:** Continue to promote shared services and equipment between the Washington County Sheriff’s Department and city, town, and village police departments.



The County should periodically assess the Washington County Sheriff’s Department, the Justice Center, and the County jail to determine if the facilities are adequate to serve Washington County residents.

- **Program:** Continue the development of the Voluntary Organizations Active in Disasters and Citizen Corp programs and implement the Records Management System and Informational System plan in the County.
- **Program:** Continue to develop and support the Washington County Emergency Management Agency and its functions, such as Emergency Operations Plan updates; coordination of Emergency Planning and Community Right-to-Know Act (EPCRA) off-site plans; planning and conducting emergency-related training classes; organizing and coordinating emergency training exercises; communicating to the public about emergency preparedness and response to incidents; encouraging and coordinating municipal plans and updates; and administering Homeland Security Programs and Initiatives.
- **Program:** Continue to review and annually update the Washington County Emergency Operation Plan, which provides guidance for responding to natural disasters throughout the County.
- **Program:** Continue to provide Emergency Management Services and coordinate with local governments and state agencies in disaster recovery.
- **Program:** Continue to incorporate the Mutual Aid Box Alert System (MABAS) into fire dispatching.
- **Program:** Continue to provide public health protection to Washington County residents through the Washington County Health Department.

### General County Services Issue

- **Goal:** Provide all County residents with cost-effective, prompt, and high quality County services.
- **Objective:** Work to ensure residents throughout Washington County have access to public libraries and library services.
  - **Policy:** Support the Mid-Wisconsin Federated Library System and the public libraries located in Washington County.
    - **Program:** Cooperate with the Mid-Wisconsin Federated Library System to develop and implement the goals and objectives developed in the strategic plan prepared and updated periodically.
- **Objective:** Ensure that Washington County government facilities, including the Washington County Government Center, the Public Agency Center, the County Vehicle Maintenance and Storage Facility, and the Justice Center are adequate to enable County departments and agencies to operate effectively.
  - **Policy:** Continue to assess Washington County facilities and department needs on a regular basis.
    - **Program:** Continue to prepare strategic plans for County government to prioritize short-term needs and projects.
    - **Program:** Continue to prepare Capital Improvement Plans (CIP) to help identify major County projects, including land acquisition, equipment acquisition, transportation facility development and maintenance (including roadways and transit), building maintenance and development, and park projects; and associated funding.
    - **Program:** Continue the annual County budget process to help ensure County departments and agencies have the personnel and resources required to perform the public services offered by Washington County.
  - **Policy:** Washington County will strive to be a role model in the development and operation of energy-efficient facilities and programs.
    - **Program:** Consider the use of LEED (Leadership in Energy and Environmental Design) Green Building standards when designing and constructing new County buildings.
    - **Program:** Continue recycling programs in County buildings.

- **Suggestions for Local Governments:** Local governments should work closely with Washington County, as appropriate, to help implement County programs and ordinances. Local governments and Washington County should also collaborate on services and ordinance implementation that both the local government and County may help to administer or fund, such as stormwater runoff management, library services, and parks.

### Intergovernmental Cooperation Issue

- **Goal:** To cooperate with other units and agencies of government, where appropriate, to provide cost-effective government services.
- **Goal:** To promote better understanding among all levels of government on the roles and responsibilities of each.
- **Objective:** Continue to provide information on County ordinances and programs to local governments.
  - **Policy:** Continue to develop and share information with local government officials on County ordinance requirements that affect land use development.
    - **Program:** Provide updated shoreland/floodplain zoning maps to local governments when floodplain boundaries are changed or other significant amendments are made.
    - **Program:** Continue to involve local governments when County land use ordinances are comprehensively updated.
    - **Program:** Continue to assist local governments in the administration of stormwater management ordinances.
    - **Program:** Continue to provide information to local governments on the general requirements of the County sanitary ordinances.
- **Objective:** Work with other units and agencies of government, where appropriate, to construct and/or operate community services and facilities in a cost-effective and efficient way through joint service agreements.
  - **Policy:** Continue to encourage shared services where appropriate.
    - **Program:** Encourage the County to coordinate multi-jurisdictional meetings to discuss relevant issues or services to improve efficiencies in providing services.
  - **Policy:** Support local government park planning efforts.
  - **Policy:** Work with local governments to provide a system of public neighborhood and community parks in urban areas that complement the County park and trail system.
    - **Program:** Encourage local governments to follow park and recreation standards developed by SEWRPC or the National Recreation and Park Association when developing local park and open space plans to ensure an appropriate number, size, and distribution of parks and recreational facilities.
    - **Program:** Continue to provide information to local governments about County park and open space sites and recreational facilities, and coordinate with local governments for the joint development and use of facilities, where appropriate.
    - **Program:** Work with rural towns, if requested, to establish one town park with associated outdoor recreational facilities that serve the needs of town residents for local civic events and for organized recreational activities, such as softball and picnicking. As an alternative, the Town could work with Washington County to study the feasibility of developing a joint Town/County park. Towns that allow residential development at urban densities should provide a system of neighborhood and community parks to serve urban development.



Washington County should continue to provide information to local governments regarding nursing homes, community-based residential facilities, residential care apartments, and adult senior centers in Washington County to help ensure that facilities are adequate in size and staff to meet the projected increase in the elderly population.



The County should work with local governments to ensure adequate police, fire, and rescue services are provided to Washington County residents.

- **Objective:** Work with local governments to provide assisted living facilities and services for County residents.
  - **Policy:** Continue providing current Washington County health care services and facilities.
    - **Program:** Continue to provide information to local governments regarding nursing homes, community-based residential facilities, residential care apartments, and adult senior centers in Washington County to help ensure that facilities are adequate in size and staff to meet the projected increase in the elderly population.
- **Objective:** Work with local governments to ensure adequate police, fire, and rescue services are provided to Washington County residents.
  - **Policy:** Continue to promote shared services and equipment between the Washington County Sheriff’s Department and local police, fire, and rescue departments, and with emergency disaster relief.
  - **Policy:** Continue to provide police protection to local governments as required through the Washington County Sheriff’s Department.
    - **Program:** Develop methods to study possible cost savings and service efficiencies of shared police and fire and rescue services between cities, towns, villages, and the County Sheriff’s Department.
- **Suggestions for Local Governments:** Local governments should work with the County, neighboring cities, towns, and villages, and other government agencies and service providers to ensure that public services are offered in the most efficient manner possible to meet the needs of all residents in the community. Possible partnership opportunities are included in several of the programs recommended in this chapter. Additional opportunities include shared fire, public works, and municipal halls and offices with neighboring communities. Specific programs outlining possible utilities and community facilities partnerships with the County, other local governments, and other governmental agencies and service providers should be set forth in the utilities and community facilities and intergovernmental cooperation elements of the local comprehensive plan. Towns may wish to pursue a boundary agreement with a neighboring city or village. In addition to setting long-range boundaries, a boundary agreement may allow the provision of utilities such as sanitary sewer service or public water supply to areas of the town envisioned for possible commercial or industrial land uses.

### Other Service Providers Issue

- **Goal:** Ensure the public services offered in Washington County meet the needs of all County residents.
  - **Objective:** Encourage public-private partnerships to enhance the level of public services in Washington County.
  - **Objective:** Maintain and enhance the high-quality educational systems in Washington County.
  - **Objective:** Maintain and enhance the high level of health care services in Washington County.

- **Policy:** Develop methods to assess the existing and future public service needs of Washington County residents.
    - **Program:** Provide population projection data, including age composition and demographic projections, developed by SEWRPC and Washington County to school districts for use in preparing facilities plans.
    - **Program:** Provide population projection data to health care providers for use in determining the need for health care facility expansion in the County or for potential new health care facilities in the County. This information may also be used by health care providers to determine current and future health care needs of the County’s population and how to best meet those needs.
  - **Policy:** Work with electric and gas service providers, such as We Energies, to determine future demand in Washington County.
  - **Policy:** Support utility efforts to develop alternative sources of energy.
  - **Policy:** Support utility efforts to develop and carry out educational programs to help conserve energy.
- **Suggestions for Local Governments:** Each local government utilities and community facilities element should include projected 2035 demand for utilities and services. Projected demand may be based on existing utilities and community facilities data and capacity information, population and demographic projections prepared under the regional land use plan and the Washington County multi-jurisdictional comprehensive planning effort, the planned land use map developed under the local comprehensive plan land use element, and local knowledge of development patterns and needs. The local land use element and planned land use map for 2035 should allocate an adequate amount of land to support utilities and services based on the projected demand. The projections and data should also be shared with other government agencies and other service providers to assist them in facilities planning over the local comprehensive plan design period.

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## Chapter XIII

# ECONOMIC DEVELOPMENT ELEMENT

### INTRODUCTION

The economic development element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(f) of the *Statutes* requires the economic development element to compile goals, objectives, policies, and programs that promote the stabilization and retention or expansion of quality employment opportunities and the economic base in the County. In addition, this element must:

- Include an analysis of the County's labor force and economic base.
- Assess categories or particular types of new businesses and industries that are desired by the County.
- Assess the County's strengths and weaknesses with respect to attracting and retaining businesses and industries and designate an adequate number of sites for such businesses and industries.
- Promote the use of environmentally contaminated sites for commercial or industrial uses.
- Identify economic development programs, including State and Regional programs, which apply to the County.

In addition, the following comprehensive planning goals related to the economic development element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:<sup>1</sup>

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

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<sup>1</sup>Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*.

- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the State, Regional, and local level.

Part 1 of this chapter provides an inventory of the labor force and economic base in the County, including approximate employment and unemployment in each local government, employment by job type, the largest employers in the County, wage information and personal income characteristics of residents, and information about business/industrial parks. Environmentally contaminated sites inventoried in Chapter IV are also analyzed to determine their suitability for redevelopment for business use.

Part 2 provides a description of economic development programs that apply within the County, including State and regional programs. Part 3 sets forth employment projections by industry type for Washington County developed as part of the regional plan. Part 3 also sets forth desired businesses and perceived strengths and weaknesses for attracting those businesses, as identified by the work group and advisory committees. Part 4 sets forth economic development goals and objectives through the plan design year of 2035. Recommended policies, defined as steps or actions to achieve economic development goals and objectives; and programs, defined as projects or services necessary to achieve economic development policies, are also identified in Part 4.

## **PART 1: INVENTORY AND ANALYSIS**

### **Labor Force**

The labor force is defined as those residents of Washington County 16 years of age and older who are employed, or are unemployed and actively seeking employment, or are in the armed forces. Labor force data are often referred to as “place of residence” data as opposed to “place of work” data, or employment data. The labor force is not equated with the number of employment opportunities, or jobs, in the County because some of the resident labor force is employed outside the County, some have more than one job, some are unemployed, and some jobs in the County are held by non-residents.

Table 159 sets forth the employment status of residents 16 years of age or older for Washington County and each local government in 2000. There were 64,746 employed persons residing in the County and 66,614 County residents in the labor force in 2000, which is about 6.6 percent of labor force participants in the Southeastern Wisconsin Region. Employed persons comprised about 72 percent of the County’s population 16 years and older in 2000. The greatest concentrations of employed persons resided in the City of West Bend (14,732) and Village of Germantown (10,286). There were 1,815 unemployed persons age 16 or older in 2000, or 2.7 percent of the County labor force. By comparison, 3.6 percent of the regional labor force and 3.2 percent of the State labor force were unemployed in 2000. Unemployment has trended upward between 2000 and 2006. As of August 2006, the Wisconsin Department of Workforce Development (DWD) reported the unemployment rate in Washington County at 3.9 percent of the labor force. The DWD reported the unemployment rate for the Milwaukee Metropolitan area<sup>2</sup> at 5.5 percent of the labor force. About 26 percent of County residents age 16 years of age or older, or 23,130 persons, did not participate in the labor force in 2000.

There were 170 employed persons residing in the Town of Germantown and 172 residents in the labor force in the Town in 2000, which is about 0.3 percent of the labor force participants in the entire County. Employed persons comprised about 61 percent of the total population of the Town in 2000. There were two unemployed persons age 16 or older, or 1.2 percent of the labor force, residing in the Town in 2000. By comparison, 2.7 percent of the County labor force, 3.6 percent of the Regional labor force and 3.2 percent of the State labor force were unemployed in 2000.

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<sup>2</sup>The Milwaukee Metropolitan area consists of Milwaukee, Ozaukee, Washington, and Waukesha Counties and excludes Kenosha, Racine, and Walworth Counties in the Southeastern Wisconsin Region.

Table 159

**EMPLOYMENT STATUS OF PERSONS 16 YEARS OF AGE OR OLDER  
IN THE LABOR FORCE IN WASHINGTON COUNTY COMMUNITIES: 2000**

Community	In Labor Force								Not In Labor Force		Total
	Employed		Unemployed		In Armed Forces		Total		Number	Percent <sup>b</sup>	
	Number	Percent <sup>a</sup>	Number	Percent <sup>a</sup>	Number	Percent <sup>a</sup>	Number	Percent <sup>b</sup>			
<b>Cities</b>											
Hartford <sup>c</sup> .....	5,637	97.4	143	2.5	8	0.1	5,788	71.1	2,356	28.9	8,144
West Bend.....	14,732	96.0	607	4.0	0	0.0	15,339	70.9	6,298	29.1	21,637
<b>Villages</b>											
Germantown.....	10,286	97.4	266	2.5	11	0.1	10,563	76.4	3,259	23.6	13,822
Jackson.....	2,682	97.3	75	2.7	0	0.0	2,757	76.8	831	23.2	3,588
Kewaskum.....	1,772	98.1	34	1.9	0	0.0	1,806	73.4	654	26.6	2,460
Newburg <sup>d</sup> .....	616	96.1	23	3.6	2	0.3	641	79.8	162	20.2	803
Slinger.....	2,194	97.2	53	2.3	11	0.5	2,258	73.1	831	26.9	3,089
<b>Towns</b>											
Addison.....	1,846	99.1	17	0.9	0	0.0	1,863	74.6	633	25.4	2,496
Barton.....	1,551	96.6	54	3.4	0	0.0	1,605	80.1	399	19.9	2,004
Erin.....	1,983	96.5	71	3.5	0	0.0	2,054	72.0	799	28.0	2,853
Farmington.....	1,867	96.7	63	3.3	0	0.0	1,930	78.6	526	21.4	2,456
Germantown.....	170	98.8	2	1.2	0	0.0	172	78.2	48	21.8	220
Hartford.....	2,462	98.1	48	1.9	0	0.0	2,510	82.4	537	17.6	3,047
Jackson.....	2,040	96.5	74	3.5	0	0.0	2,114	77.5	615	22.5	2,729
Kewaskum.....	646	97.0	20	3.0	0	0.0	666	73.4	241	26.6	907
Polk.....	2,209	97.7	32	1.4	21	0.9	2,262	78.8	608	21.2	2,870
Richfield.....	5,935	98.2	107	1.8	0	0.0	6,042	76.1	1,902	23.9	7,944
Trenton.....	2,555	96.5	94	3.5	0	0.0	2,649	75.9	840	24.1	3,489
Wayne.....	1,008	97.9	22	2.1	0	0.0	1,030	77.8	294	22.2	1,324
West Bend.....	2,555	99.6	10	0.4	0	0.0	2,565	66.4	1,297	33.6	3,862
Washington County <sup>e</sup>	64,746	97.2	1,815	2.7	53	0.1	66,614	74.2	23,130	25.8	89,744

<sup>a</sup>Percent of the total number of persons age 16 or older in the labor force.

<sup>b</sup>Percent of the total number of persons age 16 or older.

<sup>c</sup>Includes entire City of Hartford.

<sup>d</sup>Includes entire Village of Newburg.

<sup>e</sup>Includes Washington County and the entire City of Hartford and Village of Newburg.

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

Table 15 and Figure 4 in Chapter II set forth the location of employment for County residents in 2000. About 50 percent of employed residents worked within the County, and about 50 percent of residents traveled outside the County for employment. The majority of residents who traveled outside the County for employment, about 23 percent, worked in Milwaukee County.

Table 16 in Chapter II sets forth the location of employment for the Town of Germantown residents in 2000. About 49 percent of employed residents worked within the County, and about 51 percent of residents traveled outside the County for employment. The majority of residents who traveled outside the County for employment, about 32 percent, worked in Milwaukee County.

The occupational and educational attainment of the labor force provide useful insight into the nature of work the County labor force is most suited to, the type of industry that the area may be most successful in retaining and attracting, and the types of new businesses and industries most desired by the County. The number of employed persons by occupation in the County in 2000 is set forth in Table 13 in Chapter II. County residents employed in management, professional, and related occupations comprised the largest percentage of the employed labor force at 32 percent, or 20,805 workers. Sales and office occupations and production, transportation, and material

moving occupations ranked second and third respectively, with 25 percent, or 16,248 workers, and 21 percent, or 13,569 workers, of the employed resident workforce. Service occupations (11 percent); construction, extraction, and maintenance occupations (10 percent); and farming, fishing, and forestry occupations (0.5 percent) represent the remaining 22 percent of the employed County workforce.

The number of employed persons by occupation in the Town of Germantown is set forth in Table 14 in Chapter II. Town residents employed in management, professional, and related occupations comprised the largest percentage of the employed labor force at 38 percent, or 64 workers. Production, transportation, and material moving occupations and sales and office occupations ranked second and third respectively, with 20 percent, or 34 workers, and 19 percent, or 32 workers, of the employed resident workforce. Construction, extraction, and maintenance occupations (15 percent); and service occupations (8 percent) represent the remaining 23 percent of the employed Town workforce.

Regionally, residents employed in management, professional, and related occupations comprised the largest percentage of the employed labor force at 34 percent, or 322,811 workers. Sales and office occupations and production, transportation, and material moving occupations ranked second and third respectively, with 27 percent, or 257,051 workers, and 18 percent, or 170,248 workers, of the employed resident workforce. Service occupations (14 percent); construction, extraction, and maintenance occupations (8 percent); and farming, fishing, and forestry occupations (0.2 percent) represent the remaining 21 percent of the employed Regional workforce.

The high percentage of workers in management and professional occupations is consistent with the high level of educational attainment among County residents 25 years of age and older. Nearly 89 percent of residents at least 25 years of age in Washington County, or 68,971 persons, had attained a high school or higher level of education in 2000. This is higher than the educational attainment of the overall population of the Region, where 84 percent of the population 25 years of age and older had attained this level of education as of 2000. Nearly 54 percent of the population 25 years of age and older in Washington County, or 41,663 persons, attended some college or earned an associate, bachelor, or graduate degree, the same percentage as residents in the Region. Educational attainment for residents of the County is set forth in Table 7 in Chapter II.

Nearly 93 percent of residents at least 25 years of age in the Town of Germantown, or 174 persons, had attained a high school or higher level of education in 2000. This is higher than the educational attainment of the overall population of the County and Region, where 89 percent and 84 percent, respectively, of the population 25 years of age and older had attained this level of education as of 2000. Nearly 67 percent of the population 25 years of age and older in the Town, or 116 persons, attended some college or earned an associate, bachelor, or graduate degree, compared to about 54 percent in both the County and the Region. Educational attainment for residents of the Town and the County is set forth in Table 7 in Chapter II.



Regionally, residents employed in management and professional occupations comprised the largest percentage of the employed labor force at 34 percent in 2000.



Nearly 54 percent of the population 25 years of age or older in Washington County attended some college, or had earned an associate, bachelor, or graduate degree as of 2000.

**Table 160****NUMBER OF JOBS IN WASHINGTON COUNTY: 1950 - 2000**

Year	Number of Jobs	Change From Preceding Year		Percent of Region Total
		Number	Percent	
1950	10,200	--	--	1.8
1960	15,200	5,000	49.0	2.3
1970	24,300	9,100	59.9	3.1
1980	35,200	10,900	44.9	3.7
1990	46,000	10,900	31.0	4.3
2000	61,700	15,600	33.8	5.0

Source: U.S. Bureau of Economic Analysis and SEWRPC.

Changing age composition of the County's labor force may also affect retention and attraction of business and industry to the County and the types of business and industry most desired by the County. Figure 7 in Chapter II illustrates the age composition in 2000 and the projected age composition in 2035. The percentage of the population under 20 years old, ages 20 to 44, and 45 to 65 will decrease by 4 percent, 8 percent, and 1 percent, respectively, and the percentage of the population age 65 and older will increase by 13 percent. The result will be a smaller working age percentage of the population, and a population that may demand an increase in certain products and services, such as those provided by the health care industry.

The projected population of the County for 2035, as stated in Chapter II, is 157,265 residents. Assuming the population projection and age composition projections are accurate, roughly 125,676 County residents will be working age (age 16 or older<sup>3</sup>). If current labor force participation trends hold constant, about 93,250 County residents would be participating in the labor force in 2035. However, this method does not account for retired persons. The large percentage change in persons age 65 and older (11 percent to 24 percent) will likely mean a larger percentage of retired residents in 2035, who will not be participating in the labor force. In addition, almost half of employed County residents would travel outside the County for work if existing commuting patterns remain the same.

### Employment

Employment, or "place of work" data, are the number and type of employment opportunities available in the County. This information provides an important indicator of the level of economic activity for economic development planning and land use planning purposes. Employment data and labor force data form the baseline information in determining how many and what type of jobs will need to be added in the County to serve the projected 2035 County population.

There were about 61,700 employment opportunities, or jobs, located in the County in 2000, which represented about 5 percent of the total jobs in the Region. Table 160 shows historic employment growth in the County between 1950 and 2000. In 1950 there were about 10,200 jobs located in the County, which represented about 2 percent of the total jobs in the Region. Between 1950 and 2000 the number of jobs in the County grew by 505 percent. During the same time period the number of jobs in the Region grew by 113 percent. The decade with the largest percentage change in the County, about 60 percent or 4,100 new jobs, was between 1960 and 1970. The decade with the greatest number of new jobs added, 4,700 new jobs or about a 34 percent change, was the decade between 1990 and 2000.

Table 161 sets forth the number of jobs in each community in 2000. The areas with the most employment opportunities include the Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, Newburg, and Slinger. These areas also have the greatest population and number of residents in the labor force. There were 242 jobs located in the Town of Germantown in 2000, which represented 0.4 percent of the total jobs in the County.

Historical job levels by general industry group are summarized for the County and region in Table 18 in Chapter II. The 1990s saw a continuation of a shift in the regional economy from manufacturing to service

<sup>3</sup>This definition is based on methodology used by the U.S. Census Bureau for compiling labor force data.

**Table 161**  
**NUMBER OF JOBS IN**  
**WASHINGTON COUNTY COMMUNITIES: 2000**

Community	Number of Jobs	Percent
<b>Cities</b>		
Hartford <sup>a</sup> .....	8,248	13.3
West Bend .....	19,181	31.0
<b>Villages</b>		
Germantown .....	12,724	20.5
Jackson .....	3,392	5.5
Kewaskum .....	1,891	3.1
Newburg <sup>b</sup> .....	514	0.8
Slinger .....	2,453	4.0
<b>Towns</b>		
Addison .....	2,061	3.3
Barton .....	1,344	2.2
Erin .....	502	0.8
Farmington .....	513	0.8
Germantown .....	242	0.4
Hartford .....	995	1.6
Jackson .....	955	1.5
Kewaskum .....	502	0.8
Polk .....	1,557	2.5
Richfield .....	2,544	4.1
Trenton .....	432	0.7
Wayne .....	557	0.9
West Bend .....	1,339	2.2
Washington County <sup>c</sup>	61,946	100.0

<sup>a</sup>Includes entire City of Hartford.

<sup>b</sup>Includes entire Village of Newburg.

<sup>c</sup>Includes Washington County and the entire City of Hartford and Village of Newburg.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

System (NAICS). The SIC system was used for Table 18 because historical employment data is only available in this form. In 1997 the U.S. government started using the NAICS to categorize and disseminate employment data. The NAICS was developed jointly by the U.S., Canada, and Mexico to provide improved comparability in statistics concerning business activity across North America.

industry jobs. Manufacturing employment in the Region was virtually unchanged during the 1990s, following a 15 percent decrease during the 1980s, and a modest 4 percent increase during the 1970s. Conversely, service-related employment increased substantially during each of the past three decades, by 33 percent during the 1990s, 41 percent during the 1980s, and 53 percent during the 1970s. Due to these differential growth rates, the proportion of manufacturing jobs relative to total jobs in the Region decreased from 32 percent in 1970 to 18 percent in 2000, while service-related employment increased from 18 percent in 1970 to 33 percent in 2000. In comparison to the manufacturing and service industry groups, other major industry groups – such as wholesale trade, retail trade, government, and finance, insurance, and real estate – have been relatively stable in terms of their share of total employment in the Region over the last three decades. Agricultural jobs decreased by over 50 percent between 1970 and 2000, the only industry group other than manufacturing to lose employees.

The percentage of jobs by general industry group in Washington County in 2000 is shown in Figure 5 in Chapter II. Unlike the Region and the rest of Wisconsin, Washington County has experienced an increase in manufacturing jobs. Manufacturing jobs in the County have increased from 9,255 jobs to 17,307 jobs, or by almost 87 percent, between 1970 and 2000. The County also experienced growth in all other employment categories between 1970 and 2000, with the exception of agricultural jobs. Agricultural jobs decreased about 37 percent, from 2,002 jobs to 1,255 jobs.

There were 64,362 jobs located in the County in 2004, which is an increase of 4 percent from the 2000 level. Table 162 sets forth the number of jobs by industry group in the County as of 2004. The industry groups in Table 162 differ from those in Table 18. This is because the data in Table 18 is based on the Standard Industry Classification (SIC) system<sup>4</sup> and the data in Table 162 is based on the North American Industry Classification

<sup>4</sup>The SIC industrial classification system is shown in greater detail in Appendix C.

Table 162

## PRIVATE AND GOVERNMENT EMPLOYMENT BY INDUSTRY GROUP IN WASHINGTON COUNTY: 2004

Industry Group (NAICS) <sup>a</sup>	Former SIC Industry Group <sup>b</sup>	Number	Percent
<b>Private Employment</b>			
Forestry, fishing, related activities, and other	Agricultural, forestry, and fishing	44	0.1
Mining	Mining	77	0.1
Utilities	Transportation, communication, electric, gas, and sanitary services	-- <sup>c</sup>	-- <sup>c</sup>
Construction	Construction	4,404	6.8
Manufacturing	Manufacturing	14,178	22.0
Wholesale trade	Wholesale trade	3,232	5.0
Retail trade	Retail trade	7,848	12.2
Transportation and warehousing	Transportation, communication, electric, gas, and sanitary services	-- <sup>c</sup>	-- <sup>c</sup>
Information	Services	641	1.0
Finance and insurance	Finance, insurance, and real estate	2,669	4.2
Real estate and rental and leasing	Finance, insurance, and real estate	1,618	2.5
Professional and technical services	Services	2,338	3.6
Management of companies and enterprises	Services	97	0.2
Administrative and waste services	Services	2,650	4.1
Educational services <sup>d</sup>	Services	613	1.0
Health care and social assistance	Services	5,349	8.3
Arts, entertainment, and recreation	Services	1,186	1.9
Accommodation and food services	Services; Retail trade	4,297	6.7
Other services, except public administration	Services	3,951	6.1
Farm employment	Agricultural, forestry, and fishing	1,230	1.9
<b>Subtotal<sup>e</sup></b>	--	<b>58,586</b>	<b>91.0</b>
<b>Government and Government Enterprises</b>			
Federal, civilian	Public Administration; Transportation, communication, electric, gas, and sanitary services	258	0.4
Military	Public Administration	404	0.6
State government	Public Administration	261	0.4
Local government	Public Administration	4,853	7.5
<b>Subtotal</b>	--	<b>5,776</b>	<b>9.0</b>
<b>Total</b>	--	<b>64,362<sup>f</sup></b>	<b>100.0</b>

<sup>a</sup>American Industry Classification System.

<sup>b</sup>SIC Industry Groups are detailed in Appendix C.

<sup>c</sup>Detailed data is not available at the County level; however, the utilities and transportation and warehousing industry groups combined total 2,164 jobs and 3.3 percent of the total jobs located in the County.

<sup>d</sup>The educational service category includes those employed by private schools and colleges. Public school employees are included in the local government category.

<sup>e</sup>Subtotal includes the sum of forestry, mining, utilities, and transportation and warehouse industry jobs.

<sup>f</sup>Includes Washington County only. Total does not include that part of the Village of Newburg located in Ozaukee County or that part of the City of Hartford located in Dodge County.

Source: U.S. Bureau of Economic Analysis and SEWRPC.



In 2004, the greatest number of jobs in the County, 14,178 jobs, were in the manufacturing industry. Although the manufacturing industry led the County in number of jobs, the number of manufacturing jobs dropped from 17,307 in 2000.

In 2004, the greatest number of jobs in the County, 14,178 jobs, were in the manufacturing industry. Although the manufacturing industry led the County in number of jobs, the number of manufacturing jobs dropped from 17,307 in 2000. The next five largest private employment categories were:

- Retail trade – 7,848 jobs
- Health care and social assistance – 5,349 jobs
- Accommodation and food services – 4,297 jobs
- Construction – 4,404 jobs
- Other services, except public administration – 3,951 jobs

The largest government employer in the County was local government, which consisted of 4,853 jobs.

### Location Quotient Analysis of Strength of Employment Sector

A location quotient is a ratio that compares the concentration of a resource or activity, such as employment, in a defined area to that of a larger area or base. For example, location quotients can be used to compare State employment by industry to that of the Nation. In this case, Washington County employment is compared to the State and the Nation.

If a location quotient is equal to 1.0, then the industry has the same share of its area employment as the reference area. A location quotient greater than 1.0 indicates an industry with a greater share of the local area employment than the reference area. Location quotients are calculated by first dividing local industry employment by total local employment. Second, the reference area industry employment is divided by total employment for the reference area. Finally, the local ratio is divided by the reference area ratio. Table 163 shows the location quotients, by industry, for the County compared to both the State and the Nation. Manufacturing employment has the highest location quotient when compared to both the State (1.47) and the Nation (2.53). State government employment has the lowest location quotient when compared to both the State (0.14) and the Nation (0.13). Farm employment in the County is lower than that of the State, but higher than that of the Nation.

### Major Employers

Table 164 and Map 96 show locations of major employers (100 or more employees) by community in 2007. There were 11 employers with locations employing 500 to 999 persons, they include Serigraph Inc., Washington County, West Bend Mutual Insurance Co., and the West Bend School District in the City of West Bend; Broan-Nutone LLC, Quad/Graphics Inc., and Signicast Corporation in the City of Hartford; Techstar MFG Company in the Village of Germantown; St. Joseph’s Hospital in the Town of Polk; Benevolent Corporation Cedar Community in the Town of West Bend; and Sysco Food Services in the Village of Jackson. There were 15 employers with locations employing 250 to 499 persons and 33 employers with locations employing 100 to 249 persons. Locations with a large number of employees tend to be located within the sewer service areas. The largest employers in local governments without a major employer are listed in Table 165, which includes employers with five or more employees.



The Benevolent Corporation Cedar Community is one of 11 major employers with 500-999 employees in the County.

Table 163

**WASHINGTON COUNTY  
EMPLOYMENT LOCATION QUOTIENT: 2004<sup>a</sup>**

Industry (NAICS)	Comparison with State	Comparison with Nation
<b>Private Employment</b>		
Forestry, fishing, related activities, and other .....	-- <sup>b</sup>	-- <sup>b</sup>
Mining .....	-- <sup>b</sup>	-- <sup>b</sup>
Utilities .....	-- <sup>b</sup>	-- <sup>b</sup>
Construction .....	1.26	1.13
Manufacturing .....	1.47	2.53
Wholesale trade .....	1.39	1.39
Retail trade .....	1.05	1.11
Transportation and warehousing .....	-- <sup>b</sup>	-- <sup>b</sup>
Information .....	0.63	0.48
Finance and insurance .....	0.85	0.87
Real estate and rental and leasing .....	1.00	0.68
Professional and technical services .....	0.86	0.56
Management of companies and enterprises .....	0.17	0.20
Administrative and waste services .....	0.91	0.68
Educational services .....	0.59	0.50
Health care and social assistance .....	0.78	0.84
Arts, entertainment, and recreation .....	1.00	0.90
Accommodation and food services .....	0.97	1.00
Other services, except public administration .....	1.17	1.07
Farm employment .....	0.66	1.12
<b>Government and Government Enterprises</b>		
Federal, civilian .....	0.50	0.25
Military .....	1.20	0.50
State government .....	0.14	0.13
Local government .....	0.94	0.93

<sup>a</sup>Includes Washington County only.

<sup>b</sup>Detailed data is not available at the County level.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

State. Washington County average annual wages were less than those of the Region and State for nearly all industries. The one exception was for natural resources, where the average annual wage for the County (\$29,164) was greater than for the State (\$27,765). The natural resources category includes jobs in mining and agriculture, forestry, fishing, and hunting.

**Personal Income**

Personal income is another primary indicator of the overall economic well-being of an area. Household income is one of the primary measurements of personal income. Annual household income in the County by community is documented in Table 9 in Chapter II. The median household income in the County was \$57,033 in 1999, which was \$10,446 more than the Region's median household income of \$46,587, \$13,242 more than the State's median household income of \$43,791, and \$15,039 more than the Nation's median household income of \$41,994.

The median household income in the Town of Germantown was \$75,000 in 1999, which was \$17,967 more than the County's median household income of \$57,033, \$28,413 more than the Region's median household income of \$46,587, \$31,209 more than the State's median household income of \$43,791, and \$33,006 more than the Nation's median household income of \$41,994.



In 2005, the average annual wage for natural resource jobs in Washington County, which includes agriculture, was \$29,164, which was less than the average annual wage of \$33,398 per year for all jobs in the County.

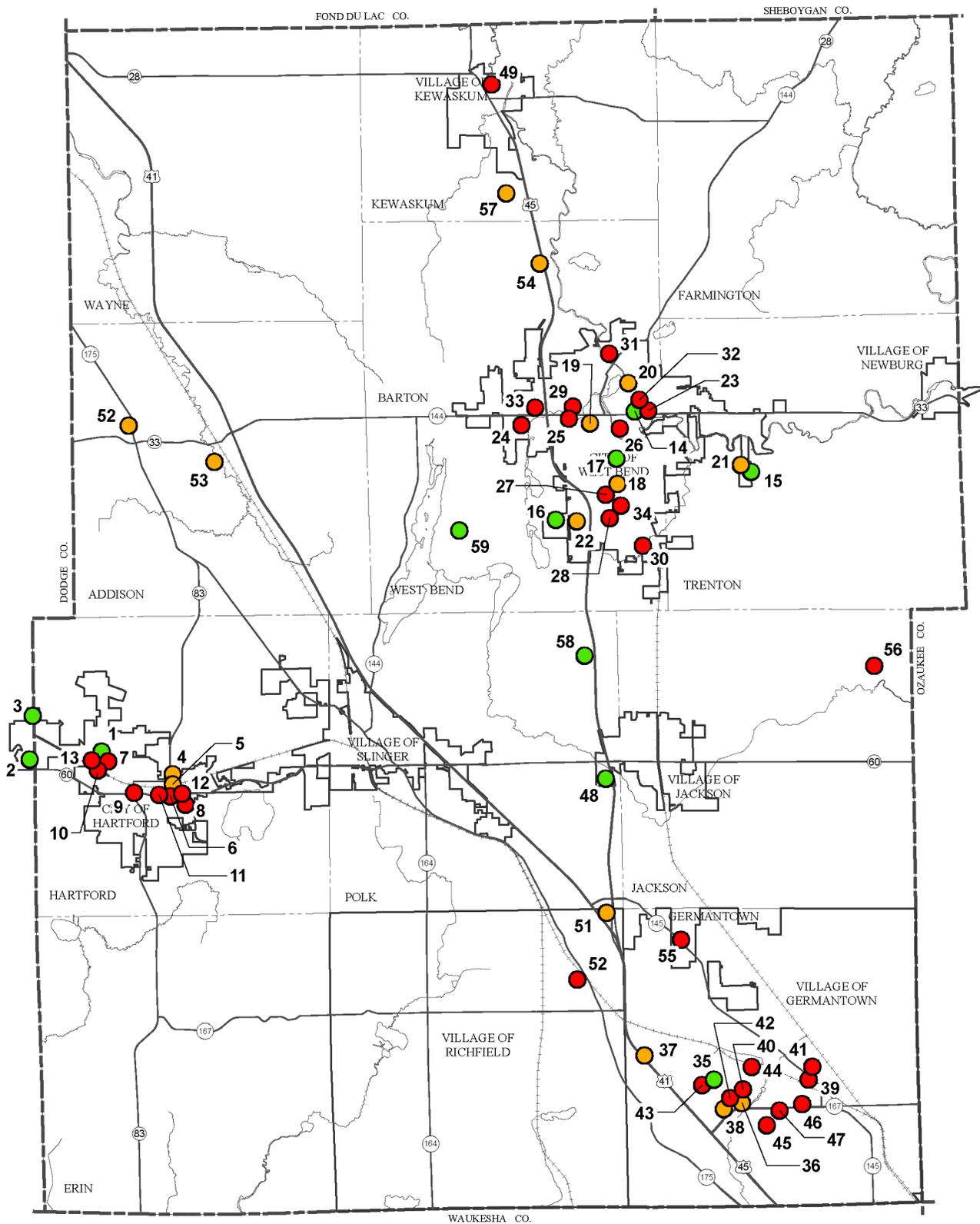
There is one major employer in the Town of Germantown, as shown on Table 164. The Riteway Bus Company employs between 100 and 249 people.

**Annual Wages**

In 2005, the average annual wage paid to workers employed in Washington County was \$33,398 per year. This figure was 94 percent of the State average (\$35,547). Jobs in financial activities provided the highest average wage in the County at \$43,800, with jobs in manufacturing a close second at \$42,355. Jobs in construction provided the third highest average wage in the County at \$38,478. Jobs in leisure and hospitality provided the lowest average wage in the County at \$9,587. Table 166 shows the average annual wages by industry for the County, Region, and

Map 96

MAJOR EMPLOYERS IN WASHINGTON COUNTY: 2007



- 100 - 249 EMPLOYEES
- 250 - 499 EMPLOYEES
- 500 OR MORE EMPLOYEES
- 4 MAJOR EMPLOYER REFERENCE NUMBER (SEE TABLE 164)

Source: U.S. Bureau of Economic Analysis and SEWRPC.

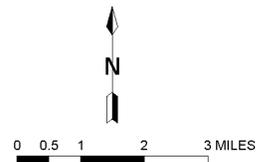


Table 164

MAJOR EMPLOYERS IN WASHINGTON COUNTY: 2007<sup>a,b</sup>

Number on Map 96	Name	Location	Number of Employees <sup>c</sup>
1	City of Hartford Broan-Nutone, LLC	926 West State Street	500-999
2	Quad/Graphics, Inc. <sup>d</sup>	1900 West Sumner Street	500-999
3	Signicast Corporation <sup>d</sup>	1800 Innovation Way	500-999
4	API Software, Inc.	310 North Wilson Avenue	250-499
5	Aurora Medical Center of Washington County, Inc.	1032 East Sumner Street	250-499
6	Aurora Medical Group, Inc.	1004 East Sumner Street	100-249
7	Hartford Finishing, Inc.	844 West State Street	100-249
8	K-MART Corporation	1275 Bell Avenue	100-249
9	Mineshaft Restaurant	22 North Main Street	100-249
10	Menasha Packaging Company	621 Wacker Drive	100-249
11	Steel Craft Corporation of Hartford	105 Steelcraft Drive	100-249
12	THI of Wisconsin at Hartford, LLC	1202 East Sumner Street	100-249
13	Triton Corporation	857 West State Street	100-249
14	City of West Bend Washington County	432 East Washington Street	500-999
15	Serigraph, Inc.	3801 East Decorah Road	500-999
16	West Bend Mutual Insurance Co.	1900 South 18th Avenue	500-999
17	West Bend School District	735 South Main Street	500-999
18	City of West Bend	1115 South Main Street	250-499
19	Kettle Moraine YMCA, Inc.	1111 West Washington Street	250-499
20	Regal Ware, Inc.	1100 Schmidt Road	250-499
21	Serigraph, Inc.	3701 East Decorah Road	250-499
22	WAL-MART Associates, Inc.	1515 West Paradise Drive	250-499
23	Amity Rolfs, Inc.	820 East Washington Street	100-249
24	Aurora Medical Group, Inc.	205 Valley Avenue	100-249
25	Fleet & Farm Supply Co of West Bend, Inc.	1637 West Wash Street	100-249
26	Gehl Co.	143 Water Street	100-249
27	Kohl's Department Stores, Inc.	1400 South Main Street	100-249
28	Menard, Inc.	575 West Paradise Drive	100-249
29	REM Wisconsin	505 Meadowbrook Drive	100-249
30	Moore Wallace North America, Inc.	201 East Progress Drive	100-249
31	Serigraph, Inc.	603 Hi Mount Road	100-249
32	The Threshold Inc.	600 Rolfs Avenue	100-249
33	Ultra Mart Foods, LLC	2380 West Washington Street	100-249
34	Ultra Mart Foods, LLC	1719 South Main Street	100-249
35	Village of Germantown Techstar MFG Company	W190 N11701 Moldmakers Way	500-999
36	Airgas Safety, Inc.	W185 N11300 Whitney Drive	250-499
37	David J. Frank Landscape Contracting, Inc.	N120 W21350 Freistadt Road	250-499
38	GKN Sinter Metals, Inc.	N112 W18700 Mequon Road	250-499
39	Gehl Guernsey Farms, Inc.	N116 W15970 Main Street	100-249
40	Germantown Public High School	W180 N11501 River Lane	100-249
41	Germantown Public School (Kennedy Middle)	W160 N11836 Crusader Court	100-249
42	J.W. Speaker Corporation	W185 N11315 Whitney Drive	100-249
43	L.T. Hampel Corporation	W194 N11551 McCormick Drive	100-249
44	Smurfit-Stone Container Enterprises, Inc.	11900 North River Lane	100-249
45	Virginia Highlands Health and Rehabilitation Center	N173 N10915 Bernies Way	100-249
46	Ultra Mart Foods, LLC	N112 W16200 Mequon Road	100-249
47	Village of Germantown	N112 W17001 Mequon Road	100-249
48	Village of Jackson Sysco Food Services of Eastern Wisconsin, LLC	1 Sysco Drive	500-999
49	Village of Kewaskum Regal Ware Inc.	1675 Reigle Drive	100-249

**Table 164 (continued)**

Number on Map 96	Name	Location	Number of Employees <sup>c</sup>
50	Village of Richfield Cabela's	1 Cabela Way	250-499
51	W.G. Strohwig Tool/Die, Inc.	3285 Industrial Road	100-249
52	Town of Addison Kreilkamp Trucking Inc.	6487 STH 175	250-499
53	Maysteel, LLC	6199 CTH W	250-499
54	Town of Barton Weasler Engineering, Inc.	7801 North USH 45	250-499
55	Town of Germantown Riteway Bus Service, Inc.	W201 N13900 Fond Du Lac Avenue	100-249
56	Town of Jackson Schreiber Foods	807 Pleasant Valley	100-249
57	Town of Kewaskum Summit Ski Corporation	8355 Prospect	250-499
58	Town of Polk St. Joseph's Hospital	3200 Pleasant Valley Road	500-999
59	Town of West Bend Benevolent Corp Cedar Community	5595 CTH Z	500-999

<sup>a</sup>Major employers include those with 100 or more employees at a single location.

<sup>b</sup>Includes Washington County, that portion of the City of Hartford located in Dodge County, and that portion of the Village of Newburg located in Ozaukee County.

<sup>c</sup>The exact number of employees is confidential. Part-time and seasonal employees are included.

<sup>d</sup>Located in that part of the City of Hartford in Dodge County.

Source: Wisconsin Department of Workforce Development, Washington County, and SEWRPC.

Table 167 sets forth historic median household income levels in the County and each local government from 1979 to 1999 in dollars reported and in constant (1999) dollars. Reported annual household income in the County has increased from \$21,989 in 1979 to \$57,033 in 1999, which is an increase of about 159 percent. When expressed in constant dollars, 1979 reported income adjusted for inflation to express that income in 1999 dollars, household income increased from \$50,842 to \$57,033, which is an increase of about 12 percent. Adjusted median household income increased in each community in the County. Adjusted median household income also increased in the State by 7.1 percent and in the Nation by 7.8 percent, but decreased in the Region by -0.3 percent, between 1979 and 1999.

Overall, households in the County have experienced economic prosperity over the last two decades; however, a number of households in the County had annual incomes under the poverty level in 1999. Table 11 in Chapter II sets forth the number of households under the poverty level in the County by community. There were 1,628 households with incomes below the poverty level in the County in 2000. About 53 percent, or 867 households, were family households and about 47 percent, or 761 households, were non-family households. Poverty thresholds are determined on a National basis and do not change by geographic area. Poverty thresholds ranged from \$8,501 for a one person household to \$34,417 for a nine person household in 1999.<sup>5</sup>

<sup>5</sup>The poverty thresholds above are weighted averages. Thresholds vary depending on the number of related children under age 18 present in the household and the age of the householder.

Table 165

LARGEST EMPLOYERS IN WASHINGTON COUNTY COMMUNITIES WITHOUT A MAJOR<sup>a</sup> EMPLOYER: 2007

Name	Location	Number of Employees <sup>b</sup>
Village of Newburg		
No-No's Restaurant LLC	3498 STH 33 East	35 – 99
Dehling – Voigt Inc.	4229 CTH Y	35 – 99
Central United Corporation	6789 Carmody Court	35 – 99
Village of Slinger <sup>c</sup>		
Slinger School District	207 Polk Street	50 – 99
Slinger School District (Slinger Elementary School)	203 E. Polk Street	50 – 99
Slinger School District (Slinger Middle School)	521 Olympic Drive	50 – 99
Slinger School District (Slinger High School)	209 Polk Street	50 – 99
Hanke Trucking, Inc.	765 Hilldale Road	50 – 99
Jacob L. Hansen Foods, Inc. (Hansen Supermarket)	1100 E. Commerce Street	50 – 99
MBW, Inc.	250 Hartford Road	50 – 99
Uptown Motorcars	1101 E. Commerce Boulevard	50 – 99
Town of Erin		
Erin School District	6901 CTH O	50 – 99
Basilica of Holy Hill	1525 Carmel Road	10 – 19
Erin Construction, Inc.	7116 Roosevelt Road	10 – 19
Heiliger Huegel Ski Club	5482 STH 167	10 – 19
Tally Corp	1855 STH 83	10 – 19
Town of Erin	1846 STH 83 South	5 - 9
Town of Farmington		
Country Catering	1848 CTH H	10 – 19
Town of Farmington	9422 STH 144	10 – 19
U.S. Cylinders	7960 Indian Lore Road	5 - 9
Town of Hartford		
Hahn True Value Hardware	2945 STH 83	20 – 49
The Hartford Golf Club, Inc.	7072 Lee Road	20 – 49
Timlin's Furniture of Hartford, Inc.	5980 STH 60 East	20 – 49
Town of Trenton		
Walden's Supper Club	2472 Wallace Lake Road	20 – 49
Unique Services, Inc.	4915 C Drive	20 – 49
Phase II Mold & Die, Inc.	6417 Stockhausen Road	10 – 19
R & K Excavating, Inc.	4971 Cal Drive	10 – 19
Stocky's Fast Track, LLC	6405 Stockhausen Lane	10 – 19
USW Local 2-00369	363 Speedway Court	10 – 19
Master Electric	1682 Maple Dale Road	5 - 9
Town of Wayne		
Spiros Industries, Inc.	7666 CTH WW	20 – 49
Clean "N" Brite, Inc.	9575 Lake Bernice Drive	10 – 19
The Learning Garden	5760 Mohawk	5 – 9
E S Service, Inc.	CTH W	5 – 9
Special Souvenirs, Inc.	9284 Skyline Drive	5 – 9
Town of Wayne	6030 Mohawk Road	5 – 9

<sup>a</sup>Major employers are those with 100 or more employees.

<sup>b</sup>Employers listed in this table have a minimum of five employees. Part-time and seasonal employees are included.

<sup>c</sup>Only those employers in the Village of Slinger with 50 to 99 employees are listed in this table. The Village also has 17 employers that have between 20 and 49 employees.

Source: Wisconsin Department of Workforce Development, Washington County, and SEWRPC.

Table 166

**AVERAGE ANNUAL WAGES BY INDUSTRY GROUP IN WASHINGTON COUNTY AND ITS  
ADJACENT COUNTIES, SOUTHEASTERN WISCONSIN, AND THE STATE OF WISCONSIN: 2005**

County and Industry Group (NAICS)	Average Annual Wage	Percent of Region	Percent of State
<b>Dodge County<sup>a</sup></b>			
All Industries.....	\$32,861	90.6	92.4
Natural Resources.....	\$31,115	97.0	112.1
Construction.....	\$46,064	99.2	107.4
Manufacturing.....	\$39,335	78.1	88.5
Trade, Transportation, Utilities.....	\$25,055	75.1	80.6
Information.....	-- <sup>b</sup>	-- <sup>b</sup>	-- <sup>b</sup>
Financial Activities.....	\$28,101	51.6	60.7
Professional and Business Services.....	\$45,800	104.9	113.2
Education and Health.....	\$31,773	81.7	85.3
Leisure and Hospitality.....	\$8,277	58.9	66.4
Other Services.....	\$15,386	69.7	74.7
Public Administration.....	\$33,719	79.4	90.5
<b>Fond Du Lac County<sup>a</sup></b>			
All Industries.....	\$32,649	90.0	91.8
Natural Resources.....	\$25,487	79.4	91.8
Construction.....	\$44,787	96.5	104.4
Manufacturing.....	\$46,307	91.9	104.2
Trade, Transportation, Utilities.....	\$25,819	77.4	83.1
Information.....	\$27,773	-- <sup>b</sup>	63.9
Financial Activities.....	\$35,194	64.6	76.1
Professional and Business Services.....	\$28,106	64.4	69.5
Education and Health.....	\$35,770	92.0	96.1
Leisure and Hospitality.....	\$9,332	66.4	74.8
Other Services.....	\$18,103	82.0	87.9
Public Administration.....	\$34,712	81.8	93.2
<b>Milwaukee County</b>			
All Industries.....	\$40,979	112.9	115.3
Natural Resources.....	\$42,726	133.1	153.9
Construction.....	\$48,256	103.9	112.5
Manufacturing.....	\$51,581	102.4	116.1
Trade, Transportation, Utilities.....	\$34,107	102.3	109.7
Information.....	\$54,923	-- <sup>b</sup>	126.4
Financial Activities.....	\$58,019	106.5	125.4
Professional and Business Services.....	\$45,047	103.2	111.3
Education and Health.....	\$40,270	103.6	108.2
Leisure and Hospitality.....	\$16,862	120.1	135.2
Other Services.....	\$21,951	99.5	106.5
Public Administration.....	\$48,312	113.8	129.7
<b>Ozaukee County</b>			
All Industries.....	\$37,381	103.0	105.2
Natural Resources.....	\$31,810	99.1	114.6
Construction.....	\$43,089	92.8	100.5
Manufacturing.....	\$48,772	96.8	109.8
Trade, Transportation, Utilities.....	\$31,101	93.3	100.1
<b>Ozaukee County (continued)</b>			
Information.....	-- <sup>b</sup>	-- <sup>b</sup>	-- <sup>b</sup>
Financial Activities.....	\$48,836	89.7	105.6
Professional and Business Services.....	\$40,453	92.7	99.9
Education and Health.....	\$39,676	102.0	106.6
Leisure and Hospitality.....	\$11,663	83.0	93.5
Other Services.....	\$18,748	85.0	91.0
Public Administration.....	\$31,313	73.8	84.1
<b>Sheboygan County<sup>a</sup></b>			
All Industries.....	\$35,095	96.7	98.7
Natural Resources.....	\$21,422	66.8	77.2
Construction.....	\$39,765	85.6	92.7
Manufacturing.....	\$43,948	87.2	98.9
Trade, Transportation, Utilities.....	\$26,597	79.8	85.6
Information.....	\$32,044	-- <sup>b</sup>	73.8
Financial Activities.....	\$42,007	77.1	90.8
Professional and Business Services.....	\$29,748	68.2	73.5
Education and Health.....	\$36,927	95.0	99.2
Leisure and Hospitality.....	\$10,781	76.8	86.5
Other Services.....	\$14,067	63.8	68.3
Public Administration.....	\$37,410	88.1	100.4
<b>Washington County</b>			
All Industries.....	\$33,398	92.0	94.0
Natural Resources.....	\$29,164	90.9	105.0
Construction.....	\$38,478	82.9	89.7
Manufacturing.....	\$42,355	84.1	95.3
Trade, Transportation, Utilities.....	\$30,751	92.2	98.9
Information.....	\$23,865	-- <sup>b</sup>	54.9
Financial Activities.....	\$43,800	80.4	94.7
Professional and Business Services.....	\$35,557	81.5	87.9
Education and Health.....	\$35,153	90.4	94.4
Leisure and Hospitality.....	\$9,587	68.3	76.9
Other Services.....	\$18,526	84.0	89.9
Public Administration.....	\$33,150	78.1	89.0
<b>Waukesha County</b>			
All Industries.....	\$40,708	112.2	114.5
Natural Resources.....	\$37,674	117.4	135.7
Construction.....	\$49,152	105.9	114.6
Manufacturing.....	\$49,634	98.5	111.7
Trade, Transportation, Utilities.....	\$36,010	108.0	115.8
Information.....	-- <sup>b</sup>	-- <sup>b</sup>	-- <sup>b</sup>
Financial Activities.....	\$54,843	100.7	118.5
Professional and Business Services.....	\$47,783	109.5	118.1
Education and Health.....	\$37,807	97.2	101.6
Leisure and Hospitality.....	\$12,046	85.8	96.6

**Table 166 (continued)**

County and Industry Group (NAICS)	Average Annual Wage	Percent of Region	Percent of State
Waukesha County (continued)			
Other Services.....	\$24,860	112.7	120.7
Public Administration.....	\$35,978	84.8	96.6
Southeastern Wisconsin Region			
All Industries.....	\$36,286	100.0	102.1
Natural Resources.....	\$32,089	100.0	115.6
Construction.....	\$46,434	100.0	108.3
Manufacturing.....	\$50,372	100.0	113.4
Trade, Transportation, Utilities.....	\$33,347	100.0	107.3
Information.....	-- <sup>b</sup>	-- <sup>b</sup>	-- <sup>b</sup>
Financial Activities.....	\$54,454	100.0	117.7
Professional and Business Services.....	\$43,646	100.0	107.9
Education and Health.....	\$38,881	100.0	104.4
Leisure and Hospitality.....	\$14,044	100.0	112.6
Other Services.....	\$22,065	100.0	107.1

County and Industry Group (NAICS)	Average Annual Wage	Percent of Region	Percent of State
Southeastern Wisconsin Region (continued)			
Public Administration.....	\$42,446	100.0	114.0
State of Wisconsin			
All Industries.....	\$35,547	98.0	100.0
Natural Resources.....	\$27,765	86.5	100.0
Construction.....	\$42,891	92.4	100.0
Manufacturing.....	\$44,430	88.2	100.0
Trade, Transportation, Utilities.....	\$31,088	93.2	100.0
Information.....	\$43,439	-- <sup>b</sup>	100.0
Financial Activities.....	\$46,267	85.0	100.0
Professional and Business Services.....	\$40,462	92.7	100.0
Education and Health.....	\$37,228	95.7	100.0
Leisure and Hospitality.....	\$12,468	88.8	100.0
Other Services.....	\$20,604	93.4	100.0
Public Administration.....	\$37,244	87.7	100.0

<sup>a</sup>County is not part of the Southeastern Wisconsin Region.

<sup>b</sup>Data not available.

Source: Wisconsin Department of Workforce Development and SEWRPC.

**Business Parks**

Existing business parks located in the County are shown on Map 38 and listed in Table 67 in Chapter IV. Business parks are defined as having each of the following characteristics:

- A planned and publicly-owned internal street system
- Sanitary sewer service and public water service or availability
- Single ownership at the time the park was subdivided
- Land that is available and on the market
- A minimum of 10 acres for brownfield sites and 40 acres for greenfield sites
- Land that was platted or divided by certified survey map, except for brownfield sites



In 2006, there were 27 business parks in the County, encompassing 3,520 acres.

In 2006, there were 27 business parks in the County, encompassing 3,520 acres. About 75 percent of the land, or 2,630 acres, had been developed or was committed to development. About 25 percent of the land, or 890 acres, was available for development. Business parks are located in each city and village and in the Towns of Addison, Polk, and Richfield. Development located in business parks are traditionally industrial and office uses; however, retail and service uses may also be appropriate for business parks. The Town of Germantown does not currently contain any business parks.

**Environmentally Contaminated Sites**

Section 66.1001 of the *Statutes* requires the economic development element of a comprehensive plan to promote the use of environmentally contaminated sites for commercial and industrial use. Environmentally contaminated

Table 167

## MEDIAN HOUSEHOLD INCOME IN WASHINGTON COUNTY COMMUNITIES: 1979 - 1999

Community	1979	1989	1999	Percent Change 1979 - 1999
City of Hartford				
Reported Dollars .....	17,986	28,092	46,553	158.8
Constant 1999 Dollars .....	41,586	38,068	46,553	11.9
City of West Bend				
Reported Dollars .....	19,732	34,337	48,315	144.9
Constant 1999 Dollars .....	45,623	46,531	48,315	5.9
Village of Germantown				
Reported Dollars .....	25,313	42,083	60,742	140.0
Constant 1999 Dollars .....	58,527	57,028	60,742	3.8
Village of Jackson				
Reported Dollars .....	18,986	30,858	53,990	184.4
Constant 1999 Dollars .....	43,898	41,817	53,990	23.0
Village of Kewaskum				
Reported Dollars .....	20,948	33,306	49,861	138.0
Constant 1999 Dollars .....	48,435	45,134	49,861	2.9
Village of Newburg				
Reported Dollars .....	19,803	33,500	57,024	188.0
Constant 1999 Dollars .....	45,787	45,397	57,024	24.5
Village of Slinger				
Reported Dollars .....	18,670	30,965	47,125	152.4
Constant 1999 Dollars .....	43,168	41,962	47,125	9.2
Town of Addison				
Reported Dollars .....	23,125	39,707	56,875	145.9
Constant 1999 Dollars .....	53,468	53,808	56,875	6.4
Town of Barton				
Reported Dollars .....	22,800	41,675	64,861	184.5
Constant 1999 Dollars .....	52,717	56,475	64,861	23.0
Town of Erin				
Reported Dollars .....	26,210	47,439	74,875	185.7
Constant 1999 Dollars .....	60,601	64,286	74,875	23.6
Town of Farmington				
Reported Dollars .....	22,593	40,685	61,667	172.9
Constant 1999 Dollars .....	52,238	55,134	61,667	18.1
Town of Germantown				
Reported Dollars .....	25,314	43,486	75,000	196.3
Constant 1999 Dollars .....	58,530	58,929	75,000	28.1

Community	1979	1989	1999	Percent Change 1979 - 1999
Town of Hartford				
Reported Dollars .....	23,491	42,437	69,896	197.5
Constant 1999 Dollars .....	54,315	57,508	69,896	28.7
Town of Jackson				
Reported Dollars .....	26,925	48,504	64,070	138.0
Constant 1999 Dollars .....	62,255	65,729	64,070	2.9
Town of Kewaskum				
Reported Dollars .....	19,732	36,771	59,500	201.5
Constant 1999 Dollars .....	45,623	49,830	59,500	30.4
Town of Polk				
Reported Dollars .....	24,844	42,425	62,933	153.3
Constant 1999 Dollars .....	57,443	57,491	62,933	9.6
Town of Richfield				
Reported Dollars .....	27,099	51,143	72,809	168.7
Constant 1999 Dollars .....	62,657	69,306	72,809	16.2
Town of Trenton				
Reported Dollars .....	23,671	41,448	66,213	179.7
Constant 1999 Dollars .....	54,731	56,168	66,213	21.0
Town of Wayne				
Reported Dollars .....	22,029	36,136	61,033	177.1
Constant 1999 Dollars .....	50,934	48,969	61,033	19.8
Town of West Bend				
Reported Dollars .....	22,617	35,000	73,333	224.2
Constant 1999 Dollars .....	52,294	47,430	73,333	40.2
Washington County				
Reported Dollars .....	21,989	38,431	57,033	159.4
Constant 1999 Dollars .....	50,842	52,079	57,033	12.2
Southeastern Wisconsin Region				
Reported Dollars .....	20,096	32,146	46,308	130.6
Constant 1999 Dollars .....	46,465	43,562	46,308	-0.3
Wisconsin				
Reported Dollars .....	17,680	29,442	43,791	147.7
Constant 1999 Dollars .....	40,879	39,898	43,791	7.1
United States				
Reported Dollars .....	16,841	30,056	41,994	149.4
Constant 1999 Dollars .....	38,939	40,730	41,994	7.8

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

sites are shown on Map 42 and listed in Table 71 in Chapter IV. In 2006, the Wisconsin Department of Natural Resources identified 106 environmentally contaminated sites in the County that had not been remediated. The Town of Germantown has no environmentally contaminated sites. Grant programs available to identify and remediate environmentally contaminated sites are identified in the following section.

Environmentally contaminated sites were reviewed by each participating local government during preparation of the planned land use map for each community. Typically, the contaminated sites identified by the DNR are former or existing gas stations, farms, or small industrial sites. No environmentally contaminated sites were identified as having a high potential for redevelopment.

## **PART 2: ECONOMIC DEVELOPMENT ORGANIZATIONS AND PROGRAMS**

### **General Economic Development Organizations and Programs**

A number of economic development organizations and programs have been established to assist in the establishment, retention, and expansion of area businesses, including the following:

#### ***Economic Development/Washington County***

Economic Development/Washington County (EDWC) seeks to improve and enhance the economic vitality of the County by serving as the central voice on economic development issues, retaining and expanding the current manufacturing and commerce sectors, attracting and creating new family-supporting jobs, and supporting quality of life issues. The EDWC drafted a 2006-2007 economic development strategic plan for Washington County. This plan sets goals for the County in the areas of business retention, business attraction, workforce quality and availability, and the internal structure of the EDWC. The plan addresses each goal and assigns the goal's priority, timeline, the entity responsible for that goal. The completed plan is included in Appendix N of this report.

#### ***Washington County Revolving Loan Fund***

The Wisconsin Community Development Block Grant (CDBG) Program, administered by the Wisconsin Department of Commerce, provides local government with funds to use for economic development, more specifically, for business start-ups and expansion. These funds, received from the U.S. Department of Housing and Urban Development, are used to provide grants to local units of government that use the funds to loan to a business. The business, in return for use of the public funds, provides private investment towards the assisted activity and most importantly creates job opportunities, principally for the benefit of low and moderate income persons.

When a business repays the community the loan (principal and interest payments), the funds are used to capitalize a local revolving loan fund (RLF). With the RLF, the community can make additional loans to businesses wishing to expand or locate in the community. These loans typically are smaller loans (\$20,000-\$100,000). When successfully administered, the community's revolving loan fund can expand the amount in its RLF to an amount in excess of the original amount it was able to retain. This happens when the community exercises due diligence by performing a thorough credit analysis to determine business viability and adequately securing and servicing the loan. In administering a RLF, a community becomes a "bank" and accepts responsibilities similar to that of a commercial lender when it makes a CDBG or RLF loan to a business.

Washington County has established a RLF program. Eligible applicants include manufacturing and related distribution businesses and service businesses that wish to establish a new operation or expand an existing operation in the County. The loan may be used for the acquisition of land, buildings, and/or fixed equipment; site preparation; the construction, reconstruction, or rehabilitation of buildings, including leasehold improvements; the installation of fixed equipment; clearance, demolition, and/or removal of structures; working capital; and buyouts by purchase of assets or stock. There were four businesses participating in the RLF program in 2006.

To be eligible for funding, a proposed project must meet all of the following minimum requirements:

- Private Funds Leveraged – One dollar of private sector investment must be provided for each dollar of RLF investment. Private sector investment is defined as financing from a private lending institution, public sector business loan programs other than the CDBG program, or new equity that is injected into the business as a part of the expansion project.

- Cost Per Job – A minimum of one full-time equivalent (FTE) job must be created or retained for each \$20,000 of RLF funds requested.
- Financial Feasibility and Business Viability – The applicant must demonstrate that the proposed project is viable and that the business has the economic ability to repay the funds.
- Low-and Moderate-Income (LMI) Benefit – At least 51 percent of the jobs created or retained must be made available to persons who reside in low- and moderate-income households.
- Project Completion – All projects must be completed, all funds expended, and all jobs created and/or retained within 24 months from the date of the RLF loan approval. All jobs must be maintained for a minimum of 12 months.

Washington County has also established a RLF Retail program. Eligible applicants include any retail business that wishes to establish a new operation or expand an existing operation in the County. The loan may be used for the acquisition of land, buildings, and/or fixed equipment; site preparation; the construction, reconstruction, or rehabilitation of buildings, including leasehold improvements; the installation of fixed equipment; clearance, demolition, and/or removal of structures; working capital; and buyouts by purchase of assets or stock. There were two businesses participating in the RLF Retail program in 2006.

To be eligible for funding, a proposed project must meet all of the following minimum requirements:

- Private Funds Leveraged – One dollar of private sector investment must be provided for each dollar of RLF investment. Private sector investment is defined as financing from a private lending institution, public sector business loan programs other than the CDBG program, or new equity that is injected into the business as a part of the expansion project.
- Cost Per Job – A minimum of one full-time equivalent (FTE) job must be created or retained for each \$10,000 of RLF funds requested.
- Financial Feasibility and Business Viability – The applicant must demonstrate that the proposed project is viable and that the business has the economic ability to repay the funds.
- Low-and Moderate-Income (LMI) Benefit – At least 51 percent of the jobs created or retained must be made available to persons who reside in low- and moderate-income households.
- Project Completion – All projects must be completed, all funds expended, and all jobs created and/or retained within 24 months from the date of the RLF loan approval. All jobs must be maintained for a minimum of 12 months.

### ***Technology Zones***

Wisconsin's Technology Zone program, administered by the Wisconsin Department of Commerce, offers tax credit incentives to new and growing businesses in the State's high-technology sectors. High technology businesses planning to expand existing operations in a designated Technology Zone area, individuals planning to start a new business in a Technology Zone area or businesses considering relocation to a Technology Zone area from outside Wisconsin may be eligible for Technology Zone tax credits. Washington County is part of the Metropolitan Milwaukee Technology Zone. Beneficiaries of the Technology Zone program include the Signicast Corporation in the City of Hartford.



Hartford's Signicast Corporation is a participant in the Wisconsin Technology Zone program, which offers tax credit incentives to new and growing businesses in the State's high-technology sectors.

### ***The Milwaukee 7***

The Milwaukee 7 is a council of representatives from the seven Southeastern Wisconsin counties – Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. The council, made up of about 35 civic and business leaders, was formed with the idea that a regional approach is key to fostering economic growth. Milwaukee 7 is engaged in efforts focusing on regional strategic planning for economic development. Among the council's goals are to compile comprehensive information about the Region, creating a way for businesses to tap easily into data that can help them plan expansion or location decisions, identifying “clusters” of industries well suited to the area, and creating jobs to retain more Wisconsin college graduates.

In April 2007, the Milwaukee 7 released its Strategic Framework, which sets forth a vision for the Region and a plan to achieve that vision. The Strategic Framework identifies the Region’s assets that pose a unique opportunity for the Region’s long-term prosperity; identifies “Regional Export Drivers,” which are industries that drive the export of goods and services beyond our regional borders; maps opportunity zones; and outlines a strategic agenda for each of the Regional Export Drivers. The Milwaukee 7 resource center and Strategic Framework are found on the Milwaukee 7 website ([www.choosemilwaukee.com](http://www.choosemilwaukee.com)).

### ***Washington-Ozaukee-Waukesha (WOW) Workforce Development Board***

The WOW Workforce Development Board was established in response to the Workforce Investment Act of 1998 (WIA). The WOW Workforce Development Board is a private, non-profit corporation dedicated to providing workforce development services to residents and business of Washington, Ozaukee, and Waukesha Counties. The WOW Workforce Development Board works in collaboration with County and local elected officials, economic development corporations, and businesses to address workforce issues. The WOW Workforce Development Board is dedicated to finding solutions to local workforce needs through long-term planning and timely responses to the changing economy.

The WOW Workforce Development Board has several programs available. The following is a summary of each of these programs:

#### ***H-1B Advanced Manufacturing Training Program***

The H-1B Advanced Manufacturing Training Program is funded by the U.S. Department of Labor and is intended to reduce the dependence of American companies on skilled workers from other countries. The program’s objective is to train 200 apprentices and 500 other workers in advanced manufacturing skills to address the industry need for highly-skilled workers. The program will provide a maximum of \$500 per month per apprentice.

#### ***On-The-Job Training Program***

The On-The-Job Training Program provides funding to employers to help offset the cost of training new employees. Businesses can receive a wage reimbursement of up to 50 percent of the new employee’s wages during the training period. The length of the training period depends on the amount and complexity of the training needed to bring the worker to the desired skill level. To be eligible the job should meet or exceed minimum wage requirements; the job trained for must have transferable skills and not be seasonal or temporary; and contracts must be completed and approved prior to the new hire’s first day of work.

#### ***Workforce Advancement and Attachment Training Program***

The Workforce Advancement and Attachment Training Program awards grants to employers to provide training to existing entry-level workers so that they may move up another employment level and receive a salary increase. To be eligible for the grant the employer must employ workers who meet income guidelines; have specific training in mind for employee(s); provide training to advance skills outside the current job; and complete training within one year. The training must result in an increase in pay or a promotion within six months of training, or be necessary for job retention.

### *Dislocated Worker Program*

The objective of the Dislocated Worker Program is to assist laid-off workers in obtaining full-time employment in a job compatible with the worker's capabilities and interests at a competitive wage. The WOW Dislocated Worker program is a "Work First" program, with emphasis on opportunities for employment. Participation in the dislocated worker program requires that the worker be committed to intensive efforts toward obtaining full-time employment. Program staff develops an Individual Employment Plan (IEP) with each participant that identifies the full-time employment objectives and what steps will be taken to achieve the objectives. The IEP specifies the occupational goals of the enrollee, based on assessment, testing, and individualized counseling.

If, after an initial period of intensive work search the participant is unsuccessful in obtaining employment, additional training may be considered, subject to availability of funds. Those who are deemed eligible to receive additional training are given an Individual Training Account (ITA), and information on providers, which includes the cost of training and the success rate of the training provider.

### *Work Keys Program*

Work Keys is an employability skills assessment tool designed to ensure that an employer has the right people staffing key positions. The tool evaluates the key skills and levels of competency required for specific jobs in an organization. Then, skill assessments are administered to job applicants and/or employees to pinpoint their current skill levels. Once complete, it compares the skill levels demonstrated by each test taker to the minimum skill levels required for the profiled jobs, which enables employers to immediately evaluate an applicant's qualifications and/or determine the training needs of current employees. This process provides job analysis, assessment, instructional support, reporting, and training identification services to employers.

### *Tax Increment Financing*

Wisconsin's Tax Increment Finance (TIF) program was approved by the Legislature in 1975. Its purpose is to provide a way for a city or village to promote tax base expansion. TIF is aimed at eliminating blight, rehabilitating declining property values, and promoting industry and mixed-use development. The TIF law was amended in 2004 to allow towns to participate in the TIF program. Towns may TIF projects involving the agricultural, forestry, manufacturing, and tourism industries (recreational and vacation camps, recreational vehicle parks and campgrounds, racetracks, dairy product stores, and public golf courses) as defined in Section 60.85 of the *Statutes*.



This business is located within a TIF district in the City of West Bend.

When a TIF is created the aggregate equalized value of taxable and certain municipality-owned property is established by the Department of Revenue. This is called the Tax Incremental Base. The municipality then installs public improvements, and property taxes generally increase. Taxes paid on the increased value are used to pay for improvements funded by the community. This is the Tax Increment. It is based on the increased values in the Tax Increment District (TID) and levies of all the taxing jurisdictions that share the tax base. Other taxing jurisdictions do not benefit from taxes collected on value increases until project costs have been recovered and the TID is retired. At this point, the added value is included in the apportionment process and all taxing jurisdictions share the increase in property value. Washington County had 19 TIF districts in 2006, which are shown on Table 168 and Map 97. All TIF districts in the County are

either in a city or village, there are no TIF districts in any of the towns. Local governments with TIF districts include the Cities of West Bend and Hartford and the Villages of Germantown, Jackson, Kewaskum, and Slinger.

Information on additional economic development grants and programs is provided in Appendix O.

### **Brownfield Remediation Grants**

The comprehensive planning law places an emphasis on the remediation and reuse of environmentally contaminated, or brownfield, sites. Brownfields are defined as abandoned, idle, or underused industrial or commercial properties where redevelopment is hindered by known or suspected environmental contamination. The following grant programs are available to assist in the identification and clean up (remediation) of brownfield sites:

#### ***Brownfield Site Assessment Grants (SAG)***

Brownfield Site Assessment Grants (SAG) assist local governments in taking preliminary steps to stimulate redevelopment of brownfield areas. Those eligible for the grant include cities, villages, towns, redevelopment authorities, community development authorities, and housing authorities. The applicant may not have caused the environmental contamination, and the person who caused the contamination must be unknown, unable to be located, or financially unable to pay for grant eligibility. The grant may fund Phase I and II environmental site assessments, environmental investigation, demolition, removal of underground storage tanks, and removal of abandoned containers. The State budget typically includes \$1.7 million per year for SAG funding. The grants are administered by the Wisconsin Department of Natural Resources (DNR).

#### ***Blight Elimination and Brownfield Redevelopment (BEBR) Grants***

Blight Elimination and Brownfield Redevelopment (BEBR) grants are administered by the Wisconsin Department of Commerce and provide funding for blight elimination and brownfield projects that promote economic development and have a positive effect on the environment at abandoned, idle, or underused industrial and commercial sites. Those eligible include cities, villages, towns, non-profit organizations, individuals, and businesses. The grant may fund property acquisition, Phase I and II environmental site assessments, environmental investigation, removal of abandoned containers and some underground storage tanks, environmental cleanup, demolition, rehabilitation of buildings, and redevelopment. This program is funded by a combination of State and Federal funds and typically receives about \$7.5 million in funding per year.

#### ***Brownfield Green Space and Public Facilities Grants***

Brownfield Green Space and Public Facilities Grants assist local governments in cleaning up brownfields that are intended for future public use. This includes developing green spaces and developing public facilities. Those eligible include cities, villages, towns, counties, redevelopment authorities, community development authorities, and housing authorities that have completed an environmental investigation and are ready to clean up the contaminated property. The maximum grant awarded is \$200,000. The program is administered by the DNR.

#### ***Petroleum Environmental Cleanup Fund Award (PECFA)***

The PECFA program was created by the Wisconsin Department of Commerce in response to enactment of Federal regulations requiring release prevention from underground storage tanks and cleanup of existing contamination from those tanks. PECFA is a reimbursement program returning a portion of incurred remedial cleanup costs to owners of eligible petroleum product systems, including home heating oil systems. Program funding is generated from a portion of a \$0.02/gallon petroleum inspection fee.

#### ***Brownfield Economic Development Initiative (BEDI) Grants***

The Brownfield Economic Development Initiative (BEDI) provides eligible communities with grants to clean up and redevelop brownfields. Local governments that are Federal entitlement communities (which includes the City of Hartford) may apply for BEDI grants.

Activities funded by BEDI grants must meet one of the following National objectives:

- Benefit low to moderate income people
- Prevent or eliminate slum or blight
- Address imminent threats or urgent needs

The grant funds may be used for planning; property acquisition; Phase I and II environmental site assessments; environmental investigation; removal of underground storage tanks and abandoned containers; environmental cleanup; demolition; rehabilitation of buildings; redevelopment and marketing; and public facility and infrastructure improvements. The maximum grant awarded is \$2 million.

**Federal Brownfields Assessment Grants**

The Federal Brownfields Assessment Grants are administered by the U.S. Environmental Protection Agency (EPA) and are for assessment of brownfield sites. Those eligible include local governments, regional planning commissions, redevelopment authorities, and some other governmental organizations. The grants are available to fund planning; Phase I and II environmental site assessment; environmental investigation; removal of some petroleum tanks; and remediation, planning, and design. The maximum grant award is \$200,000. An applicant may request a total of \$400,000 per year.

**Federal Brownfields Site Cleanup Grants**

The Federal Brownfields Site Cleanup Grants are administered by the U.S. EPA for the clean up of a brownfield site. Those eligible include local governments, regional planning commissions, non-profits, redevelopment authorities, and some other governmental organizations. The grants may fund environmental cleanup, demolition, and removal of some abandoned containers and underground petroleum tanks. The maximum grant award is \$200,000 with a 20 percent cost share required in the form of money or in kind services.

**Table 168**

**ACTIVE TAX INCREMENTAL FINANCE DISTRICTS IN WASHINGTON COUNTY COMMUNITIES: 2006**

Number on Map 97	Community	Acres	Year Created
1	City of Hartford TIF #4	1,156.2	1988
2	TIF #5	35.2	2005
3	City of West Bend <sup>a</sup> TIF #3	683.7	1995
4	TIF #4	181.2	1997
5	TIF #5	22.3	1998
6	TIF #6	57.8	1999
7	TIF #7	113.8	1999
8	TIF #8	71.3	1999
9	TIF #9	26.9	2003
10	TIF #10	72.2	2004
11	TIF #11	107.8	2005
12	Village of Germantown TIF #3	213.6	1989
13	TIF #4	477.8	1994
14	TIF #5	15.7	1998
15	Village of Jackson TIF #2	133.4	1992
16	TIF #3	135.7	1994
17	TIF #4	199.1	1995
18	Village of Kewaskum TIF #2	121.8	2005
19	Village of Slinger TIF #3	867.3	1993
Total		4,692.7	--

<sup>a</sup>Includes an overlap of TIF districts #5 and #9 of 6.6 acres and an overlap of TIF districts #5 and #10 of 1.1 acres.

Source: Local Governments and SEWRPC.

**PART 3: ECONOMIC PROJECTIONS AND DESIRABLE BUSINESSES**

**Employment Projections**

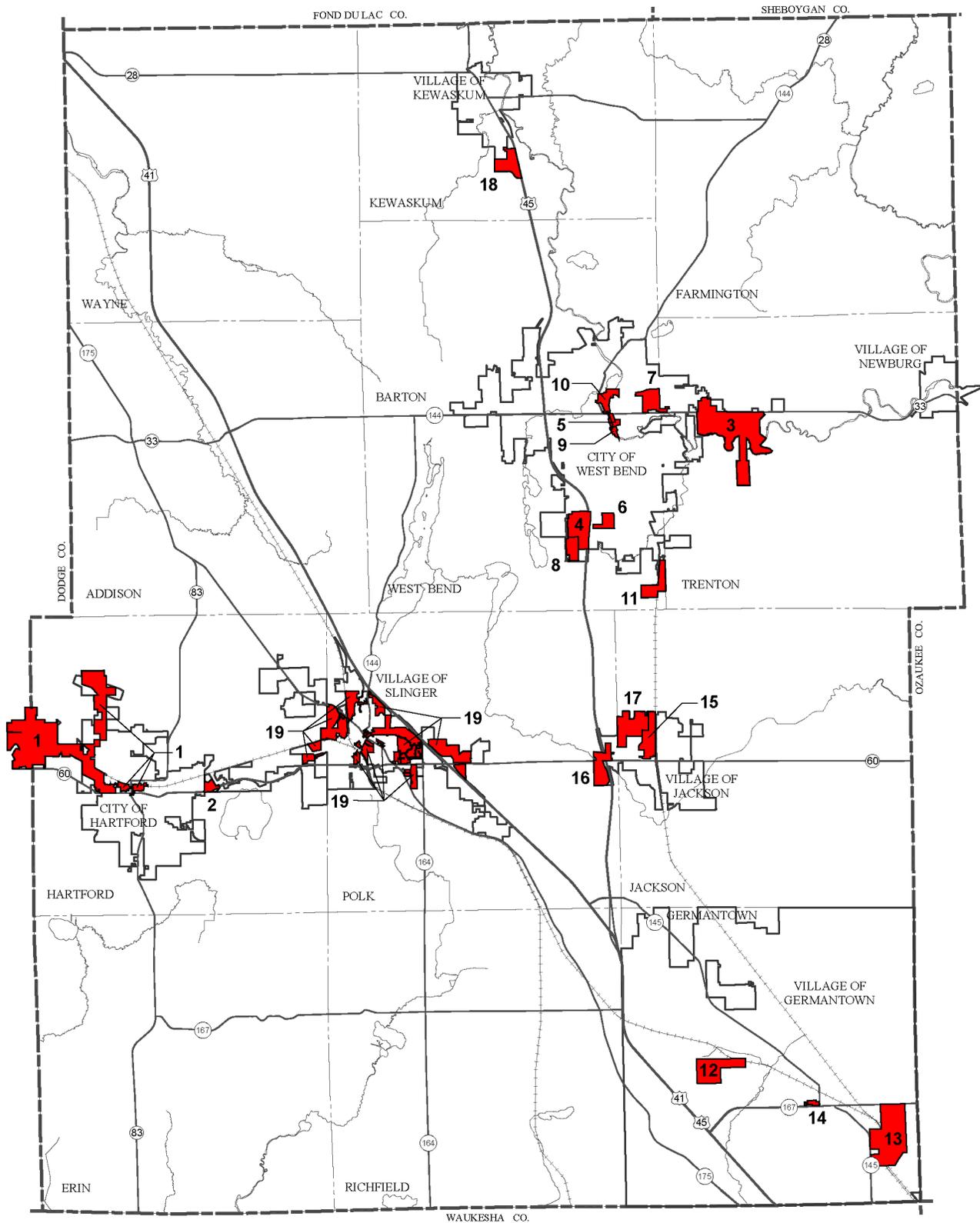
Future employment levels in the County are expected to be strongly influenced by the strength of the regional economy relative to the rest of the State and Nation. The Regional Planning Commission’s economic study, *The Economy of Southeastern Wisconsin*<sup>6</sup>, which was prepared as part of the regional land use planning program, concluded that the regional economy is unlikely to significantly increase or decrease in strength relative to the State or Nation over the projection period of 2000 to 2035.

The Commission used a disaggregate approach to the preparation of regional employment projections. This approach involved the explicit consideration of employment in dominant and subdominant industry groups and the preparation of projections for those groups. Dominant industries are those which accounted for at least 4

<sup>6</sup>Documented in SEWRPC Technical Report No. 10 (4<sup>th</sup> Edition), *The Economy of Southeastern Wisconsin, July 2004*.

Map 97

TAX INCREMENTAL FINANCE DISTRICTS IN WASHINGTON COUNTY: 2006



TAX INCREMENTAL FINANCE DISTRICT

4 TAX INCREMENTAL FINANCE DISTRICT REFERENCE NUMBER (SEE TABLE 168)

Source: Local Governments and SEWRPC.

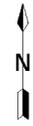


Table 169

**EMPLOYMENT PROJECTIONS FOR WASHINGTON COUNTY UNDER THE REGIONAL LAND USE PLAN: 2000-2035**

Industry Group	Existing Number of Jobs 2000	Projected Number of Jobs 2035	2000-2035 Number Change in Employment	2000 Percent of Total Employment	2035 Percent of Total Employment
Industrial <sup>a</sup> .....	23,999	24,062	63	38.9	30.5
Retail .....	10,152	12,674	2,522	16.5	16.1
General <sup>b</sup> .....	16,890	31,758	14,868	27.4	40.3
Transportation, Communications, and Utilities .....	2,313	2,186	-127	3.7	2.8
Government.....	6,018	6,018	0	9.8	7.6
Other <sup>c</sup> .....	2,319	2,163	-156	3.7	2.7
Total	61,691	78,861	17,170	100.0	100.0

<sup>a</sup>Industrial includes construction, manufacturing, and wholesale trade categories.

<sup>b</sup>Includes finance, insurance, and real estate (FIRE), and service categories.

<sup>c</sup>Includes agricultural, agricultural services, forestry, mining, and unclassified jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC.

percent of total regional employment in 2000 and subdominant industries are those that accounted for 2 to 3.9 percent. At the regional level, employment projections for industries were developed based on consideration of past industry trends, available indicators of future trends Nationally and in the State and region, and relative industry and sector strength in the region as compared to the State and Nation. Another variable taken into account was the future available labor force. Population projections indicate a leveling-off in the regional labor force may be expected as much of the baby-boom generation reaches retirement age in the middle of the projection period. The anticipated leveling-off of the labor force is expected to moderate the number of jobs able to be accommodated in the region and in Washington County.

Projections of total employment for Washington County were prepared within the framework of the regional employment projection largely on the basis of trend analysis. The number of jobs by industry group in 2000 and the projected number of jobs in 2035 are shown on Table 169. The total number of jobs in the County is projected to increase by 17,170 jobs, or by about 28 percent. Most of the job growth is expected to occur in the “General” category, which includes service jobs and jobs in finance, insurance, and real estate. Retail and industrial jobs are expected to increase, while the number of transportation and utility jobs, government jobs, and agricultural and natural-resource related jobs are expected to remain the same or to decrease.

**Employment Projections by Industry Sector in Southeastern Wisconsin**

As noted above, employment projections for Washington County were developed as part of the regional land use planning program. More detailed employment projections for specific industry sectors were developed for the seven-county region than for the individual counties. A description of projected regional employment trends on an industry-by-industry basis follows, and is summarized on Table 170.

***Manufacturing Industries***

Following the deep recession of the early 1980s, the regional manufacturing sector demonstrated a relatively stable level of employment through much of the 1980s and 1990s, but recently lost numerous jobs. The outlook for manufacturing in the region does not look promising, except for the printing and publishing sector. Labor intensive sectors may be expected to continue to lose workers due to productivity gains and to lower-cost foreign competition. Labor supply may be a problem for the manufacturing sector toward the middle of the projection period.

Table 170

EXISTING AND PROJECTED EMPLOYMENT BY INDUSTRY GROUP IN THE REGION: 2000 - 2035

Industry	Existing 2000	Projected Employment (number of jobs)				Percent Change 2000 - 2035
		2010	2020	2030	2035	
<b>Manufacturing:</b>						
Printing and Publishing.....	24,500	22,700	24,000	24,300	24,700	0.8
Fabricated Metal Products.....	25,600	15,700	14,000	12,200	11,600	-54.7
Industrial Machinery and Equipment.....	48,000	32,000	29,400	26,100	24,900	-48.1
Electronic and Other Electrical Equipment.....	27,000	19,300	18,000	15,900	15,300	-43.3
All Other Manufacturing.....	99,200	87,400	86,300	83,900	83,900	-15.4
<b>Subtotal Manufacturing</b>	<b>224,300</b>	<b>177,100</b>	<b>171,700</b>	<b>162,400</b>	<b>160,400</b>	<b>-28.5</b>
Construction.....	53,800	53,600	56,000	56,500	57,100	6.1
Retail Trade.....	193,700	192,200	198,100	202,400	205,400	6.0
Wholesale Trade.....	64,400	60,400	62,600	63,400	64,400	0.0
Transportation, Communication, and Utilities.....	54,800	50,900	51,400	50,500	51,100	-6.8
<b>Services:</b>						
Business Services.....	102,800	122,800	141,800	156,600	164,600	60.1
Health Services.....	97,700	108,900	118,200	126,100	132,000	35.1
Social Services.....	34,300	45,700	53,500	59,100	62,100	81.0
All Other Services.....	171,200	197,700	216,300	226,600	231,300	35.1
<b>Subtotal Services</b>	<b>406,000</b>	<b>475,100</b>	<b>529,800</b>	<b>568,400</b>	<b>590,000</b>	<b>45.3</b>
Finance, Insurance, and Real Estate.....	93,700	98,800	103,100	103,600	103,600	10.6
Government and Government Enterprises <sup>a</sup> .....	114,400	113,500	114,900	114,900	115,300	0.8
Agriculture.....	6,000	5,300	5,100	4,900	4,800	-20.0
Other <sup>b</sup> .....	11,700	13,200	15,300	16,100	16,200	38.5
<b>Total Regional Employment</b>	<b>1,222,800</b>	<b>1,240,100</b>	<b>1,308,200</b>	<b>1,343,100</b>	<b>1,368,300</b>	<b>11.9</b>

<sup>a</sup>Includes all nonmilitary government agencies and enterprises, regardless of SIC code.

<sup>b</sup>Includes agricultural services, forestry, commercial fishing, mining, and unclassified jobs.

Source: U.S. Bureau of Economic Analysis and SEWRPC.



Labor intensive sectors may be expected to continue to lose workers due to productivity gains and to lower-cost foreign competition.

A key factor expected to impact the manufacturing sector in the region, and also for the State and the Nation, is the movement of jobs overseas. Overseas labor, particularly in Asia, is substantially cheaper than the American counterpart. Low overseas labor costs more than offset the transportation costs of raw materials and finished goods to market. Some of this dynamic will change as the overseas demand for personnel and material raises prices, decreasing the margins for goods produced overseas. However, that shift is not expected to offset job losses in U.S. manufacturing over the foreseeable future.

Productivity gains also affect manufacturing employment in the region, State, and Nation. Manufacturing output continues to increase, but it is done with less labor. As a result, there is relatively

less demand for manufacturing labor even within growing manufacturing industries. The rate of decline in manufacturing employment may be expected to mitigate somewhat in the later years of the projection period as increased economic growth in the U.S. and globally increases the demand for manufactured products. The labor force may also be expected to show some expansion, supplying a slightly larger labor pool for manufacturing and other industries.



One manufacturing industry that is expected to retain its overall strength is printing and publishing.

### *Printing and Publishing*

One manufacturing industry that is projected to retain its overall strength is printing and publishing. The printing and publishing industry includes establishments engaged in printing, in services for the printing trade such as bookbinding, and in publishing newspapers, books, and periodicals. The outlook for this sector is promising due to the continued expansion of periodical publications and bookbinding, which are expected to offset the reduced growth in newspaper publishing. In addition, this sector requires investment in the latest of technologies to control costs and enhance product quality. The regional projection for 2035 is 24,700 jobs, which is nearly the same as 2000 (24,500 jobs).

### *Fabricated Metal Products*

The industrial machinery and equipment industry includes establishments engaged in the manufacturing of a range of industrial and commercial machinery and equipment. It includes the manufacturing of engines and turbines, farm and garden machinery, construction and materials handling machinery, and metalworking machinery. This sector is projected to continue to decline. It includes establishments engaged in producing metal products, such as metal cans, tin ware, hand tools, cutlery, general hardware, fabricated structural metal products, and metal stampings. Much of this sector will move overseas where it is possible to reduce labor costs and remain competitive. Within the region, fabricated metals employment will be reduced from 25,600 jobs in 2000 to 11,600 jobs by 2035, a decrease of 55 percent.



Much of the fabricated metal sector is expected to move overseas where it is possible to reduce labor costs and remain competitive. Within the Region, jobs in fabricated metals is expected to decrease by 55 percent.

### *Industrial Machinery and Equipment*

The industrial machinery and equipment industry includes the manufacture of engines, turbines, farm and garden machinery, construction machinery, metalworking machinery, and computer and office equipment. The intermediate projection shows a loss of jobs in this sector. In 2000, 48,000 people worked in this sector in the region, while 24,900 people are projected to be employed in this industry in 2035, resulting in a 48 percent decrease.

### *Electronic and Other Electrical Equipment*

The electronic and other electrical equipment industry includes establishments engaged in the manufacturing of such products as electricity distribution equipment, electrical industrial apparatus, household appliances, electrical lighting and wiring equipment, and electronic

components and accessories. The electronic and electrical equipment sector will experience decline in the Region. This sector includes businesses engaged in manufacturing of electricity distribution equipment, electrical industrial apparatus, household appliances, electrical wiring and lighting, and electronic components. The projected number of jobs in this sector for the region in 2035 is 15,300. This would result in a 43 percent decrease from the number of jobs in 2000.

### *Other Manufacturing*

These are jobs in a wide range of manufacturing businesses that taken individually are not large enough to be considered as a separate category. Under the regional projection, jobs in other types of manufacturing would decline by 15 percent from 99,200 jobs in 2000 to a projected 89,400 jobs in 2035.

### *Construction*

The construction industry includes establishments engaged in all forms of building construction as well as heavy construction such as the construction of roads, bridges, and sewer and water lines, and sewage treatment facilities. Construction industry employment includes employment in activities involving new construction, additions, alterations, reconstructions, installations, and repairs. Construction will continue to create new jobs in the region. The regional projection anticipates that construction employment would increase from 53,800 jobs in 2000 to 57,100 in 2035, a 6 percent increase.



The regional projection anticipates that construction employment will increase by 6 percent by 2035.

### *Retail Trade*

The retail trade industry includes establishments engaged in selling merchandise primarily for personal or household consumption. It includes a wide variety of establishments, ranging from discount department stores to automobile dealerships to restaurants and coffee shops. Retail trade employment will grow in the Region through 2035. A focus on reducing costs, more emphasis on e-commerce, and the lower wages associated with the retail sector creating labor shortages are all issues that will slow job growth. The rate of growth will also depend on the health of the economy and whether and by how much personal income continues to increase. The regional projection predicts that jobs in retail trade will grow by 6 percent between 2000 and 2035, resulting in 205,400 jobs in the region.



Retail trade employment is expected to grow in the Region through 2035.

### *Wholesale Trade*

The wholesale trade industry includes establishments primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, construction contractor, or professional business customers; or to other wholesalers. The highly competitive nature of wholesale trade, low margins, and the constant need to control costs may be expected to limit the overall growth in wholesale trade employment. The wholesale trade sector is linked to the manufacturing sector. The recent decline in manufacturing employment is reflected in the decline in wholesale trade employment. Inasmuch as the employment outlook for the manufacturing sector is not promising, the wholesale trade sector is not projected to support a large increase in employment. Under the regional projection, wholesale trade industry employment would gradually recover from the job losses experienced in the early 2000s; only by the year 2035 would the number of wholesale trade industry jobs return to the year 2000 level of 64,400 jobs.

### *Transportation, Communication, and Utilities*

The transportation, communication, and utilities industry includes establishments which provide—to the general public or to other business enterprises—all forms of passenger and freight transportation; shipping services; communications services; and gas, electricity, steam, water, and sanitary services. Under the intermediate projection, employment in transportation, communication, and utilities within the Region would experience some recovery from the losses of the early 2000s; however, the employment level would remain below the year 2000 level throughout the projection period. Under the regional projection, employment would approximate 51,100 jobs in 2035, about 7 percent lower than the 2000 level.

### ***Business Services***

The business services industry includes establishments primarily engaged in providing services to businesses. These establishments provide services such as advertising, computer programming, data processing, security systems services, and building cleaning and maintenance services. Business services also include workers with temporary employment firms and people that provide services on a contract or fee basis to others. (Businesses that provide engineering, accounting, research, management, and other related services are included in other services.) This sector will continue to grow rapidly. Under the regional projection, business services employment will increase to 164,600 jobs in 2035, a 60 percent increase over 2000.

### ***Health Services***

The health services industry includes establishments engaged in providing medical, surgical, and other health services including hospitals, offices and clinics of physicians and health care practitioners, nursing and rest homes, medical and dental laboratories, and home health care services. This sector is poised for growth as Washington County's median age continues to increase, as the baby-boomer generation continues to grow older, and the overall population continues to increase. Under the regional projection, employment in health services will exceed 132,000 jobs in 2035, an increase of 35 percent over 2000.



The health service sector is poised for growth as the County's median age continues to increase, the baby-boomer generation grows older, and the overall population continues to increase.

### ***Social Services***

The social services industry includes establishments that provide help and rehabilitation services to individuals with needs requiring special care and to the disabled and disadvantaged. This industry group also includes child day-care facilities and certain residential facilities for children, the aged, and others with limits on ability for self care, but where medical care is not a major element. This sector will continue to see significant growth as the aging of baby-boomers continues along with the movement



Under the regional projection, the number of social services jobs will increase by 81 percent from 2000 to 2035.

to outpatient care and more home based assistance living. Under the regional projection, social services employment will increase from 34,300 jobs in 2000 to 62,100 in 2035, for an increase of 81 percent.

### ***Other Services***

This category includes those service activities that are not large enough, in terms of their employment levels, to be accorded dominant or subdominant status. This residual category includes a wide range of service establishments including, among others, lodging places; laundry and dry-cleaning facilities; funeral homes; automotive repair facilities; miscellaneous repair shops; motion picture theaters and various other amusement and recreation places; and establishments which provide engineering, accounting, research, management, and related services. The regional projection anticipates that employment for other services will increase from 171,200 jobs in 2000 to 231,300 jobs in 2035, for an increase of 35 percent.



The number of jobs in the finance, insurance, and real estate sector is expected to increase 11 percent for the Region between 2000 and 2035.

### ***Finance, Insurance, and Real Estate***

This industry includes a range of establishments operating primarily in the fields of finance, insurance, and real estate, including banks and credit unions; other personal and business credit institutions; security brokerages; insurance carriers, agencies, and brokerages; real estate agencies; and land development firms. Regulatory changes, the increasing use of the Internet, and demographic trends may be expected to affect this industry. Legislation allowing financial institutions to provide a greater variety of financial products and services may be expected to result in growth in this industry. However, new technology applications, including increasing Internet transactions and data base management tools, will continue to be used to control costs, as firms substitute technology for labor. This sector will grow from 93,700 jobs in 2000 to 103,600 jobs in 2035, resulting in an 11 percent increase for the region.

### ***Government***

This category includes employment in all nonmilitary government agencies and enterprises, regardless of SIC code. This includes city, village, town, county, State, and Federal units and agencies of government; public schools; publicly owned enterprises; and the U.S. Postal Service. Government employment is projected to slightly increase over the next 30 years. In 2000, 114,400 people were engaged in employment in this sector in the region. This figure is projected to increase to 115,300 by 2035, for an increase of 1 percent. This slight increase over the next 30 years is due to the fact that government is projected to become more efficient by consolidating services and through other methods of intergovernmental cooperation.

### ***Agriculture***

This industry includes establishments (e.g., farms, orchards, greenhouses, nurseries) primarily engaged in the production of crops, plants, and trees, excluding forestry operations. It also includes establishments (e.g., farms, dairies, feedlots, egg production facilities) primarily engaged in raising livestock for sale or for the sale of livestock products. While the agricultural sector constitutes a small and declining share of the regional economy, it still constitutes a viable economic sector. Wisconsin agriculture is expected to hold a comparative advantage in the dairy and vegetable segments. However, due to continued technological advances in genetics and mechanization, cost pressures from national and global competition, and modern management practices, the employment levels in agriculture may be expected to continue to decline. The continued conversion of farmland to urban uses may also be expected to reduce agricultural employment in the Region. Under the regional projection, agricultural employment would approximate 4,800 jobs in 2035, a decrease of 20 percent from the 2000 level.

### ***Other Employment***

This category includes jobs in forestry, commercial fishing, mining, and agricultural services such as crop services, veterinary services, landscaping services, and lawn and garden services. As urbanization continues employment will continue to grow in landscaping and lawn and garden services. The regional projection shows a 39 percent increase in the number of jobs, from 11,700 in 2000 to 16,200 in 2035.

### ***Desired Businesses***

Section 66.1001 of the *Wisconsin Statutes* requires that an assessment of categories or particular types of new businesses and industries desired by the County be identified in the economic development element of the comprehensive plan. This section includes a list of businesses and industries the County would like to attract, retain, or expand. The list was developed by the HUED workgroup based in part on the information presented earlier in this chapter and consideration of the recommendations in the Washington County Economic

Development Strategic Plan and the Milwaukee 7 Strategic Framework. North American Industry Classification System (NAICS) codes are included where appropriate. Desired business and industries for Washington County include:

- Biomanufacturing and manufacturing of medical equipment
  - 3254, Pharmaceutical and Medicine Manufacturing
  - 3391, Medical Equipment and Supplies Manufacturing
- Information systems, including software development and data processing
  - 5182, Data Processing, Hosting, and Related Services
  - 5112, Software Publishers
  - 5415, Computer Systems Design and Related Services
- Entrepreneurial companies and independent businesses led by visionaries that will attract venture capital to the County
  - No specific codes, would apply to virtually all
- Advanced technology manufacturing and niche manufacturing, such as plastics, military, defense and medical industries; and manufacturing that requires high precision and low product volume
  - 326, Plastic and Rubber Products Manufacturing
  - 331, Primary Metal Manufacturing
  - 332, Fabricated Metal Product Manufacturing
  - 333, Machinery Manufacturing
  - 334, Computer and Electronic Product Manufacturing
  - 335, Electrical Equipment, Appliance, and Component Manufacturing
  - 336, Transportation Equipment Manufacturing
  - 339, Miscellaneous Manufacturing
  - No specific codes provided for military/defense industries
- Financial and insurance services, including financial planning, banking, online support facilities, and processing facilities
  - 52, Finance and Insurance
- Business incubators for small businesses that may grow into larger businesses and expand
  - No specific codes, would apply to virtually all
- Small businesses and home-based businesses
  - No specific codes, would apply to virtually all
- Niche agriculture, including organic farming; food production for local restaurants, micro-breweries, and other niches; and crop production for the bio-fuel industry
  - No specific codes provided for these businesses
- Continuation of dairy farming and other existing types of agriculture
  - 11212, Dairy Cattle and Milk Production



Advanced technology manufacturing is one form of business and industry that is desired in Washington County.

- Professional/engineering/technical offices
  - 54, Professional, Scientific, and Technical Services
- Logistics/freight/trucking
  - 48-49, Transportation and Warehousing
    - 484, Truck Transportation
    - 482, Rail Transportation
    - 488, Support Activities for Transportation
      - 4885, Freight Transportation Arrangement
    - 493, Warehousing and Storage
- Nonmetallic mining
  - 2123, Nonmetallic Mineral Mining and Quarrying
  - 327, Nonmetallic Mineral Product Manufacturing
- Aerospace manufacturing
  - 3364, Aerospace Product and Parts Manufacturing
- Food processing
  - 311, Food Manufacturing
- Conservation industries
  - No specific codes provided; see codes under “Advanced technology, manufacturing, and niche manufacturing” above

### **Washington County Economic Development Strengths and Weaknesses**

Section 66.1001 of the *Wisconsin Statutes* also requires that an assessment of Washington County’s strengths and weaknesses with respect to attracting and retaining businesses and industries be included in the economic development element. This section includes a list of perceived strengths and weaknesses identified by the HUED workgroup.

The County’s perceived strengths for attracting and retaining businesses and industries include:

- Strong regional cooperation and promotion through the Milwaukee 7 economic development initiative
- Strong educational system including high schools, UW-Washington County (UWWC), and Moraine Park Technical College (MPTC); and proximity to Milwaukee area universities and colleges, including Milwaukee Area Technical College (MATC)<sup>7</sup>
- High quality of life, including good healthcare; recreational and open space amenities; rural character; high quality public services; low crime rate; cultural opportunities; and location in the Milwaukee Metropolitan Area



A strong educational system and proximity to Milwaukee area universities and colleges were perceived as strengths.

<sup>7</sup>Communities within the Germantown School District are within the MATC service area.



Washington County's highway system is considered a strength as it provides good access to Milwaukee and Chicago.

- Highway system, USH 41/USH 45, and good access to Milwaukee and Chicago
- Access to transportation and/or shipping through rail, local airports, General Mitchell International Airport, and the Port of Milwaukee
- Tax Increment Financing (TIF) and Revolving Loan Fund Financing incentives
- Highly developed utility and energy infrastructure in urban areas
- Available land within existing business/industrial parks
- Educated and skilled workforce
- County and local governments that are receptive to business needs

- Consistent population growth
- Fair Park (meeting, convention, and exhibition facilities that operate year-round to showcase area businesses)
- Chambers of Commerce, Downtown Associations, Convention and Visitors Bureau, industry “clusters”
- Police, fire, and emergency services

The County’s perceived weaknesses regarding attracting and retaining desirable businesses and industries include:

- Lack of jobs with pay levels high enough to afford housing in the County
- Lack of affordable workforce housing
- Too many educated young people leaving the County
- Aging of the County’s workforce population
- Prejudice towards technical education and employment in “trade jobs”
- Lack of workers with skills suited to trade jobs and manufacturing jobs
- High land costs
- Lack of availability of business services
- Disconnect between the education system and the business sector – students are not necessarily learning the skills employers need
- Lack of public transportation options in many parts of the County
- County residents can be reluctant to change and fearful of new business ideas
- “NIMBY” (Not In My Back Yard) attitude in some cases
- Lack of existing manufacturing buildings with ample electric power to run manufacturing equipment
- Lack of technical and trade programs in local high schools

## **PART 4: GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

### **Economic Development Issues**

As indicated by the general economic development issue identified in Chapter VII, a variety of economic development issues surfaced in the SWOT analysis. Although good job opportunities, a diverse manufacturing base, and a good workforce were identified as strengths in the SWOT analysis, the aging workforce, lack of jobs paying a living wage, lack of affordable housing, and loss of job growth were viewed as weaknesses for Washington County. Opportunities identified included the creation of new jobs and a good highway system. The following specific economic development issues have been identified:

- Labor Force Issue
- Employment Issue
- Creating, Attracting, and Retaining Desirable Businesses Issue

### **Economic Development Goals, Objectives, Policies, and Programs**

Each set of goals, objectives, policies, and programs corresponds to the economic development issue listed in the preceding section. Economic development suggestions for local government consideration have also been prepared, as local governments will have additional influence over economic development within the County, especially with regard to providing an adequate amount of land and sites for commercial and industrial development. This is because local governments have primary control over zoning and building codes. The suggestions for local government consideration included in this Chapter are general in nature. Each participating community should refine them through the development of goals, objectives, policies, and programs in the economic development element of their local comprehensive plan to meet specific community needs.

Any new program recommended in this plan must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

### ***General Economic Development Goals (from Chapter VII)***

- **Goal:** Identify and encourage desirable and sustainable businesses and job development.
  - **Objective:** Encourage Countywide and regional cooperation of economic development issues including business creation, retention, and expansion and the creation of a range of employment opportunities that improve and enhance the economic vitality of Washington County.
  - **Objective:** Encourage a diversity of business “clusters” within the County.
  - **Objective:** Encourage business development that matches the educational attainment of residents within the County.
  - **Objective:** Encourage cooperation between schools and the business community to develop educational programs that provide the County’s labor force with skills to meet the employment needs of County businesses and to provide the services needed by County residents.
  - **Objective:** Develop methods to retain and encourage farming as a viable part of the economy.
- **Goal:** Promote a range of safe and affordable housing choices for all income levels and age groups in the County.
  - **Objective:** Promote affordable housing choices for people who work in Washington County.

### ***Labor Force Issue***

- **Goal:** Promote an adequate supply of workers to meet the employment needs of businesses located in the County through the plan design year 2035.

- **Objective:** Encourage a wide range of housing types to provide viable housing options for the County's workforce.
  - **Policy:** Promote affordable housing choices for people who wish to live and work in the County.
  - **Policy:** Promote affordable housing choices for first time home buyers.
    - **Program:** Work with appropriate organizations to implement the County housing programs recommended in Chapter X of the Washington County comprehensive plan.
    - **Program:** Partner with community groups, including EDWC, to conduct a business retention survey of businesses throughout Washington County. A portion of the survey should focus on affordable housing options for resident and non-resident workers of Washington County, including starter homes for young adults.
- **Objective:** Promote a wide range of transportation options to increase workers' accessibility to jobs.
  - **Policy:** Promote convenient, flexible, and affordable public transportation options within Washington County and between Washington County and neighboring counties.
    - **Program:** Continue operation of the Washington County Commuter Express (WCCE) bus system.
    - **Program:** Continue operation of the Washington County Shared-Ride Taxi and expand operations to the Cities of Hartford and West Bend if their local shared-ride taxi systems stop operation.
    - **Program:** Continue to study altering or expanding various service components of the WCCE, focusing on providing service between Washington County and adjacent counties and expanding park and ride lots.
    - **Program:** Continue to study altering or expanding various service components of the Washington County Shared-Ride Taxi System, focusing on providing transit service within the County.
    - **Program:** Study and encourage commuter rail service to and from Milwaukee County.
    - **Program:** Continue to maintain the road network within the County.
- **Objective:** Promote programs that improve the County workforce.
  - **Policy:** Support EDWC's implementation strategies regarding workforce quality and availability as recommended in the EDWC 2006 Annual Report.
    - **Program:** Support EDWC's development of an employee attraction program for the County.
    - **Program:** Support EDWC's establishment of an outreach program to potential employees (target youths and high school students).
- **Objective:** Promote educational programs to prepare workers for jobs in the businesses and industries identified as desired in Washington County in Part 3 of this Chapter.
  - **Policy:** Encourage cooperation between schools (high schools and post-secondary education) and the business community to develop educational programs that provide the County's labor force with skills to meet the employment needs of County businesses and to provide the services needed by County residents.
  - **Policy:** Encourage cooperation between high schools, technical colleges (such as MPTC), and colleges and universities located in Washington County (such as UWWC), and the region (such as UW-Milwaukee and Marquette University), to develop educational programs that provide the County's labor force with skills to meet the employment needs of County businesses and to provide the services needed by County residents.
  - **Policy:** Promote an educational system that meets the changing needs of the workforce.
  - **Policy:** Encourage all levels of government and economic development organizations to work cooperatively with EDWC and local economic development organizations.
  - **Policy:** Promote sustainable economic development concepts that will meet the needs of the present without compromising the ability of future generations to meet their own needs.



The County should work with EDWC to pursue partnerships with the Workforce Development Center to advertise employment opportunities in Washington County.



The County should work with UWWC on the development of a four year engineering degree.

- **Policy:** Promote life long learning and access to appropriate training and retraining programs.
  - **Program:** Support various organizations to establish an outreach program to potential employees, including high school students, college students, and their parents.
  - **Program:** Request appropriate organizations to distribute educational materials regarding various workforce education partnerships and opportunities and job/career opportunities available for students and adults in Washington County, including EDWC, WOW Workforce Development Board, Wisconsin Department of Commerce, WHEDA, Wisconsin Department of Workforce Development (DWD), Workforce 2010, and the Federal training, work placement, and financing programs inventoried in Part 2 of this Chapter and in Appendix O.
  - **Program:** Partner with community groups, including EDWC, to prepare and distribute a business retention survey to businesses throughout Washington County. A portion of the survey should focus on job skills required by businesses.
  - **Program:** Work with EDWC to pursue partnerships with the Workforce Development Center, MPTC, UWWC and other technical colleges and universities and private personnel placement businesses to advertise employment opportunities in Washington County.
- **Policy:** Support strategies regarding workforce quality and availability as recommended in the *Economic Development/Washington County Strategic Plan 2006-2007*.
  - **Program:** Work with UWWC on the development of a four year engineering degree.
- **Suggestions for Local Governments:** Community economic development organizations and Village and Town Boards should recognize the need for affordable workforce housing and reiterate local policies and programs (as outlined in the housing element of the comprehensive plan) designed to provide affordable workforce housing.

Community economic development organizations should also address the need to maintain and enhance workforce skills desired by employers through cooperative educational efforts with local school districts, area technical colleges, and four-year colleges and universities. Funding to aid educational programs should be sought from applicable government agencies and programs inventoried in Part 2 of this Chapter and in Appendix O. This work may be aided by the creation of a local workforce development committee.

### ***Employment Issue***

- **Goal:** Promote an adequate number of jobs accessible to Washington County residents to serve the County’s projected 2035 population of 157,265 persons.
- **Objective:** Promote the addition of about 17,170 jobs in Washington County through the comprehensive plan design year 2035 (the regional land use plan 2035 employment change projection for the County).

- **Objective:** Support the addition of about 189,000 jobs in the region through the comprehensive plan design year 2035 (the regional land use plan 2035 employment change projection for the Region) in an effort to create employment opportunities for Washington County residents.
- **Objective:** Encourage business development that provides a living wage for its employees and enables employees to afford housing in Washington County.
- **Objective:** Encourage business development that matches the educational attainment and skills of residents within the County.
  - **Policy:** Support economic development organizations that act to retain and create employment opportunities for residents of Washington County.
  - **Policy:** Promote the use of a sufficient amount of land to support the 78,861 jobs projected to be located in Washington County in 2035 (see Table 171 for the average number of jobs by job category accommodated by each acre of land designated for commercial or industrial use from the 2035 regional land use plan)<sup>8</sup>
  - **Policy:** Encourage all levels of government and economic development organizations to work cooperatively with EDWC and local economic development organizations.
  - **Policy:** Promote sustainable economic development concepts that will meet the needs of the present without compromising the ability of future generations to meet their own needs.
    - **Program:** Promote economic development incentives to retain and create employment opportunities for residents of Washington County.
    - **Program:** Work with the EDWC to promote the Milwaukee 7 Strategic Framework and attract “innovation seekers,” which are companies that look for places that offer depth of talent when deciding on where to locate their businesses.
    - **Program:** In an effort to create employment opportunities, request appropriate organizations to distribute educational materials regarding various funding and incentive opportunities available for businesses located in Washington County or wishing to relocate to the County, including Wisconsin Department of Commerce, WHEDA, and Federal financing programs inventoried in Part 2 of this Chapter and in Appendix O.

Table 171

**REGIONAL STANDARDS FOR AVERAGE NUMBER OF JOBS PER ACRE FOR COMMERCIAL AND INDUSTRIAL LAND USES**

Land Use	Average Number of Jobs Per Acre of Land <sup>a</sup>
Commercial- Retail.....	16.6
Commercial- Service.....	16.6
Commercial- Office (Low Density) <sup>b</sup> .....	25.0
Commercial- Office (High Density) <sup>b</sup> .....	40.0
Industrial- All <sup>c</sup> .....	8.3

Note: Although there is no standard established in the regional land use plan for the number of acres needed to accommodate agricultural jobs, there were a total of 521 farm managers and farm workers in the County reported in the 2000 Census. There were about 141,755 acres of farmland in the County in 2000, resulting in an average of 272 acres for each farm manager/worker.

<sup>a</sup>Includes the area devoted to the given use, consisting of the ground floor site area occupied by any building, required yards and open space, and parking and loading areas.

<sup>b</sup>The low density office standard is equivalent to a floor area ratio of 30 percent and a gross building area of about 325 square feet per employee. In situations where high-rise office buildings are common, such as in the Milwaukee central business district, the number of office employees per acre would be significantly higher, and the high density office standard would apply.

<sup>c</sup>The industrial standard is intended to be representative of typical new single-story industrial development. It should be recognized that the number of industrial employees per acre can vary considerably from site to site, depending upon the nature of the manufacturing activity, the level of automation, the extent to which warehousing or office functions are located at the site, and other factors.

Source: SEWRPC 2035 Regional Land Use Plan.

<sup>8</sup>Although there is no standard established in the regional land use plan for the number of acres needed to accommodate agricultural jobs, there were a total of 521 farm managers and farm workers in the County reported in the 2000 Census. There were about 141,755 acres of farmland in the County in 2000, resulting in an average of 272 acres for each farm manager/worker.

- **Program:** Work with appropriate organizations to study the development of employer healthcare purchasing pools in Washington County.
- **Program:** Monitor and assist EDWC’s job creation and retention efforts.
- **Program:** Work with EDWC to explore opportunities to encourage business attraction that provides jobs that pay wages sufficient to meet the cost of living in Washington County.
- **Objective:** Promote a wide range of transportation options to increase workers’ accessibility to jobs.
  - **Policy:** Promote convenient, flexible, and affordable public transportation options within Washington County and between Washington County and neighboring counties.
    - **Program:** Continue operation of the Washington County Commuter Express (WCCE) bus system.
    - **Program:** Continue operation of the Washington County Shared-Ride Taxi and expand operations to the Cities of Hartford and West Bend if their local shared-ride taxi systems stop operation.
    - **Program:** Support the efforts of EDWC and other organizations to prepare and distribute a business retention survey to businesses throughout Washington County through the EDWC. A portion of the survey should focus on transportation options for resident and non-resident workers.
    - **Program:** Continue to study altering or expanding various service components of the WCCE system, focusing on providing service between Washington County and adjacent counties and expanding park and ride lots.
    - **Program:** Continue to study altering or expanding various service components of the Washington County Shared-Ride Taxi Service, focusing on providing transit service within the County.
    - **Program:** Study and encourage commuter rail service to and from Milwaukee County to further meet the needs of businesses in the County.
    - **Program:** Continue to maintain the road network within the County.
- **Suggestions for Local Governments:** Local governments are eligible to implement all of the County programs listed above and in Appendix O, including the Dislocated Worker Program and Major Economic Development (MED) Program, to support retention and creation for employment opportunities for local residents. Local governments should support alternative modes of transportation to increase local resident’s access to jobs. Local governments should also work cooperatively with neighboring local governments, the County, the EDWC, and the Region to foster job retention and creation that provides employment opportunities for local residents.



Washington County should study and encourage commuter rail service to and from Milwaukee County to further meet the needs of businesses in the County.

***Creating, Attracting, and Retaining Desirable Businesses Issue***

- **Goal:** Create, attract, and retain desirable businesses and industries.
  - **Objective:** Attract businesses and industries identified in Part 3 of this Chapter as desired in Washington County.
  - **Objective:** Retain existing businesses and industries in Washington County.

- **Objective:** Maintain and emphasize the positive attributes or strengths of Washington County identified in Part 3 of this Chapter.
- **Objective:** Address the weaknesses identified in Part 3 of this Chapter.
  - **Policy:** Promote the positive attributes (strengths) of Washington County to desirable businesses that may be considering relocating or expanding.
  - **Policy:** Promote the positive attributes (strengths) of Washington County to entrepreneurs who may be interested in creating new businesses in Washington County.
  - **Policy:** Encourage all levels of government and economic development organizations to work cooperatively with EDWC and local economic development organizations.
  - **Policy:** Promote sustainable economic development concepts that will meet the needs of the present without compromising the ability of future generations to meet their own needs.
  - **Policy:** Encourage nonmetallic mining.
  - **Policy:** Maximize utilization of the Wisconsin Small Business Development Center (SBDC).
    - **Program:** Work with the EDWC to study the feasibility of developing business incubators.
    - **Program:** Continue partnership with the Milwaukee 7 in an effort to promote a regional approach to economic growth, which will benefit economic development efforts in Washington County.
    - **Program:** Work with the EDWC to promote the Milwaukee 7 Strategic Framework and attract “innovation seekers,” which are companies that look for places that offer depth of talent when deciding on where to locate their businesses.
    - **Program:** Support the work of EDWC to implement an economic development strategy which focuses investment and energy in attracting industries where Washington County and the Southeastern Wisconsin Region have a competitive advantage over other areas.
    - **Program:** Work with EDWC and appropriate organizations to develop a method to market Washington County’s quality of life directly to businesses.
    - **Program:** Support the EDWC in promoting Washington County to businesses considering expanding or relocating to Washington County from outside the Southeastern Wisconsin Region.
    - **Program:** Support local chambers of commerce in their efforts to promote Washington County to businesses considering expansion or relocation from outside the Southeastern Wisconsin Region.
    - **Program:** Utilize the Milwaukee 7 and EDWC websites to compile and publicize information about the County to desirable businesses that may be considering relocating or expanding.
    - **Program:** Work with EDWC and appropriate organizations to develop an incentive program to attract businesses that utilize sustainable economic development concepts such as the use of renewable energy sources; building and landscape designs that reduce the use of toxic chemicals, reduce the use of impervious building materials, and preserve open space, water quality, and natural features; and provide jobs that pay wages sufficient to meet the cost of living in Washington County.



The County should support local chambers of commerce in their efforts to promote Washington County to businesses considering expansion or relocation from outside the Southeastern Wisconsin Region.

- **Program:** Work with the EDWC to prepare and distribute a business retention survey to businesses throughout Washington County. A portion of the survey should focus on the strengths and weaknesses of the County regarding attracting and retaining businesses.
- **Program:** Support the continued use of Community Development Block Grant – Economic Development (CDBG – ED) funds. The funds can be used for loans to businesses wishing to expand in Wisconsin or relocate to Wisconsin. The County can retain the funds to capitalize the Washington County RLF once they are repaid by businesses.
- **Program:** Work with EDWC and support the use of grants to encourage private investment and provide a means to finance new and expanding businesses in the County.
- **Program:** Request EDWC to distribute educational materials regarding various funding and incentive opportunities available for businesses located in Washington County or wishing to relocate to the County, including Wisconsin Department of Commerce, WHEDA, and Federal financing programs inventoried in Part 2 of this Chapter and in Appendix O.
- **Policy:** Support utilization of State Technology Zone Tax Credit Incentives to high technology businesses considering expanding or relocating to Washington County.
  - **Program:** Study the feasibility of providing tax incentives to attract and retain businesses.
  - **Program:** Develop expedited permitting procedures for businesses wishing to relocate to or expand in the County.
- **Policy:** Support EDWC in implementing strategies regarding business attraction and retention as recommended in the *Economic Development/Washington County Strategic Plan 2006-2007*.
  - **Program:** Recognize EDWC as a first responder for leads and start-ups in all communities.
  - **Program:** Actively participate in the Milwaukee 7 and the Regional Economic Partnership (REP).
- **Policy:** Encourage and support entrepreneurship/start-up businesses through support services and access to capital.
- **Policy:** Support EDWC’s programs that attract and retain desirable businesses in Washington County and promote EDWC and its resources.
  - **Program:** Support EDWC programs that advocate and mediate for business needs and issues with local communities.
  - **Program:** Support EDWC programs that disseminate economic development information to Washington County communities.
  - **Program:** Support EDWC programs that understand community needs (e.g. appropriate businesses, housing stock issues).
  - **Program:** Support EDWC programs to develop a thorough knowledge of businesses within the County and their needs.
  - **Program:** Support EDWC programs that develop a strategy for connecting with existing businesses and potential new businesses.
  - **Program:** Support EDWC programs that examine healthcare and its issues related to the business community.
  - **Program:** Support EDWC programs that develop a strategy to support agri-business within the County.
  - **Program:** Support EDWC programs that develop telecommunications and technology strategies for the County.



The County should promote existing commercial and Industrial sites in Washington County for business creation, retention, expansion, and attraction.

- **Objective:** Promote existing commercial and industrial sites in Washington County for business creation, retention, expansion, and attraction.
- **Objective:** Promote redevelopment of underutilized commercial and industrial land.
  - **Policy:** Promote commercial and industrial development in business/industrial parks and TIF Districts (TID).
  - **Policy:** Promote commercial redevelopment in the downtown areas of cities, villages, and hamlets.
  - **Policy:** Promote the remediation and reuse of environmentally contaminated sites for commercial and industrial uses, where feasible.
  - **Policy:** Promote the development of new businesses, or business expansion, in areas with existing physical infrastructure and community services, or in areas near or contiguous to existing service areas that can readily be served by extending infrastructure. An exception should be made for home-based businesses that do not require urban services.
  - **Policy:** Promote businesses that support existing businesses.
    - **Program:** Assign industrial or commercial land use to all existing and proposed business parks in the County on Map 84 (the county land use plan map).
    - **Program:** Assign industrial or commercial land use to environmentally contaminated sites identified as redevelopment sites.
    - **Program:** Distribute educational materials regarding the various brownfield redevelopment programs inventoried in Part 2 of this chapter to local governments and businesses.
    - **Program:** Encourage EDWC to work with the Historical Society to develop and distribute economic development information on various programs, such as the Wisconsin “Main Street” program, to local governments and businesses to encourage traditional downtown development and design.

- **Objective:** Promote adequate supporting infrastructure for business creation, retention, expansion, and attraction.

- **Policy:** Support appropriate physical infrastructure, such as roads, airports, railroads, public transit, sewer and water, utilities, and telecommunications facilities in an effort to attract and retain desirable businesses in the County.

- **Policy:** Support public services, such as police and fire protection, schools, healthcare facilities, and public health in an effort to attract and retain desirable businesses in the County.

- **Policy:** Support recreational facilities that promote a high quality of life for County residents in an effort to attract and retain desirable businesses in the County.

- **Policy:** Encourage agreements between local governments in the County and between Washington County and neighboring counties outside of the Milwaukee 7 region to promote economic development.

- **Policy:** Promote boundary agreements between towns and cities and villages as a means to extend physical infrastructure, such as sanitary sewer, to areas identified for economic development by towns.

- **Program:** Work with appropriate partners to explore telecommunications and technology strategies for the County to ensure access to wireless voice and data communications networks for County businesses and residents, including residents who telecommute or operate a home-based business.

- **Program:** Study the use of Transportation Economic Assistance (TEA) funds and Freight Railroad Infrastructure Improvement Program funds for transportation projects and improvements that may help attract employers to Washington County or encourage existing businesses to remain and expand in the County.

- **Program:** Promote airport transportation facility enhancements at both the publicly-owned airports (Hartford and West Bend) to keep pace with new technology to ensure economic vitality of the County.

- **Program:** Encourage local governments and business organizations to work with utility companies to ensure that new industrial parks/buildings can provide adequate electrical power to operate the equipment required by those industries identified as desired in Washington County (as listed in Part 3 of this Chapter).



The County should support appropriate physical infrastructure, such as roads, in an effort to attract and retain desirable businesses.

- **Program:** Support the Washington County Health Department becoming an agent of the State by July 2009 to provide food safety and recreational licensing, in accordance with Section 254.69 of the *Wisconsin Statutes*, to assure quality services to businesses and safe and sanitary conditions for the public.

- **Objective:** Protect the lands identified in the Agricultural, Natural, and Cultural Resources and Land Use Elements as best suited for long-term farmland preservation, in order to provide the land base needed to maintain agriculture and associated agricultural industries.

- **Policy:** Promote agriculture and associated agricultural industries.



The County should promote agriculture and associated agricultural industries.

- **Policy:** Promote businesses that support agriculture (feed and seed stores, implement dealers, dairy processors).
- **Policy:** Promote agricultural uses on lands identified in the Agricultural, Natural, and Cultural Resources and Land Use Elements as best suited for long-term farmland protection.
  - **Program:** Identify sustainable lands to be retained in long-term agricultural use in consultation with local governments, and using the results of the LESA analysis.
  - **Program:** Work with appropriate entities to study the use of State and Federal bio-energy grants to promote agriculture and associated agricultural industries.
  - **Program:** Encourage the EDWC Agribusiness Committee to develop a method to market and link Washington County agricultural products, including organic products, to restaurants and grocery stores in Washington County and surrounding areas.
  - **Program:** Work with appropriate entities to identify and promote value-added agriculture (for example, on-farm production of yogurt, cheese, and other dairy products).
- **Policy:** Support economic initiatives to ensure farming remains viable in Washington County, including funding programs, agri-tourism, and direct marketing of farm products.
  - **Program:** Work with NRCS and UW-Extension to establish a program to promote agri-tourism in Washington County through agricultural-related special events. Events could include farm breakfasts, farm tours, corn mazes, and u-pick farms. The program could include an educational component for farmers regarding possible agri-tourism enterprises.
  - **Program:** Work with UW-Extension to create a resource log of existing programs available to support young farmers and ensure that this resource is effectively communicated to existing and potential farmers so that people are aware of available programs.
  - **Program:** Work with UW-Extension and local high schools and colleges to promote agribusiness education programs, and encourage young and beginning farmers to attend classes. Provide tuition assistance to farmers attending classes.
  - **Program:** Study the feasibility of providing County tax credits for agricultural parcels and agribusinesses.
- **Goal:** Promote tourism in the County by capitalizing on tourism amenities, including historic, cultural, recreational, and natural resources.
  - **Objective:** Preserve historic and cultural resources that attract tourists to the County.
    - **Policy:** Preserve historic structures and sites that have been listed on the National or State Registers of Historic Places.
      - **Program:** Develop methods to promote historical sites located in Washington County to tourists, and support the Washington County Convention and Visitors Bureau.
      - **Program:** If requested, continue to provide assistance to local governments interested in participating in the State’s “Main Street” program.
    - **Policy:** Encourage the preservation of historical resources that contribute to the heritage and economy of Washington County, but have not been recognized or designated by a Federal, State, or local unit of government.
      - **Program:** Continue to develop methods to support cultural organizations, such as, but not limited to, the West Bend Children’s Theater, the Museum of Wisconsin Art, the Schauer Arts Center, the Washington County Historical Society, the Housewares Museum, and the Kettle Moraine Symphony.



The County should continue to develop methods to support cultural organizations such as the Museum of Wisconsin Art in West Bend.

- **Objective:** Provide an integrated system of public parks and related open space areas that will provide County residents and visitors with adequate opportunities to participate in a wide range of outdoor recreation activities.

- **Policy:** Implement the park and outdoor recreation element of the *Washington County Park and Open Space Plan*.

- **Program:** Create new County parks, new facilities and improvements at existing major parks, the development of areawide trails, and boat access facilities to major lakes, as recommended in the *Washington County Park and Open Space Plan*; with the exception of proposed County Parks B and E.

- **Program:** Develop a County ATV trail and an east-west bicycle trail.

- **Program:** Continue to work with

appropriate organizations to promote nature-based tourism programs in the County.



Washington County should continue to work with appropriate organizations to promote nature-based tourism programs in the County.

- **Suggestions for Local Governments:** Community comprehensive plans should include a list of business types and industries the community would like to attract and retain, and the strengths and weaknesses of the community regarding attracting those businesses. Local governments, like the County, should use the various government funding sources inventoried in this chapter to assist businesses located in the community and businesses wishing to relocate to the community. Local governments are eligible to implement all of the County programs listed above, including Local Revolving Loan Funds and the use of CDBG – ED in an effort to attract and retain employers in their communities. Local governments may also create Community Development Authorities that act as the agent of the local government in planning and carrying out community development programs. In addition, cities and villages may create Tax Increment Finance (TIF) Districts in which infrastructure is typically installed by the municipality to attract commercial and mixed use development. Towns may create TIF districts for development related to the agricultural, forestry, and tourism industries. The cost of the infrastructure is then repaid through the increased property taxes generated in the TIF District.

Towns that wish to remain primarily agricultural in nature should focus on protecting land for long-term agricultural use through local zoning and other development policies, and on attracting businesses and industries that support agriculture. Rural towns are also more suitable than urban areas for nonmetallic mines.

Communities that wish to attract new businesses and industries should work to promote their strengths through local economic development corporations, economic development committees, community development authorities, and websites. In addition, communities should work in cooperation with the County, EDWC, and regional economic development organizations such as the Milwaukee 7 to foster business creation, attraction, and retention within the community, County, and Region. Communities should also provide incentives such as an expedited permitting process and reduced permitting fees to attract businesses that utilize sustainable development concepts.

The economic development element of community comprehensive plans should identify areas for commercial and industrial use, if such uses are desired by the community. These areas should be reflected on planned land use maps prepared under the land use element of the comprehensive plan. Areas most

likely to be compatible with these types of use include business/industrial parks, hamlets, environmentally contaminated sites, and TIF districts established by the local government for commercial, industrial, and mixed use development or redevelopment. The local zoning ordinance should be revised if necessary to be consistent with the community's planned land use map.

Towns should consider pursuing boundary agreements with neighboring cities or villages as a means of providing the physical infrastructure, such as sanitary sewer, required to support larger scale economic development.

Communities should also review and amend community zoning ordinances, if necessary, to allow home-based businesses that would be compatible with surrounding residential uses. In addition, zoning ordinances should be amended to require business and industrial buildings to provide adequate physical infrastructure, such as sufficient electrical power to operate manufacturing and high-tech equipment. Local governments should study the use of flexible floor plans for large buildings and multi-tenant buildings as a means to encourage reuse if the original business vacates the structure and to attract new businesses to the community. Expedited permitting procedures for zoning, building, and other permits issued by local governments should also be studied to assist in expansion and relocation of businesses in the community.

## Chapter XIV

# INTERGOVERNMENTAL COOPERATION ELEMENT

### INTRODUCTION

The intergovernmental cooperation element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(g) of the *Statutes* requires this element to compile goals, objectives, policies, programs, and maps for joint planning and decision making between the County and other jurisdictions, including school districts and local governments, for the siting and building of public facilities and for sharing public services. The *Statute* also requires this element to:

- Analyze the relationship of the County to school districts, local governments, adjacent Counties, the Region, the State, and to other governmental units (such as lake districts and library boards).
- Incorporate any plans or agreements to which the County is a party under Sections 66.0301, 66.0307, or 66.0309 of the *Statutes*.
- Identify existing or potential conflicts between the County and local governments or the regional planning commission, and to describe the processes to resolve such conflicts.

In addition, the following comprehensive planning goals related to the intergovernmental cooperation element are set forth in Section 16.965 of the *Statutes* and were addressed as part of the planning process:<sup>1</sup>

- Encouragement of coordination and cooperation among nearby units of government.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependant citizens and persons with disabilities.

Cooperation between neighboring and overlapping units of government is one of the goals of the Wisconsin comprehensive planning law and is an important aspect of the Washington County comprehensive plan. The County plan was undertaken as a cooperative, multi-jurisdictional process that sought to involve all cities, towns, and villages in the County as either full partners or as cooperating partners (see Chapter I for additional

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<sup>1</sup>Chapter I lists all 14 of the comprehensive planning goals included in Section 16.965 of the *Statutes*.



Washington County sponsored a workshop on Intergovernmental Cooperation, which focused on opportunities for boundary agreements and shared services.



Washington County co-sponsored an Implementation workshop with Ozaukee County to discuss consistency requirements and extraterritorial authorities with local governments.

information on local government partners). The planning process was also fully coordinated with Washington County; SEWRPC, the regional planning commission serving Washington County and its communities; and UW-Extension. School districts, lake districts, representatives from local fire departments, and representatives from State and Federal agencies were also involved in the planning process through membership on various work groups, subcommittees, and advisory committees, or were provided with plan materials and invited to submit comments and/or attend committee meetings. In addition, the County sponsored a workshop on Intergovernmental Cooperation, with a featured speaker from the Wisconsin Department of Administration's Municipal Boundary Section, which focused on opportunities for boundary agreements and shared services. The County also co-sponsored an Implementation Workshop with Ozaukee County to discuss the consistency requirements and extraterritorial authorities with local governments, with featured speakers from UW-Extension's Center for Land Use Education.

Washington County also worked with local governments to develop a dispute resolution process to provide a forum to address conflicts between local and/or County units of government arising from implementation of adopted comprehensive plans. The dispute resolution process, which is the first developed in the State for disputes relating to comprehensive plans, is described in Part 3 of this chapter.

Some of the benefits of Intergovernmental Cooperation include:

- **Cost Savings**  
Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly. Examples include shared library services, police and fire protection, recycling of household hazardous waste, and shared government buildings (such as shared town and village halls).
- **Address Regional Issues**  
By communicating and coordinating their actions, and working with regional and State agencies, local communities are able to address and resolve issues which are regional in nature. Examples include the construction and maintenance of highways, provision of transit service, and planning and construction of facilities for stormwater management and water supply.
- **Early Identification of Issues**  
Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.

- **Reduced Litigation**  
Communities that cooperate may be able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.
- **Consistency**  
Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- **Predictability**  
Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
- **Understanding**  
As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.
- **Trust**  
Cooperation can lead to positive experiences and results that build trust and good working relationships between jurisdictions.
- **History of Success**  
When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.
- **Service to Citizens**  
The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all residents can appreciate their benefits, such as cost savings, provision of needed services, and a strong economy.

## **PART 1: ANALYSIS OF INTERGOVERNMENTAL RELATIONSHIPS**

### **Washington County**

All departments and services provided by Washington County are available to all residents of the County. The Utilities and Community Facilities Element (Chapter XII) provides a summary of the services and facilities provided by the County. The Transportation Element (Chapter XI) provides information on highway, transit, and other transportation facilities and services provided by Washington County. This section briefly highlights a few of the County departments that have entered into service agreements with or provide services to local governments and other units and agencies of government.

#### ***Planning and Parks Department***

The Planning and Parks Department provides a number of services, including coordination of the multi-jurisdictional comprehensive planning process, administration of the dispute resolution process described in Part 3 of this chapter, GIS mapping services, maintenance of GIS mapping data on the County website, and administration of a bridge inspection program for the County and all local governments. The County also administers and enforces nonmetallic mining and stormwater management and erosion control ordinances for towns on request, regulations for private onsite waste treatment systems (POWTS) throughout the County; and shoreland and floodplain and land division regulations within the towns (see Chapter VI for information on County land use-related ordinances). The department is also responsible for the acquisition, development, and management of County parks and trails.

#### ***Health Department***

The Health Department enforces public health regulations and provides services that may include, but are not limited to, surveillance, investigation, control, and prevention of communicable diseases; other disease

prevention; health promotion; human health hazard control; and development of a local community health improvement plan every five years. The Health Department regularly works collaboratively with other County departments, local units of government, and other local and State public health agencies to meet the needs of Washington County citizens.



The Washington County Highway Department constructs and maintains the County Trunk Highway system and helps maintain and plow highways under State jurisdiction.



The Washington County Sheriff's Department provides police protection for all towns in the County and to the Village of Richfield.

### ***Highway Department***

The Washington County Highway Department constructs and maintains the County Trunk Highway system and helps maintain and plow highways under State jurisdiction, which includes State Trunk Highways and U.S. Numbered Highways (such as U.S. Highway 41). The Department also works with SEWRPC to plan and program construction and improvement projects on the County highway system, and oversees engineering and construction of improvement projects. The Department also cooperates with SEWRPC, WisDOT, the Federal Highway Administration, and local governments in the County to prepare, implement, and periodically update the County jurisdictional highway plan.

### ***Sheriff's Department***

The Washington County Sheriff's Department provides police protection for all towns in the County and to the Village of Richfield. The County Sheriff also provides service to the Village of Newburg during specified periods when there are no Village officers on duty.

### **School Districts**

There were 36 public schools in five public high school districts in the County in 2006. There are also two institutions of higher learning in the County; Moraine

Park Technical College and the University of Wisconsin-Washington County. Map 61 in Chapter V shows the location of public and private schools and colleges and universities in the County in 2006, and the boundaries of public high school districts. Chapter XII describes facilities planning by school districts to determine and provide for future needs.

Washington County can assist school districts and UW-Washington County, if requested, by providing information on projected population levels to assist in facilities planning, and by offering comments on proposed school locations. These services are also provided by SEWRPC if requested by a school district. Washington County regulations that affect the location of schools include the shoreland and floodplain zoning ordinance and sanitary regulations. County highways may also affect access to schools.

Each school district in Washington County includes all or portions of a number of local governments. Because none of the school districts serves only one local government, each school district must work with a number of local governments when proposing to construct new facilities or additions to existing facilities, or when proposing to abandon a school district facility. Schools and other district facilities are subject to local zoning regulations, and rely on local services such as sewer and water (where available), police and fire protection, and streets and highways.

Recreational sites and facilities present an opportunity for shared use of facilities between County and local governments and school districts. School districts may rely on the use of County or local parks for athletic events (such as the use of County parks for cross-country track); and play apparatus and playfields at schools may be

available for local residents to use when school is not in session. It may also be advantageous to locate schools and parks next to each other when possible, to maximize opportunities for shared use of recreational areas and facilities.

### **Local Governments**

There are 20 local units of government in Washington County, including two cities, six villages,<sup>2</sup> and 12 towns. There are also a number of special purpose units of government, which are government agencies authorized by the *Statutes* to carry out specific responsibilities. Examples of special purpose districts include sanitary districts, utility districts, lake districts, and school districts.

Situations often develop between units of government that could be handled in a cooperative manner that would be beneficial to both parties. Annexation of property from a town into a village or city remains one of the most contentious issues between neighboring communities. Wisconsin annexation law provides an advantage to cities and villages in that the law is designed to enable annexation to occur following a request by property owners. Nevertheless, towns want to preserve their borders and retain their existing and future tax base, and the incorporated communities want to be able to expand their boundaries into adjoining municipalities.

Although the *Wisconsin Statutes* provide cities and villages with the authority to accept annexations from town property owners, annexations oftentimes lead to lawsuits, court battles, and ultimately one “winner” and one “loser.” Cities, villages, and towns are encouraged to work together on annexation issues and enter into cooperative boundary plans and intergovernmental agreements with litigation as the last option.

Boundary plans and intergovernmental agreements can preserve lands for towns and allow them the ability to plan for future development without worrying about future annexation occurring. Depending on the agreements and plans developed, such devices also have the potential for revenue sharing or payments from incorporated areas, extension of municipal services to adjacent towns, and preservation of agricultural lands. Boundary agreements and annexation and extraterritorial issues are described in more detail in Parts 2 and 3 of this chapter.

### **Adjoining Counties**

Washington County is bordered by Ozaukee County to the east, Dodge County on the west, Sheboygan and Fond du Lac Counties to the north, Waukesha County to the south, and Milwaukee County to the southeast. Washington County is part of the Milwaukee metropolitan area. As noted in Chapter XIII, many residents of Washington County work in Milwaukee County, and many of Washington County’s workers live in Milwaukee County.

Cooperative efforts between Washington County and other counties include:

- ***Transit Marketing:*** The Southeastern Wisconsin Transit Partnership includes Washington, Ozaukee, Waukesha, Racine, Kenosha and Milwaukee Counties. The purpose is to share resources so that each transit system can maximize the impact of marketing and advertising funds which promote public transit in Southeastern Wisconsin. The pooling of resources from these counties allows for purchasing television and radio advertising and promotional activities that would be cost prohibitive for each system alone.
- ***Family Care Consortium:*** The Family Care Consortium includes Dodge, Jefferson, Sheboygan, Ozaukee, Washington, Waukesha, Walworth, and Columbia Counties. The planning consortium was set up to plan across county lines for the implementation of Wisconsin’s Family Care program, including both Aging and Disability Resource Center activities and Managed Care activities. The planning consortium split into two clusters. Washington, Ozaukee, Sheboygan and Dodge counties are the first group of counties entering the Family Care program in early 2008. Planning efforts were crucial so that the Counties, State, and the Private Management Care Organizations could work together to make a

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<sup>2</sup>Town of Richfield residents voted to incorporate as a Village in fall 2007. Village status took effect on February 13, 2008.

smooth transition into the Family Care program. The involvement of the private sector through the Managed Care Organizations is a significant change in the delivery of Long Term Care Services in Washington County. The consortium was able to fund a position to assist the Counties in developing shared data bases and procedures to meet reporting requirements.

- ***East Wisconsin Counties Railroad Consortium:*** The railroad consortium includes Columbia, Dodge, Fond du Lac, Green Lake, Ozaukee, Sheboygan, Washington, and Winnebago Counties to facilitate discussion of rail service and facilities.
- ***HOME Consortium:*** Includes Jefferson, Ozaukee, Washington and Waukesha Counties. The purpose of the consortium is to advance homeownership opportunities and programs for households that earn 80 percent or less of the area's median income. See Chapter X for additional information about the HOME Consortium and the programs it administers.
- ***Quad Counties Public Health Consortium:*** The health consortium includes health departments from Washington, Ozaukee, Sheboygan, and Fond du Lac Counties. The consortium plans, exercises and implements public health preparedness activities for health related community events such as pandemic influenza, smallpox, or anthrax emergencies.

## **Regional Organizations**

### ***SEWRPC***

Washington County is served by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Washington County contracted with SEWRPC to assist the County and 11 participating local governments to help prepare the County and local comprehensive plans. SEWRPC also prepares a regional land use plan, which includes population, employment, and household projections to assist in local and county planning efforts, and is the federally-designated transportation planning and programming agency for the seven-county region.<sup>3</sup> SEWRPC is also the regional water quality management agency for the region, and is involved in many other aspects of land use planning and development. In addition to this comprehensive plan, major SEWRPC planning projects affecting the County include the update of the County jurisdictional highway system plan, the regional water supply plan, and the regional telecommunications plan. SEWRPC works closely with the County and local governments in the Region, as appropriate, when developing its plans.



Several nonprofit conservation organizations (NCOs) in the County work to preserve lands with important natural resources and to educate citizens on the benefits of protecting natural resources.

### ***Milwaukee 7***

The Milwaukee 7 is a council of representatives from the seven Southeastern Wisconsin counties (same seven counties within the SEWRPC area). The council, made up of about 35 civic and business leaders, was formed with the idea that a regional approach is key to fostering economic growth. Additional information about the Milwaukee 7 is provided in Chapter XIII.

### ***Nonprofit Conservation Organizations***

Several nonprofit conservation organizations (NCOs) are active in the County. NCOs work to preserve lands with important natural resources, including prime farmlands, and educate citizens on the benefits of protecting natural resources. Washington County cooperates with the Ozaukee Washington Land Trust, the Cedar Lakes Conservation Foundation, and the Ice Age Park and Trail Foundation, among others, to prepare and implement plans for acquiring or otherwise preserving lands with important natural resources and for development of the Ice Age Trail.

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<sup>3</sup>The seven Counties in the SEWRPC region are Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha.

## **State of Wisconsin**

### ***Wisconsin Department of Transportation (WisDOT)***

In partnership with local governments, the County, and SEWRPC, WisDOT administers a variety of State and Federal programs to complete projects that enhance the transportation network within Washington County. Grant programs include the Surface Transportation Program, Congestion Mitigation and Air Quality, Local Transportation Enhancements, and a number of other programs that collectively provide funding for streets and highways, transit, bicycle and pedestrian improvements, and funding for railroad improvements.

WisDOT also administers the General Transportation Aids program, which returns a portion of the money collected through fuel taxes and vehicle registration fees to County and local governments to help offset County and local road construction and maintenance costs. WisDOT maintains the Wisconsin Information System for Local Roads (WISLR), which is an extensive map-based database, accessible to local and County officials and staff, of road conditions such as right-of-way and pavement width, shoulder width, number of driving and parking lanes, pavement condition, and other information.

### ***Wisconsin Department of Natural Resources (DNR)***

The Wisconsin Department of Natural Resources is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the State and, in some cases, the laws of the Federal government that protect and enhance the natural resources of the State, including wetlands, shorelands, floodplains, woodlands, and water quality. The DNR is charged with coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities.

The DNR makes grants available to County and local units of government for park acquisition and development.<sup>4</sup> Washington County has historically applied for grant funds through the DNR to improve recreational opportunities, to purchase land for parks and preservation of important natural resources, and to develop parks.

The DNR is also working with the Federal Emergency Management Agency and Washington County to update floodplain mapping within the County. The floodplain update is expected to be completed in 2008.

The DNR also identifies and monitors environmentally contaminated sites and administers grant programs to clean up such sites, which are commonly referred to as "brownfields." Contaminated sites are identified in Chapter IV, and brownfield remediation grant programs are identified in Chapter XIII.

### ***Department of Commerce***

The Wisconsin Department of Commerce administers regulations for POWTS in the State of Wisconsin. The Washington County Planning and Parks Department works closely with the Department of Commerce to implement these regulations. The Planning and Parks Department enforces POWTS regulations in all local governments in the County, as described in Chapter V.

### **Department of Health and Family Services (DHFS), Division of Public Health (DPH)**

In collaboration with DHFS/DPH, local health departments, community organizations, medical clinics operated by local governments, and Federal tribes make up the public health system in Wisconsin. Wisconsin's Public Health Statutes include but are not limited to Chapters 250 through 255 and rules promulgated from them. The State supports local public health service capacity building through grants, consultation, and technical assistance. Local boards of health assure that measures are taken to provide an environment in which individuals can be healthy.

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<sup>4</sup>A County or local government must prepare and adopt a park plan to be eligible to receive recreational grant funds from the DNR.

### Other Governmental Units

There are a number of “special purpose” units of government within the County. Special purpose units of government that are directly involved in land use planning and development include lake districts, sanitary districts, and utility districts. All three types of districts are authorized under the *Statutes* to provide sanitary sewer services. Sanitary and utility districts can also provide a variety of other governmental services, such as street lighting, public water, and trash pick up. Lake districts manage uses on, within, and adjacent to lakes, and may also acquire property to help protect water quality. Lake, sanitary, and utility districts are described in Chapter V. A list of lake management plans is included in Chapter VI. Services provided by other special purpose units of government, most notably school and library boards, are described in Chapter XII.



Special purpose units of government that are directly involved in land use planning and development include lake, sanitary, and utility districts.

## PART 2: EXAMPLES OF EXISTING SERVICE AND OTHER AGREEMENTS IN WASHINGTON COUNTY

The *Statutes* require that this element incorporate any plans or agreements to which the County is a party under the following:

- **Section 66.0301 – Intergovernmental Cooperation:** This section of the *Statutes* authorizes cooperation between local, County, and State government agencies and/or special purpose units of government for the receipt or furnishing of services or for the joint exercise of powers or duties required or authorized by law. The agreement is a contract between the cooperating entities and specifies the responsibilities of each, and the time period for which the contract is in effect. This *Statute* may also be used for boundary agreements between communities. The parties either commit to maintain existing boundaries or to allow the city or village to grow to the boundary specified in the agreement.

Washington County is a party to the following intergovernmental agreements:

- Intergovernmental agreements are in place among Washington County, SEWRPC, and each participating local government for development of the County and each local comprehensive plan.
  - Intergovernmental agreement between the County and the Village of Richfield for Sheriff's patrols.
  - Intergovernmental agreement among Washington County, Village of Jackson, Town of Jackson, and Town of Polk regarding sewer and water services to Fair Park.
  - Intergovernmental agreement for County financial support of the Cabela's project among Washington County, the then-Town of Richfield, the Towns of Germantown and Polk, and the Wisconsin Departments of Commerce and Transportation.
  - Intergovernmental agreements for administration of erosion control and stormwater management and nonmetallic mining reclamation ordinances (see Chapter VI for additional information).
  - Intergovernmental agreement between Washington County and the towns for town enforcement of human health hazard violations under Chapter 8 of the County Code of Ordinances.
- **Section 66.0307 – Boundary Change Pursuant to Approved Cooperative Plan:** A cooperative plan may change boundaries between local governments. The cooperative plan must be approved by the DOA. The plan may establish ultimate city or village boundaries, zoning for the areas included in the agreement, and provide for revenue sharing. The major difference between a boundary agreement established under Section 66.0301 and one established under Section 66.0307 is that the latter supersedes the annexation *Statute* for attachment and/or detachment of property from one local government to another, provided the attachment or detachment is called for by the agreement. Washington County is not a party to any agreements established under Section 66.0307.

- **Section 66.0225 – Stipulated Boundary Agreement in Contested Boundary Actions:** Boundary agreements may also be established by a judicial order as part of a settlement of annexation litigation between a town and adjacent city or village. Boundaries are determined by mutual agreement of the parties. Washington County is not a party to any agreements established under Section 66.0225.
- **Local Government Boundary Agreements:** There are three boundary agreements in effect in Washington County; one between the City and Town of West Bend; one between the Village and Town of Jackson; and one among the City of Hartford and Towns of Erin, Hartford, and Richfield (the Town of Richfield subsequently incorporated as a Village). The agreement between the City and Town of West Bend was developed using Section 66.0307 of the *Statutes*. The agreements between the Village and Town of Jackson and among the City of Hartford, Village of Richfield, and Towns of Erin and Hartford were developed under Section 66.0225 of the *Statutes*. There are also intergovernmental agreements under Section 66.0301 of the *Statutes* between the City of Hartford and the Town of Erin, and the City of Hartford and Town of Rubicon (in Dodge County) for the purpose of orderly planned development and land preservation. The City of Hartford and Village of Slinger also have an intergovernmental agreement addressing various issues relating to community services, utilities, and extraterritorial jurisdiction, which is described in Chapter VI.
- **Section 66.0309 – Creation, Organization, Powers, and Duties of Regional Planning Commissions:** This section of the *Statutes* authorizes the Governor to establish regional planning commissions in response to petitions from County and local governments. A regional planning commission is charged by the *Statutes* to prepare and adopt a master plan for development of the region. Washington County is part of the SEWRPC region, which serves the seven counties and 147 cities, towns, and villages in the southeastern corner of Wisconsin. SEWRPC was established by then-Governor Gaylord Nelson in 1960 and is governed by a 21-member Commission. Chapter VI includes a summary of recent plans conducted by SEWRPC that affect Washington County. SEWRPC also assisted the County in the preparation of this comprehensive plan.

### **Examples of Shared Services in Washington County**

There are many existing service agreements within Washington County between the County and local units of government, and between local governments. Several of the agreements are listed below. Agreements can take the form of intergovernmental agreements under the *Statutes*, memoranda of understanding between or among units of government, resolutions approved by governing bodies, or more informal written agreements.

### ***Shared Services and Equipment***

#### *Police/Fire Services*

- Certain EMS service providers in the County possess a higher level of training than others. In certain situations, a Basic Life Support (BLS) service can request an "intercept" from an Advanced Life Support (ALS) service to provide better care for their patient. An "intercept" involves two ALS trained responders coming to the scene in a vehicle (usually a car or van but not their ambulance) with their ALS equipment and they ride along in the BLS ambulance. This keeps the ALS service ambulance available for other calls.
- Training and equipping a hazmat team is a very expensive undertaking. No one fire agency in Washington County had the funds to do it on their own. A countywide team was formed using grants to pay for initial and ongoing training and the equipment the team utilizes. Presently, the team has members from eight of the 13 fire departments in the County.
- Agreement between Washington County and the Village of Richfield to provide police protection to the Village.

#### *Garbage Collection/Recycling*

- Joint garbage/recycling collection contract with the Village of Newburg and the Town of Trenton.
- Joint recycling drop-off point for residents of the Towns of Erin and Hartford.

### *Public Works*

- The County Highway Department conducts routine summer maintenance for local governments for specific projects on a time and materials basis. Examples include pavement markings, mowing roadsides, grading gravel shoulders, replacing cross road culverts, and cleaning roadside ditches.
- The County currently provides bridge inspection and consultation services to all local governments. By having the County perform this service, the local government does not have to contract with an engineering firm every other year. The County tracks inspections, performs the inspections, and provides the local government with the results.



The County currently provides bridge inspection and consultation services to all local governments.

### *Shared Equipment*

- When seal coating roads, Washington County leases a chip spreader from Ozaukee County and Ozaukee County leases Washington County's trucks for hauling aggregate on their projects.

### *Shared Utilities and Community Facilities*

- Shared electric utility between the Village of Slinger and City of Hartford. Electric power is provided to City and Village residents and to residents in surrounding portions of the Town of Hartford.
- The City of West Bend shares costs of building projects with the County for the University of Wisconsin-Washington County.
- The Village of Kewaskum shares recreational facilities with the Kewaskum school district (tennis courts, baseball/softball diamonds).
- Washington County partnered with the DNR in the design, construction, and maintenance of the Eisenbahn State Trail. The City of West Bend and the Village of Kewaskum, in cooperation with Washington County, have constructed further improvements to the trail.
- Joint planning and construction of the Ice Age Trail by the DNR, the Ice Age Park and Trail Foundation, Washington County, and the City of West Bend.
- The Town of West Bend, City of West Bend, Washington County, DNR, and the Cedar Lakes Conservation Foundation partnered to preserve Rolfs Park, a unique natural area, and provide recreational opportunities for the citizens of Washington County.



Washington County partnered with the DNR in the design, construction and maintenance of the Eisenbahn State Trail. The City of West Bend and the Village of Kewaskum, in cooperation with the County, have constructed further improvements to the trail.

### *Shared Technologies*

- Up until 2003 the City of Hartford completed parcel mapping for the City. In 2003, Washington County agreed to take over parcel mapping for the City. The County provides periodic updates of the data in the format the City requires. This has made available City staff time to devote to other priorities and makes City parcel information available in a format identical to other areas of the County.

- When the City of West Bend installed their Municipal Area Network (MAN) to connect City buildings and schools, they also provided a way for Washington County to connect. Although the final connection was made to satisfy the needs of the County Treasurer, other Washington County departments benefited. Washington County now has live access to the City's GIS data and vice versa. This ensures both organizations have access to the most current version of the data and eliminates the need to store duplicate copies of the same data on both County and City servers.
- Washington County has been partnering with local governments (with funding contributions from the communities) to complete digital terrain modeling and update topographic mapping within the County.
- The importance of digital orthophotography in a variety of County applications continues to increase. SEWRPC coordinates Federal, State, regional and county government partners to acquire this valuable imagery. Each partner is able to get the imagery they need at a fraction of the cost they would have paid doing the project alone.
- Washington County and participating local governments have an agreement for the County to provide technical services for the Statewide Voter Registration System (SVRS).
- Washington County provides the forms for the tax bills for all 20 local governments. Washington County provides the tax bills, tax rolls, and computer tax receipting for most of the local governments in the County.
- The Washington County Land Information Program and SEWRPC have acquired a great deal of base data. Parcel mapping, orthophotography, and topographic mapping are just a few examples of the data layers available. The resulting data is made available at no or little charge to other units of government, saving them the expense of acquiring the data themselves.
- In 2003, with a grant from the State, Washington County partnered with SEWRPC, the Town of Polk and the (then) Town of Richfield to complete a floodplain study and update the floodplain maps for the Oconomowoc River subwatershed.
- Development of a Countywide emergency radio system.

### ***Cooperative Planning Efforts and Ordinance Administration***

#### ***Cooperative Planning***

- Washington County, in partnership with 11 local governments, SEWRPC, and UW-Extension, formally agreed to work together in a single planning effort to develop a multi-jurisdictional comprehensive plan. This joint planning process provided an opportunity for neighboring local governments to work through issues to provide for the future success, economic vitality, and quality of life in Washington County.
- Boundary agreement between the City of West Bend and Town of West Bend under Section 66.0307 of the *Statutes*.
- Boundary agreement between the Village of Jackson and Town of Jackson under Section 66.0225 of the *Statutes*.
- Boundary agreement between the City of Hartford, the then-Town of Richfield, and the Towns of Erin and Hartford under Section 66.0225 of the *Statutes*.
- The Village and Town of Kewaskum are working on extraterritorial zoning for the area around the Village.
- The Village of Newburg and Town of Trenton are working together on extraterritorial zoning.
- The Washington County Economic Development Corporation seeks to improve and enhance the economic vitality of Washington County and all its communities by serving as the central voice on economic development issues.

- Over the last two decades, the Land and Water Conservation Division has successfully partnered with the Big Cedar Lake Protection and Rehabilitation District and the Cedar Lakes Conservation Foundation in implementing several conservation practices throughout the Big Cedar Lake Watershed.
- Cooperative planning effort among Washington County, SEWRPC, and the City of West Bend for stormwater management and water quality improvements along Quaas Creek.



Washington County, SEWRPC, and the City of West Bend are working cooperatively on stormwater management and water quality improvements along Quaas Creek.

### *Ordinance Administration*

- The County has several intergovernmental agreements with towns to administer the County's erosion control and stormwater management ordinance on behalf of the towns.
- The County has several intergovernmental agreements with towns to administer the County's nonmetallic mining reclamation ordinance on behalf of the towns, and also answers questions that any local governments may have with respect to nonmetallic mining reclamation.
- The County is responsible to perpetuate all public land survey system corners. By having local governments contact the County 30 days prior to any possible disturbance; thousands of dollars are potentially saved by both the County and the local government. Washington County's Engineer/Surveyor works with adjoining county surveyors to ensure that the monuments on the county lines are perpetuated.
- The Village of Richfield has an intergovernmental agreement with the Village of Slinger related to building inspection services. This agreement provides both communities with full-time building inspection services even though both communities have only one person each. The Richfield inspector will cover for the Slinger inspector for vacations or illnesses, and vice versa. There is no cost for either community.

## **PART 3: INTERGOVERNMENTAL CONFLICTS AND DISPUTE RESOLUTION**

### **Dispute Resolution Process<sup>5</sup>**

Section 66.1001(2)(g) of the *Wisconsin Statutes* requires that the Intergovernmental Cooperation Element identify existing or potential conflicts between the County and other governmental units, including school districts, and describe processes to resolve such conflicts.

Washington County encourages towns, villages, and cities to coordinate with each other and the County on planning efforts. The intergovernmental cooperation element is intended to avoid and minimize potential conflicts, but nevertheless, conflicts will continue to occur at the local and County levels. There are several techniques available for dispute resolution. Dispute resolution techniques can be broken into the following two categories:

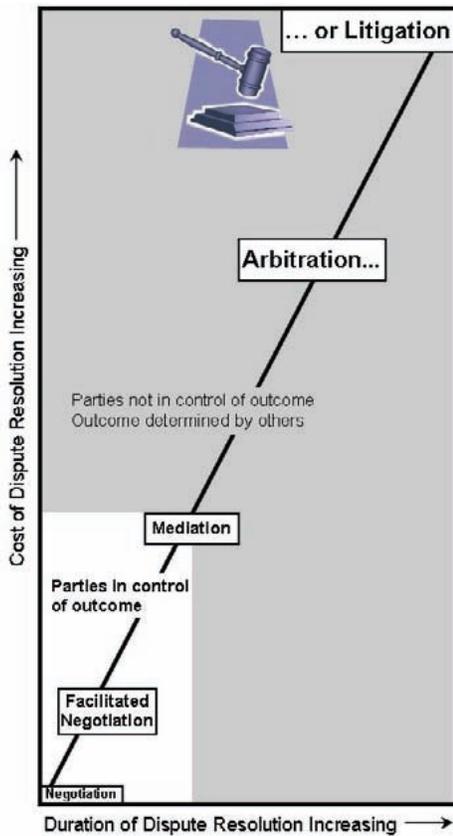
- Alternative dispute resolution techniques such as negotiation and mediation.
- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

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<sup>5</sup>*Sources for this section include the publications Intergovernmental Cooperation, A Guide to Preparing the Intergovernmental Cooperation Element of a Local Comprehensive Plan, prepared by the Wisconsin Department of Administration, and Practices and Procedures for Dispute Review Boards, Dispute Resolution Boards, and Dispute Adjudication Boards, prepared by the Dispute Resolution Board Foundation.*

Figure 17

DISPUTE RESOLUTION LADDER



DISPUTE RESOLUTION LADDER

Source: *Dispute Resolution Board Foundation and Washington County.*

are unsuccessful, facilitated negotiation utilizing the Washington County Multi-jurisdictional Dispute Resolution Panel may be used, followed by mediation. Arbitration and litigation, more traditional dispute resolution techniques, are the remaining stages and tend to be slower and more costly than the foregoing stages. See Figure 17 for more details on typical dispute resolution stages. Washington County is only responsible for the administration of the Dispute Resolution panel utilized in facilitated negotiations.

County and local governments should select an authorized representative to be involved in the dispute resolution process. The designated representative should have the authority to act on behalf of the jurisdiction and will be responsible for maintaining communication with the jurisdiction throughout the process.

**Negotiation**

The first stage of the dispute resolution process is negotiation. Negotiation is a process involving an exchange of offers and counteroffers by the parties or a discussion of the strengths and weaknesses or the merits of the parties' positions without the assistance of an impartial third party. Negotiation can be conducted directly between the parties.

There are two basic elements involved with negotiation: the process and the substance. The process refers to how the parties negotiate: the context of the negotiations, the parties to the negotiations, the relationships among these parties, the communication between these parties, the tactics used by the parties, and the sequence and stages in which all of these play out. The substance refers to the subject matter of the issue in dispute or the agenda, the issues, the options, and the agreement(s) reached at the end.

In the event that a conflict does occur, utilization of an alternative dispute resolution process will be encouraged in an effort to avoid costly and lengthy litigation.

The alternative dispute resolution process is intended to provide a low-cost, flexible approach to resolving disputes between governmental entities arising from the adoption of the comprehensive plan. This process works to resolve actual and potential conflicts between governmental entities through open dialog and cooperative initiatives and is not intended to be used by parties dissatisfied with the appropriate application of local rules and regulations within a County or local government.

The principal benefits of government entities utilizing an alternative dispute resolution process to resolve conflicts include:

- Saving time and legal expenses
- Having greater control over the dispute resolution process
- Resolving conflicts in a more creative way than might be possible if it were left to a decision by a judge or jury
- Greater privacy in resolving disputes than is afforded in a courtroom
- Responding to conflict in a rational and courteous manner can increase communication, foster positive intergovernmental relationships, provide an opportunity for learning and broaden perspectives and solutions.

In general, the dispute resolution process involves multiple stages if a conflict is not immediately resolved. The process begins with alternative dispute resolution techniques, including informal negotiations among and between the disputing parties. If these efforts

### ***Facilitated Negotiation – Washington County Multi-jurisdictional Dispute Resolution Panel***

At the request of local governments, the Washington County Board of Supervisors adopted 2004 Resolution 35 on August 10, 2004, which provided for the establishment of a fair and just quasi-judicial, multi-jurisdictional dispute resolution forum to resolve multi-jurisdictional conflicts regarding adopted comprehensive plans. Interested County and local governments would enter into an appropriate intergovernmental agreement to voluntarily participate in this dispute resolution process in an effort to reduce or avoid expenditures of valuable taxpayer dollars.

In 2007, a Dispute Resolution Forum Subcommittee (DRFS) was formed by the Multi-Jurisdictional Advisory Committee to develop the procedures and bylaws for the Multi-jurisdictional Dispute Resolution Panel. At this stage of dispute resolution, the DRFS concluded that if negotiation was unsuccessful, the disputing parties would have an opportunity to voluntarily present the disputed issue to a six-member panel of appointed or elected representatives from other County or local governments. The Panel would engage the parties in a discussion and negotiation of the dispute openly in an effort to reach a mutually agreeable solution. The DRFS named this stage “facilitated negotiation” to clearly differentiate it from the negotiation and mediation stages. The rules and bylaws governing the Washington County Multi-jurisdictional Dispute Resolution Panel are included in Appendix P.

### ***Mediation***

If facilitated negotiation is unsuccessful, the disputing parties can enter the mediation stage. During mediation, the disputing parties meet in a “mediation session” to discuss ways to resolve their dispute, assisted by an impartial third party called a mediator. The mediator listens to each party’s side of the dispute and then helps them to communicate with each other to identify the issues that need to be decided and to reach a settlement that is satisfactory to each of them. Mediation is a confidential process. Statements made during a mediation session generally are not allowed to be revealed in any later court proceeding between the parties.

Although participating in mediation is voluntary, if a settlement results, it may be binding on all parties. Mediators are expected to be impartial and should neither advise the parties, who often are represented by their own lawyers, nor make any decision for them. Individuals who serve as mediators may or may not be lawyers, but may be specially trained to provide assistance in resolving disputes. Mediation can be structured to meet the needs of a specific dispute.

### ***Arbitration***

If the dispute is not resolved after the mediation stage, the arbitration process is available for the disputing parties. Arbitration is the stage most closely related to a lawsuit. In arbitration, a neutral decision maker, known as an “arbitrator,” is selected by the parties or by a neutral dispute resolution service provider. Sometimes arbitration takes place with a panel of three arbitrators, rather than a single arbitrator. Evidence is presented to the arbitrator(s) at a formal hearing similar to the presentation of evidence in a lawsuit, although the rules that apply in court are somewhat relaxed. Parties in arbitration may be represented by lawyers, who present evidence and legal arguments to the arbitrator(s) on behalf of their clients. The arbitrator(s) then make a decision, most often called an “award”. An arbitration award generally is a final decision, subject only to limited review by a court as allowed by law.

### ***Litigation***

In the event that a dispute is not resolved to the satisfaction of the parties involved, legal action can be pursued. Litigation is the final stage in which a dispute can be resolved. This is typically the slowest and most costly form of resolving disputes. This stage includes the dispute being heard and decided by a judge or jury in a court. Results of this stage are fully binding, although there are appeal rights that may be pursued. Any party wishing to pursue legal action against the other party should bring such action to the Circuit Court of Washington County, State of Wisconsin.

## Intergovernmental Conflicts

Section 59.69(3)(b) of the *Wisconsin Statutes* explicitly requires that a county development (comprehensive)<sup>6</sup> plan include, without change, the master (comprehensive) plan of a city or village adopted under Section 62.23(2) or (3), and the official map adopted by a city or village under Section 62.23(6) of the *Statutes*. Section 59.69(3)(e) of the *Statutes* further provides that a city or village master plan or official map adopted under Section 62.23 “shall control” in unincorporated areas of a county; however, Section 59.69(3)(e) does not specifically require that city and village plans for their extraterritorial areas be included in the County comprehensive plan. There is no *Statute* requiring a county to incorporate town plans into the county comprehensive plan. In addition, the comprehensive planning law did not alter any existing town, village, city, or county authorities or responsibilities with regard to planning, zoning, plat approval, extraterritorial authorities, annexations, or any of the other many *Statutes* and regulations that affect land use in Wisconsin. There has been no apparent attempt by the proponents of the comprehensive planning law or any State officials or agencies to address the many ambiguities between the comprehensive planning law and pre-existing *Statutes*.

The *Statutes* provide clear guidance that a county plan need not include city and village plans for extraterritorial areas where a county has established a regional planning department. In that case, Section 62.23(2) provides “that in any county where a regional planning department has been established, areas outside the boundaries of a city<sup>7</sup> may not be included in the (city) master plan without the consent of the county board of supervisors.” The Washington County Attorney determined that the Washington County Planning and Parks Department is a regional planning department. Based on that determination, the Washington County land use plan map (Map 84 in Chapter IX) included city and village land use plan maps for the areas within city and village limits. However, each city and village land use plan map adopted as part of a city or village comprehensive plan included areas outside the limits of the city or village, with the exception of the Village of Germantown plan.<sup>8</sup> This practice is part of good land use planning, because cities and villages typically annex land as they grow to accommodate population growth. The regional land use plan recommends that additional residential growth occur in a compact pattern within and adjacent to urban service areas at densities that can be cost-effectively provided with sewer and other urban services. The regional plan recommends that new urban development occur with sanitary sewer service; however, it is not necessary that such development occur only within cities and villages. Towns that have formed a sanitary or utility district to provide sanitary sewer services, or that have entered into a boundary agreement with an adjacent city or village that provides for urban development in the town and the extension of sewers to serve that development, is consistent with the regional plan.

Although many towns recognize the need for cities and villages to grow, there is often opposition to annexations when such annexations occur in prime farmland areas, particularly where alternatives are available; where a city or village annexes land without providing sewer and/or water services; and where annexations result in illogical city or village boundaries, including long, narrow “arms” of the city or village extending into the town or creation of small areas of the town completely surrounded by the city or village, except for a thin strip of land left to avoid creation of a town island. Irregularly-shaped annexations also create problems with street maintenance, due to alternating portions of a street being in a city or village and remaining portions in a town; half of a street being annexed and subject to city or village construction standards (which may, for example, require installation of curbs and gutters), while the other half remains developed to town standards, and/or has different speed limits posted for segments of the street under town versus city or village jurisdiction.

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<sup>6</sup>Section 66.1001(1)(a) of the *Statutes* defines a comprehensive plan as a county development plan prepared or amended under Section 59.69(2) or (3); a city or village master plan adopted or amended under Section 62.23(2) or (3); a town master plan adopted under Section 62.23(2), where the town exercises village powers under Section 60.22(3); and a master plan adopted by a regional planning commission under Section 66.0309(8), (9), or (10).

<sup>7</sup>In accordance with Section 61.35 of the *Statutes*, the same provision would apply to villages.

<sup>8</sup>The Village of Richfield comprehensive plan, which was adopted before the town incorporated as a village, does not include any area outside Village limits.

Many of these issues and disagreements could be resolved through the development of cooperative or boundary agreements between cities and villages and adjacent towns. Until such agreements are developed, disagreements will likely continue between cities and villages and adjacent towns as each unit of government develops in accordance with its land use plan, and cities and villages continue to exercise their extraterritorial authorities in adjacent towns (a summary of extraterritorial authorities is provided in Appendix H).

Opportunities to develop coordinated land use plan maps for the extraterritorial areas of cities and villages during this multi-jurisdictional planning process were limited due to the fact that only one village, the Village of Kewaskum, chose to join the process. The Town and Village of Kewaskum did conduct a joint planning process for lands on the periphery of the Village, as part of an extraterritorial zoning (ETZ) process initiated by the Village in November 2006. Although the ETZ process led to some tentative agreements between the Village and the Town on generalized land uses in the ETZ area, no formal agreement was reached and issues relating to residential densities and extension of sewer and water services remain unresolved. The Town did not approve the draft land use plan map prepared by the Village (see Map 104), and the Village did not approve the land use plan map adopted by the Town (see Map 102).

The County encourages cities and villages and adjacent towns to continue or to initiate cooperative planning following adoption of a comprehensive plan by each local government. The inventory information and recommendations developed as part of this multi-jurisdictional comprehensive plan should provide a good basis for the development of boundary agreements.

Maps 98 through 114 depict the land use plan map approved by each city, village, and town in the County. The maps include the full planning area where a city or village has planned for areas outside current corporate limits. Each of the maps includes the land use plan categories approved by the local government. The local land use plan categories were converted to County land use plan categories for inclusion in the County land use plan map (see Map 86 in Chapter IX). Appendix Q includes a table for each local government that lists each plan category shown on the local land use plan map, and the corresponding category on the County plan map (Map 86).

***The following maps may be revised prior to adoption by the local governing body, and, once adopted, may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.***

The following land use plan maps have been adopted as part of a local comprehensive or land use plan:

- City of West Bend (Map 98)
- Village of Germantown<sup>9</sup> (Map 99)
- Village of Slinger (Map 100)
- Village of Richfield (Map 101)<sup>10</sup>
- Town of Kewaskum (Map 102)
- Town of West Bend (Map 103)

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<sup>9</sup>The Village of Germantown has approved three minor amendments to the land use plan map since adopting the plan, but has not updated the plan map to reflect them.

<sup>10</sup>The Richfield comprehensive plan was adopted as the Town of Richfield plan prior to the Town's incorporation as a village.

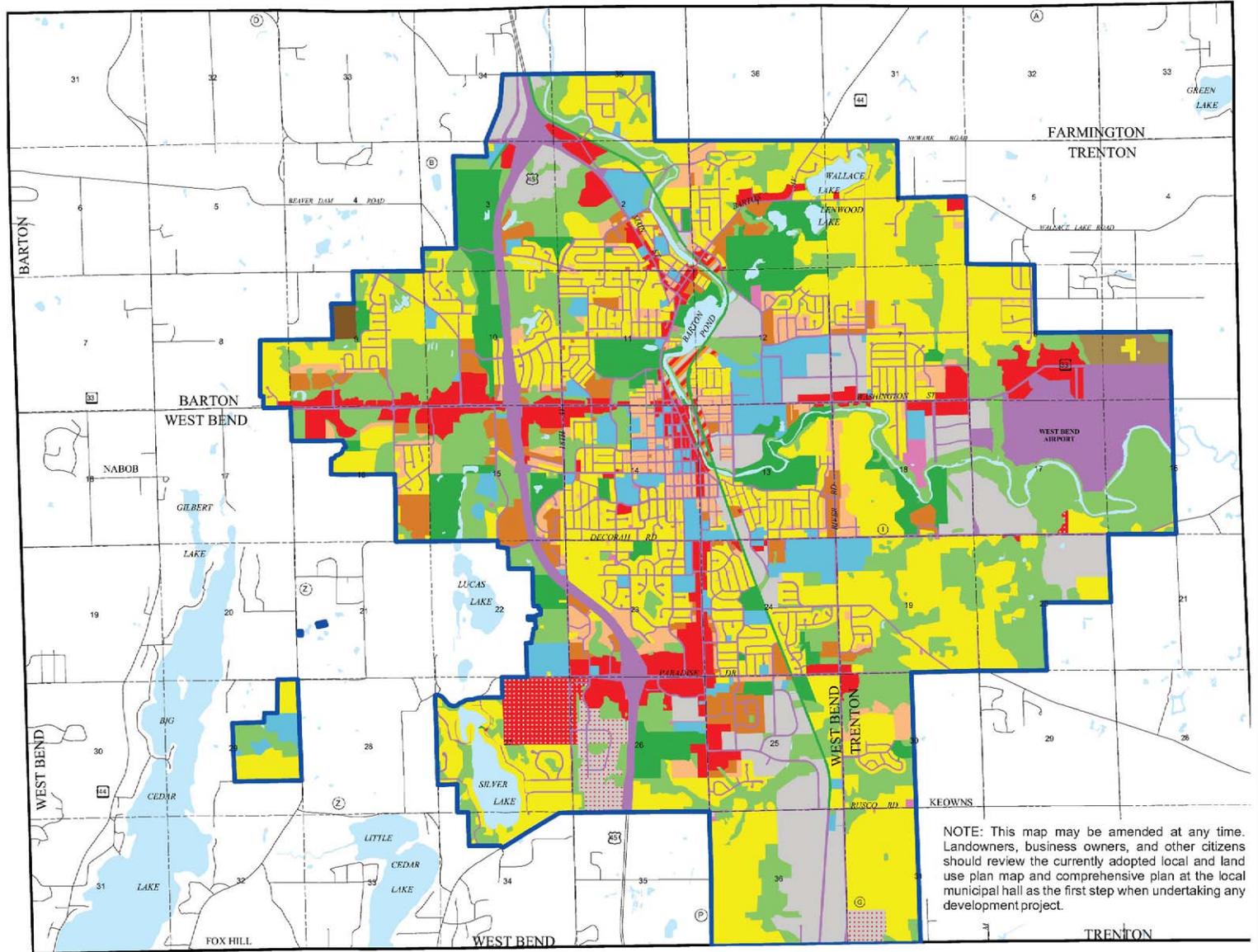
PROPOSED LAND USE IN THE CITY OF WEST BEND URBAN SERVICE AREA: 2020

Proposed Land Use in the City of West Bend Urban Service Area: 2020

-  Single-Family Residential
-  Two-Family Residential
-  Multi-Family Residential
-  Commercial
-  Office Park
-  Mixed Use
-  Industrial
-  Business Park
-  Transportation
-  Communications & Utilities
-  Government & Institutional
-  Agricultural
-  Landfills
-  Recreational
-  Open Space
-  Surface Water
-  Urban Service Boundary

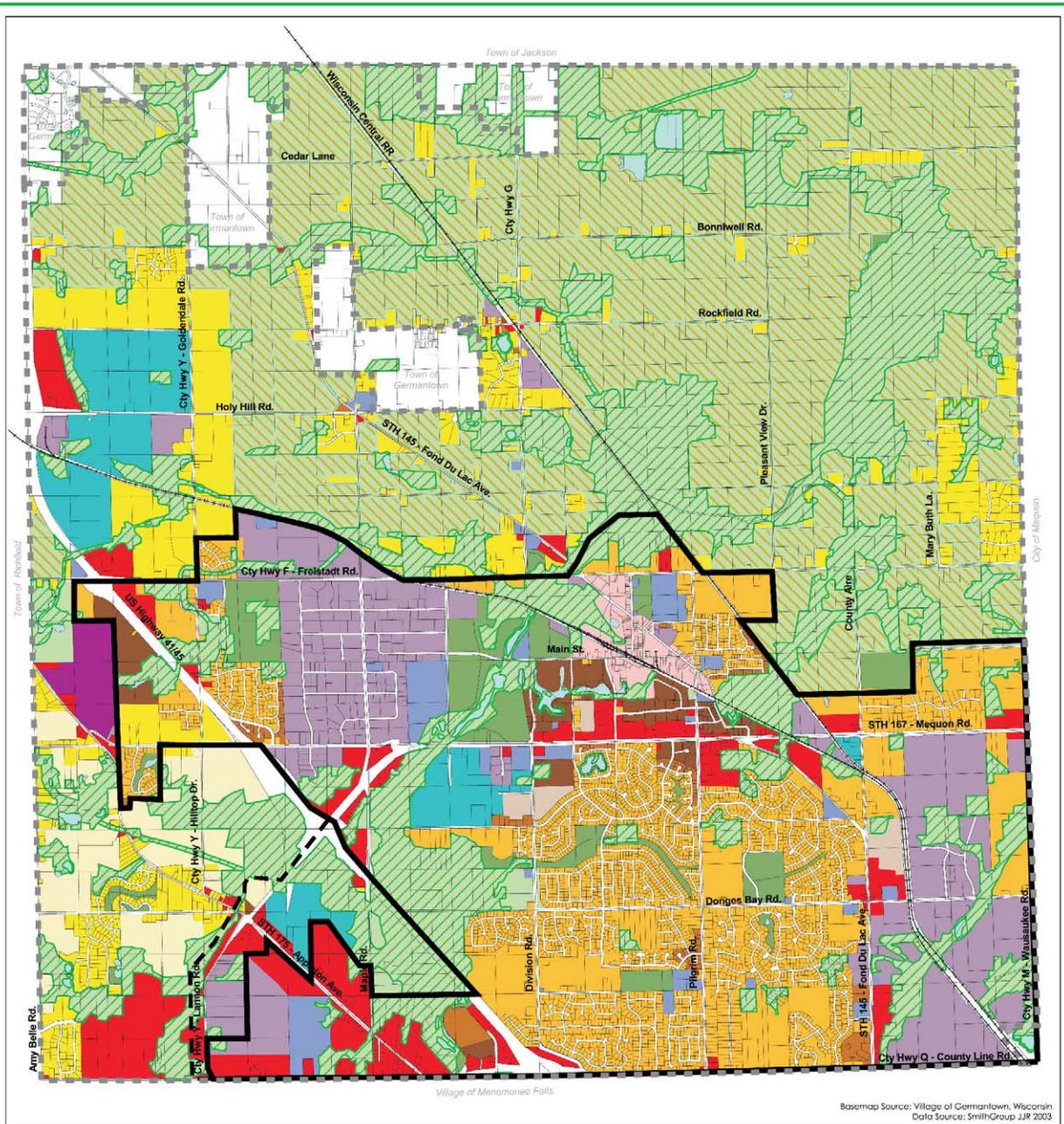


Source: City of West Bend



NOTE: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local and land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

VILLAGE OF GERMANTOWN 2010-2020 FUTURE LAND USE PLAN



Basemap Source: Village of Germantown, Wisconsin  
Data Source: SmithGroup JJR 2003

**Future Land Use Categories**

- |  |                            |  |
|--|----------------------------|--|
| Agricultural/Open Space                  | Commercial                 | Environmental Corridors/<br>Isolated Natural Areas |
| Agricultural/Conservation Residential    | Village Mixed Use          | 2010 Sanitary Sewer<br>Service Area                |
| Estate Residential (5 Ac. Min. Lot Size) | Mixed Use                  | 2020 Sanitary Sewer<br>Service Area Extension      |
| Rural Residential (1 Ac. Min. Lot Size)  | Industrial/Office          | Municipal Boundary                                 |
| Low Density Residential (2 DU/Acre)      | Mineral Extraction         |  |
| Medium Density Residential               | Institutional/Governmental |  |
| High Density Residential                 | Park/Recreation Area       |  |
| Elderly Residential                      | Rivers, Lakes and Streams  |  |

NOTE: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local and land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

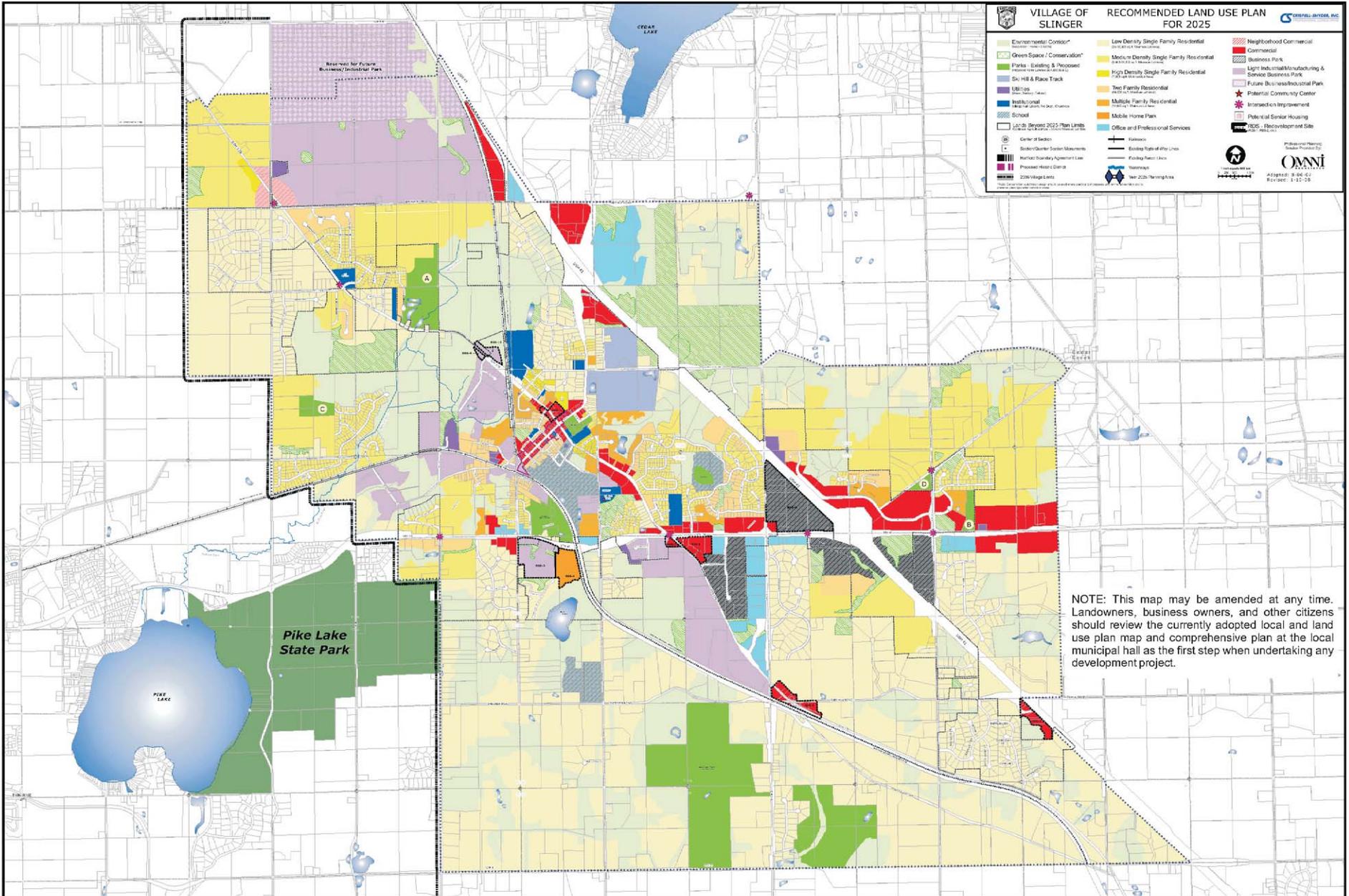
**2010-2020 Future Land Use**

Comprehensive Plan  
Village of Germantown, Wisconsin

**SmithGroup JJR**

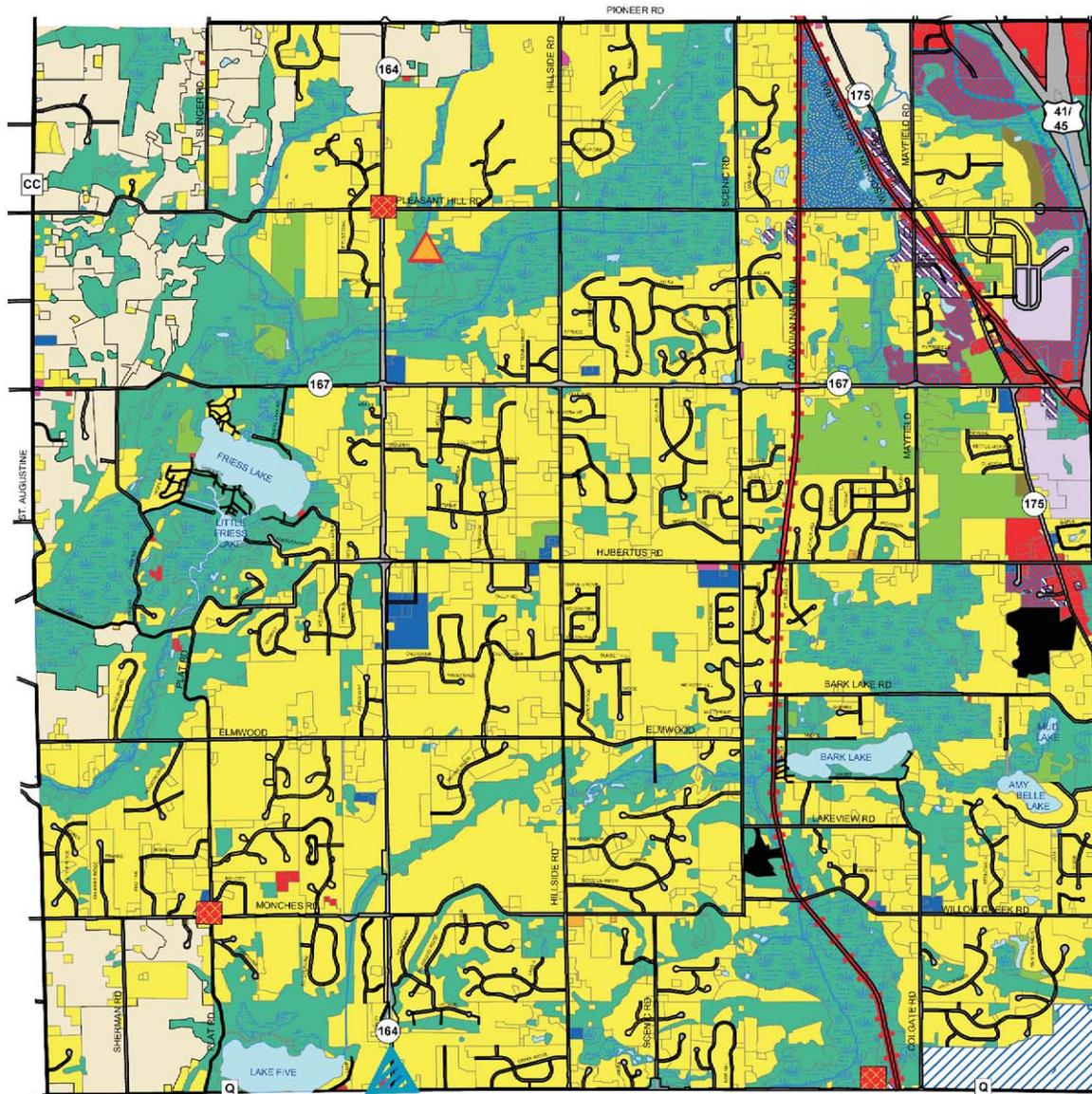
December, 2003

VILLAGE OF SLINGER RECOMMENDED LAND USE PLAN FOR 2025



Map 101

VILLAGE OF RICHFIELD 20-YEAR FUTURE LAND USE (WITH POTENTIAL HAMLET AREAS SHOWN)



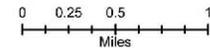
VILLAGE OF RICHFIELD

20-YEAR FUTURE LAND USE  
(WITH POTENTIAL HAMLET AREAS SHOWN)

Legend

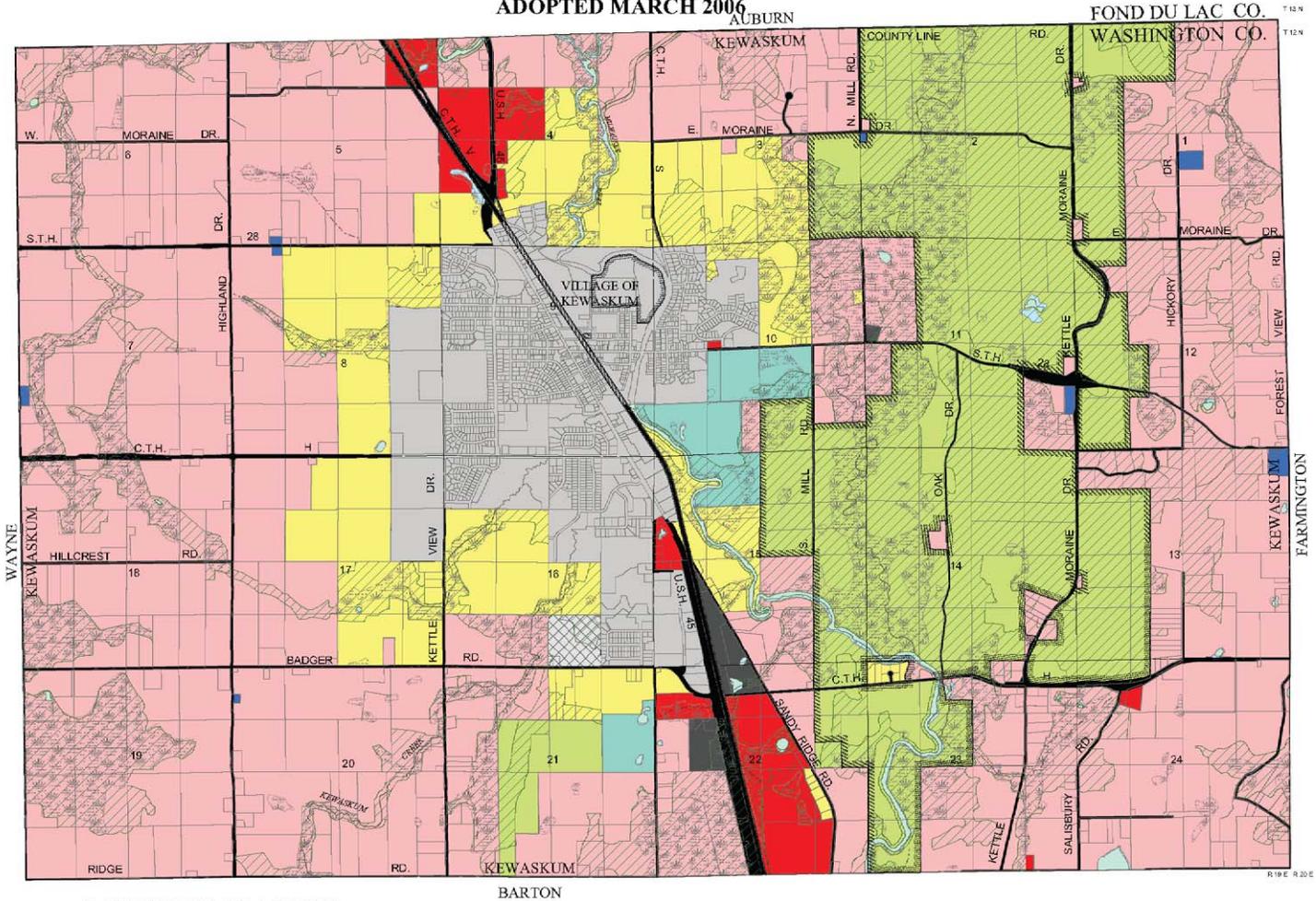
-  WALKABLE HAMLETS AS SHOWN ON PLAN ADOPTED NOV. 2004
-  SINGLE FAMILY
-  TOWNHOMES
-  AGRICULTURE / RURAL RESIDENTIAL
-  WETLANDS / ENVIRONMENTAL CORRIDORS
-  RECREATION
-  COMMERCIAL
-  INDUSTRIAL
-  BUSINESS MIXED USE
-  OFFICE/LIGHT INDUSTRIAL MIX
-  WALKABLE HAMLET MIXED USE
-  NEIGHBORHOOD HAMLETS
-  NEIGHBORHOOD ACTIVITY CENTER
-  QUARRIES / POTENTIAL REDEVELOPMENT AREAS
-  INSTITUTIONAL
-  CEMETERIES
-  UTILITIES
-  WATER
-  EXISTING & PROPOSED RIGHT-OF-WAY
-  RAILROAD CORRIDORS
-  RIVERS / STREAMS
-  FUTURE FRONTAGE ROAD
-  FUTURE TOWN PARK SITE
-  FUTURE PARK & RIDE LOCATION

NOTE: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local and land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.



SOURCE: UPDATED FUTURE LANDUSE ON JANUARY OF 2007. ORIGINAL INFORMATION PRODUCED BY OMNI ASSOCIATES

**Map 102  
LAND USE PLAN FOR TOWN OF KEWASKUM, WASHINGTON COUNTY, WISCONSIN  
ADOPTED MARCH 2006**

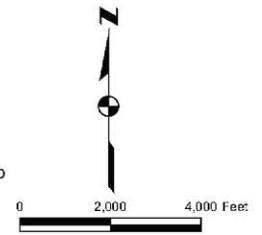


**LAND USE PLAN LEGEND**

- |   |                                  |   |  |
|---|----------------------------------|---|--|
|  | AGRICULTURAL PRESERVATION (NONE) |  | LOWLAND CONSERVANCY OVERLAY                          |
|  | AGRICULTURAL OPEN SPACE          |  | PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDOR OVERLAY |
|  | RESIDENTIAL                      |  | VILLAGE OF KEWASKUM                                  |
|  | BUSINESS                         |   |  |
|  | MANUFACTURING                    |   |  |
|  | COMMERCIAL RECREATION            |   |  |
|  | GOVERNMENT AND INSTITUTIONAL     |   |  |
|  | PUBLIC LANDS                     |   |  |
|  | MINING AREA                      |   |  |
|  | SURFACE WATER                    |   |  |

NOTE: This map may be amended at any time. Landowners, business owners, and other citizens should review the currently adopted local land use plan map and comprehensive plan at the local municipal hall as the first step when undertaking any development project.

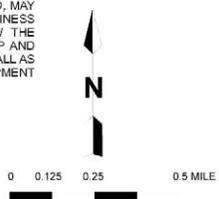
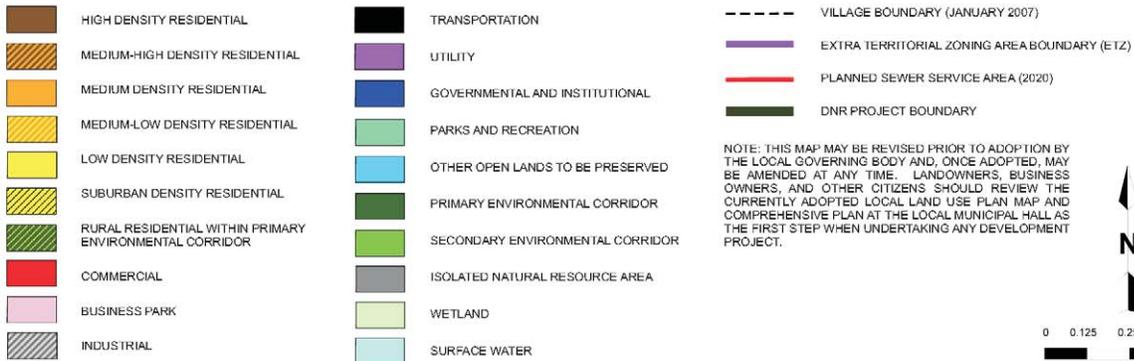
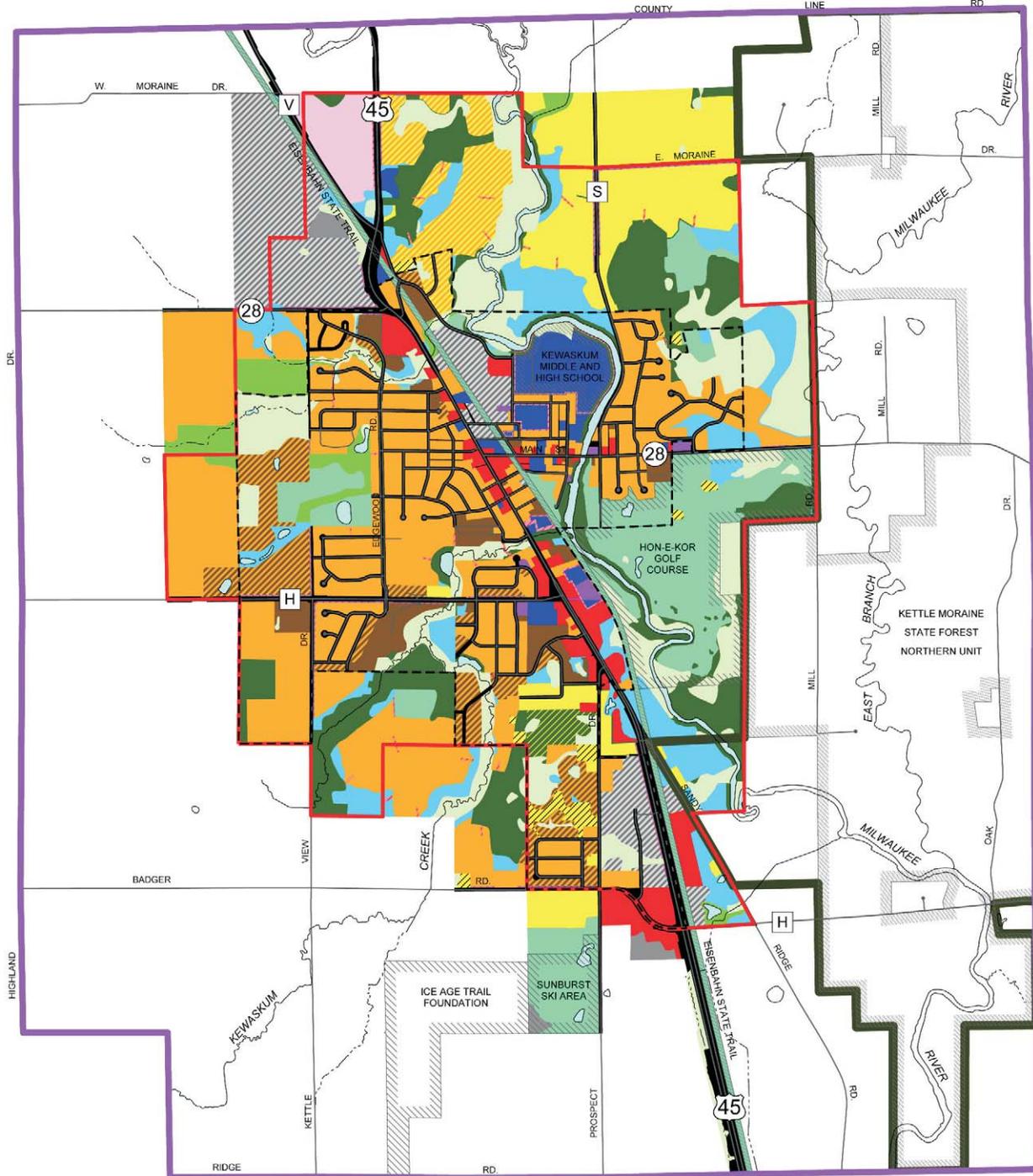
Plan adopted by Town Plan Commission: March 14, 2006.  
Plan adopted by Town Board: March 20, 2006.



Source: Town of Kewaskum and SEWRPC.



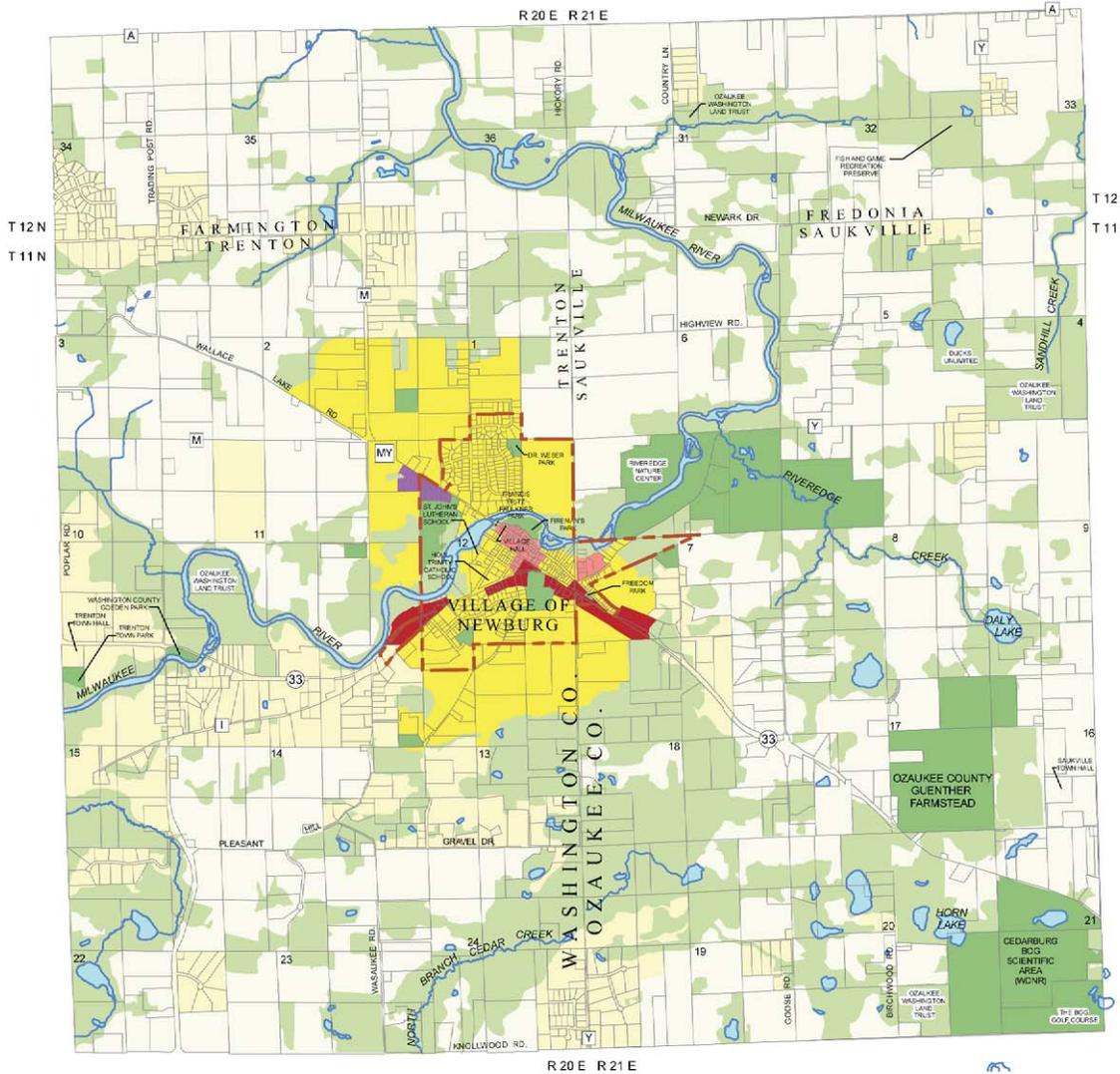
PRELIMINARY LAND USE PLAN FOR THE VILLAGE OF KEWASKUM AND ENVIRONS: 2035



PRELIMINARY VILLAGE OF NEWBURG SMART GROWTH FUTURE LAND USE PLAN

Map Document: [L:\Wisconsin\Counees\WashingtonCounty\Village of Newburg\SEWRPC\SmartGrowth\_Planning\Future Land Use 01-25-2008.mxd]  
1/23/2008 -- eq

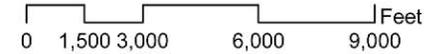
01-23-2008  
DRAFT



Legend

Smart Growth Future Land Use Categories

- Village Residential (1,015 ac)
- Rural Residential (1,771 ac)
- Agricultural (7,356 ac)
- Village Commercial ((28 ac)
- Highway Commercial (61 ac)
- Industrial (15 ac)
- Village Parks and Open Space (873 ac)
- Environmental Corridor, Natural Areas, Floodplain, Private Open Space and Proposed Open Space (5,068 ac)



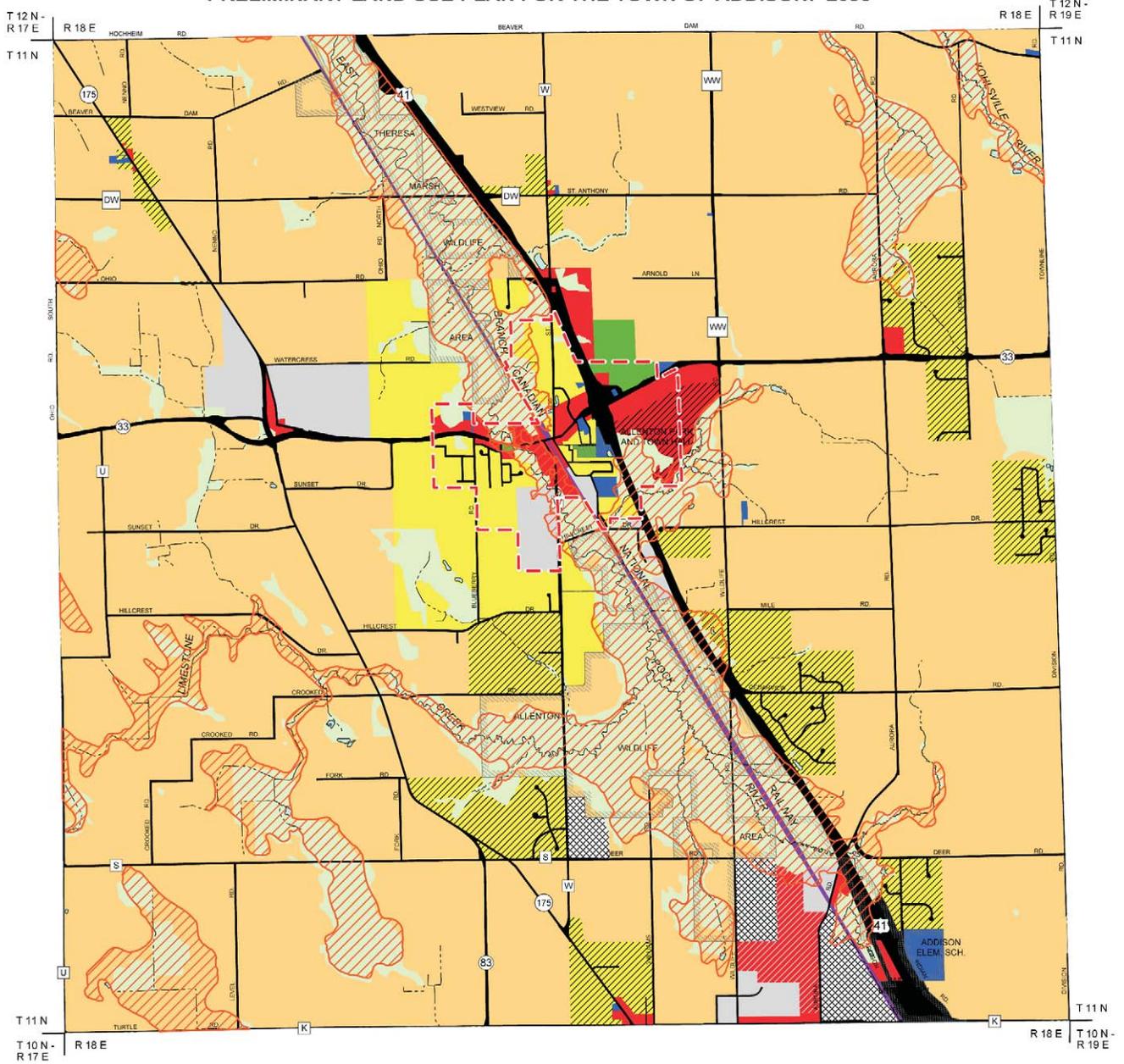
NOTE: THIS MAP MAY BE REVISED PRIOR TO ADOPTION BY THE LOCAL GOVERNING BODY AND, ONCE ADOPTED, MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LOCAL LAND USE PLAN MAP AND COMPREHENSIVE PLAN AT THE LOCAL MUNICIPAL HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT.



Village of Newburg Smart Growth Future Land Use

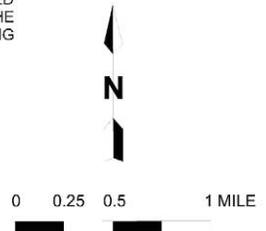
Map 106

PRELIMINARY LAND USE PLAN FOR THE TOWN OF ADDISON: 2035



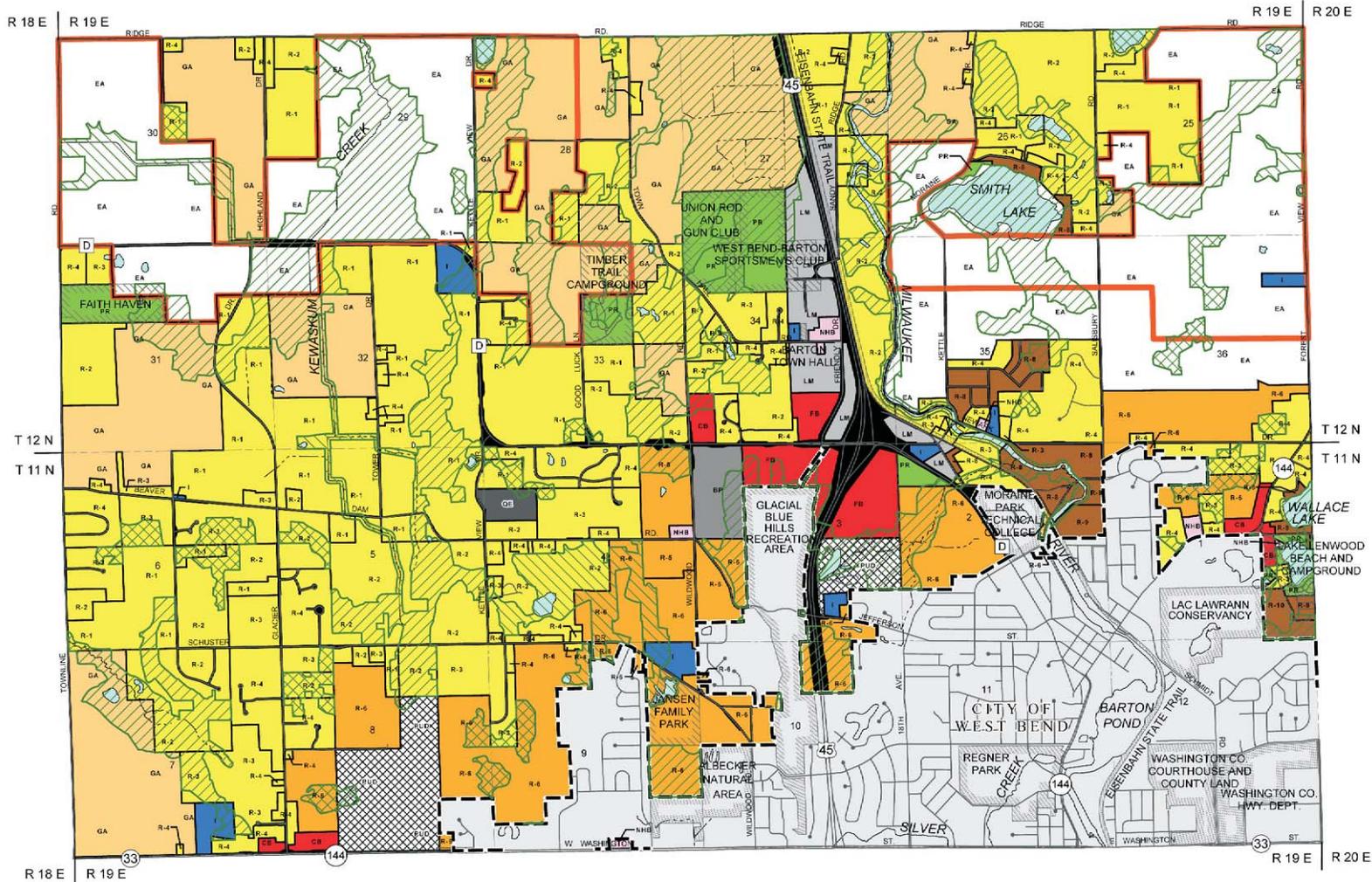
- |   |   |   |  |
|---|---|---|--|
|  | RESIDENTIAL - SEWERED                             |  | AGRICULTURAL   |
|  | RESIDENTIAL - UNSEWERED                           |  | WETLAND  |
|  | COMMERCIAL  |  | SURFACE WATER  |
|  | COMMERCIAL / RESIDENTIAL - SEWERED                |  | 100 - YEAR FLOODPLAIN<br>(FROM 1981 FLOOD INSURANCE STUDY) |
|  | MIXED COMMERCIAL / INDUSTRIAL                     |   |  |
|  | INDUSTRIAL  |   |  |
|  | INSTITUTIONAL OR PUBLIC USE                       |   |  |
|  | PARKS   |   |  |
|  | STREET AND HIGHWAY RIGHTS-OF-WAY                  |   |  |
|  | RAILROAD RIGHT-OF-WAY                             |   |  |
|  | EXTRACTIVE  |   |  |
|  | PLANNED SEWER SERVICE AREA BOUNDARIES (JUNE 2007) |   |  |

NOTE: THIS MAP MAY BE REVISED PRIOR TO ADOPTION BY THE LOCAL GOVERNING BODY AND, ONCE ADOPTED, MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LOCAL LAND USE PLAN MAP AND COMPREHENSIVE PLAN AT THE LOCAL MUNICIPAL HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT.



Source: Town of Addison, Washington County, and SEWRPC.

PRELIMINARY TOWN OF BARTON PHASE 3 LAND USE PLAN (2025-2035)

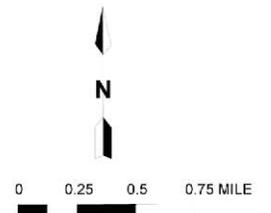


- RESIDENTIAL LAND USE DISTRICTS**
- RESIDENTIAL DISTRICTS*
- R-1 RURAL COUNTRYSIDE SINGLE - FAMILY
  - R-2 COUNTRYSIDE SINGLE - FAMILY
  - R-3 ESTATE SINGLE - FAMILY
  - R-4 SUBURBAN SINGLE - FAMILY
  - R-5 SUBURBAN SINGLE - FAMILY
  - R-6 TRANSITIONAL URBAN TO SUBURBAN / RURAL HAMLET AND WATERFRONT RESIDENTIAL NEIGHBORHOOD CONSERVATION
  - R-8 MEDIUM DENSITY URBAN
  - R-9 HIGH DENSITY URBAN
- NONRESIDENTIAL LAND USE DISTRICTS**
- BUSINESS DISTRICTS*
- NHB NEIGHBORHOOD AND HAMLET BUSINESS
  - CB COMMUNITY BUSINESS
  - FB FREEWAY INTERCHANGE BUSINESS
- INDUSTRIAL DISTRICTS*
- LM LIMITED MANUFACTURING
  - BP BUSINESS PARK
  - GB QUARRYING AND EXTRACTIVE
- PUBLIC AND SEMI - PUBLIC DISTRICTS*
- I INSTITUTIONAL
  - PR PARK AND RECREATIONAL
- AGRICULTURAL DISTRICTS*
- EA EXCLUSIVE AGRICULTURAL PRESERVATION
  - AT AGRICULTURAL TRANSITION
  - GA GENERAL AGRICULTURAL
- SPECIAL DISTRICTS*
- PLD PLANNED UNIT DEVELOPMENT
- ENVIRONMENTAL CORRIDORS AND AREAS*
- Primary Environmental Corridors (2000)
  - Secondary Environmental Corridors (2000)
  - Isolated Natural Resource Areas (2000)
- PHASE 3 LINE (2025 - 2035)

NOTE: THIS MAP MAY BE REVISED PRIOR TO ADOPTION BY THE LOCAL GOVERNING BODY, AND, ONCE ADOPTED, MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LOCAL LAND USE PLAN MAP AND COMPREHENSIVE PLAN AT THE LOCAL MUNICIPAL HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT.

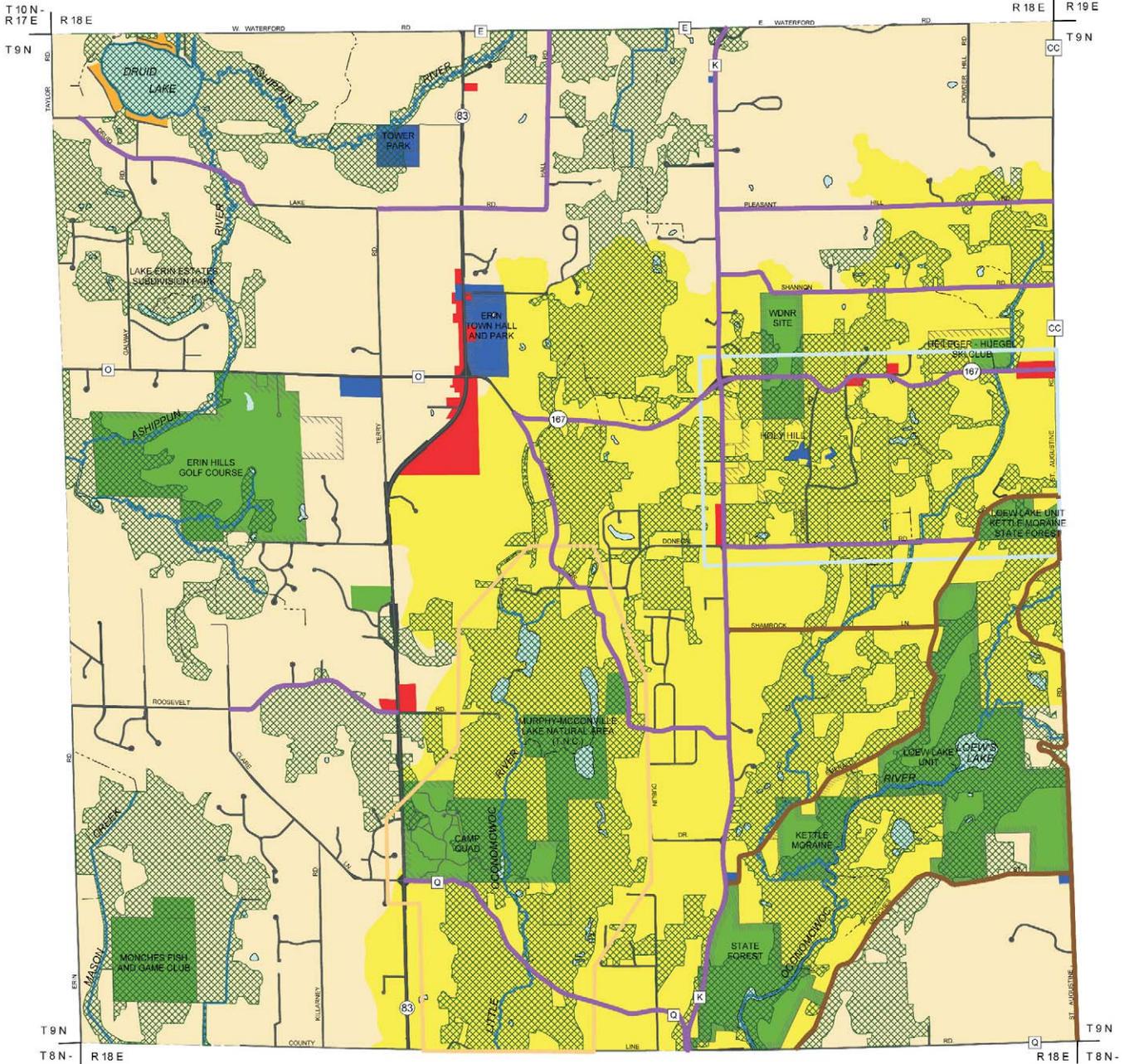
NOTE: THIS MAP SUMMARIZES PHASE 3 OF THE TOWN LAND USE PLAN. SEE THE LAND USE ELEMENT OF THE TOWN OF BARTON COMPREHENSIVE PLAN FOR THE COMPLETE INFORMATION.

Source: Town of Barton and SEWRPC.

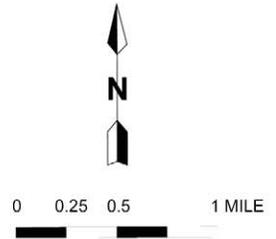


Map 108

PRELIMINARY LAND USE PLAN FOR THE TOWN OF ERIN: 2035



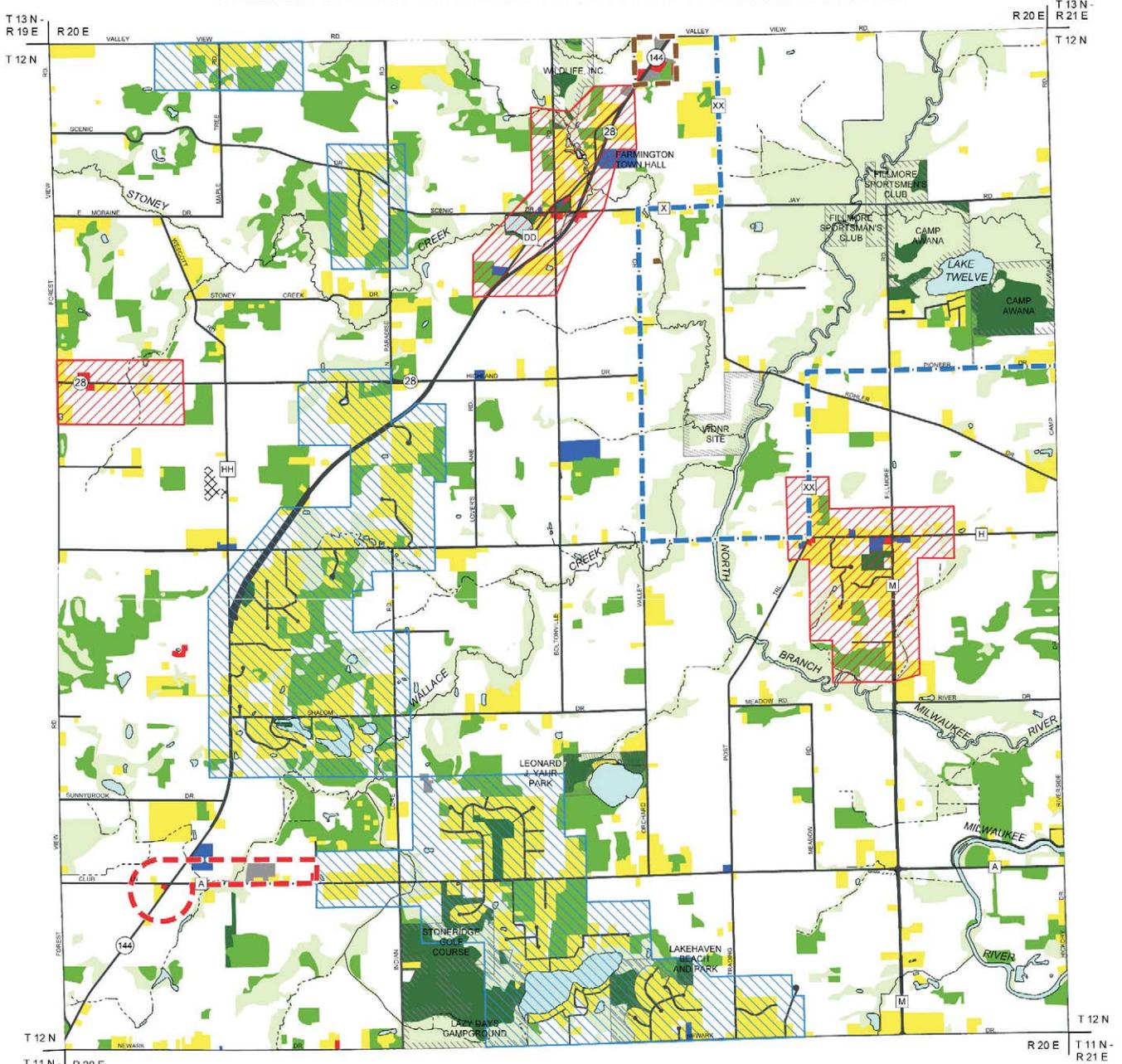
- |   |   |   |                          |
|---|---|---|--------------------------|
|  | RURAL PRESERVATION                            |    | SCENIC ROAD              |
|  | SHORELINE RESIDENTIAL                         |    | RUSTIC ROAD              |
|  | ROADSIDE COMMERCIAL                           |    | MAJOR RIVERS AND STREAMS |
|  | GOVERNMENT AND INSTITUTIONAL                  | <b>UNIQUE ENVIRONMENTAL AREAS</b>   |                          |
|  | PARKS AND RECREATION                          |    | LITTLE OCONOMOWOC        |
|  | AGRICULTURAL TRANSITION                       |    | HOLY HILL OVERLAY AREA   |
|  | STREETS AND HIGHWAYS                          | NOTE: THIS MAP MAY BE REVISED PRIOR TO ADOPTION BY THE LOCAL GOVERNING BODY AND, ONCE ADOPTED, MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LOCAL LAND USE PLAN MAP AND COMPREHENSIVE PLAN AT THE LOCAL MUNICIPAL HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT. |                          |
|  | SURFACE WATER                                 |   |                          |
|  | PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS |   |                          |



Source: Town of Erin, Washington County, and SEWRPC.

Map 109

PRELIMINARY LAND USE PLAN FOR THE TOWN OF FARMINGTON: 2035



EXISTING (2006) LAND USE CATEGORIES

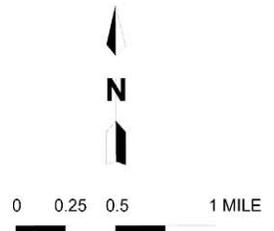
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL/ MODULAR HOMES
- COMMERCIAL
- INDUSTRIAL
- EXTRACTIVE
- GOVERNMENTAL, INSTITUTIONAL, AND UTILITIES
- RECREATIONAL AND TRAILS
- STREET AND HIGHWAY RIGHTS-OF-WAY
- AGRICULTURAL AND OPEN LANDS
- WOODLAND
- WETLAND
- SURFACE WATER

- NORTH BRANCH MILWAUKEE RIVER WILDLIFE AND FARMING HERITAGE AREA

FUTURE LAND USE CATEGORIES

- HAMLET GROWTH AREA
- COUNTRY ESTATES GROWTH AREA
- FUTURE COMMERCIAL AREA
- FUTURE INDUSTRIAL AREA

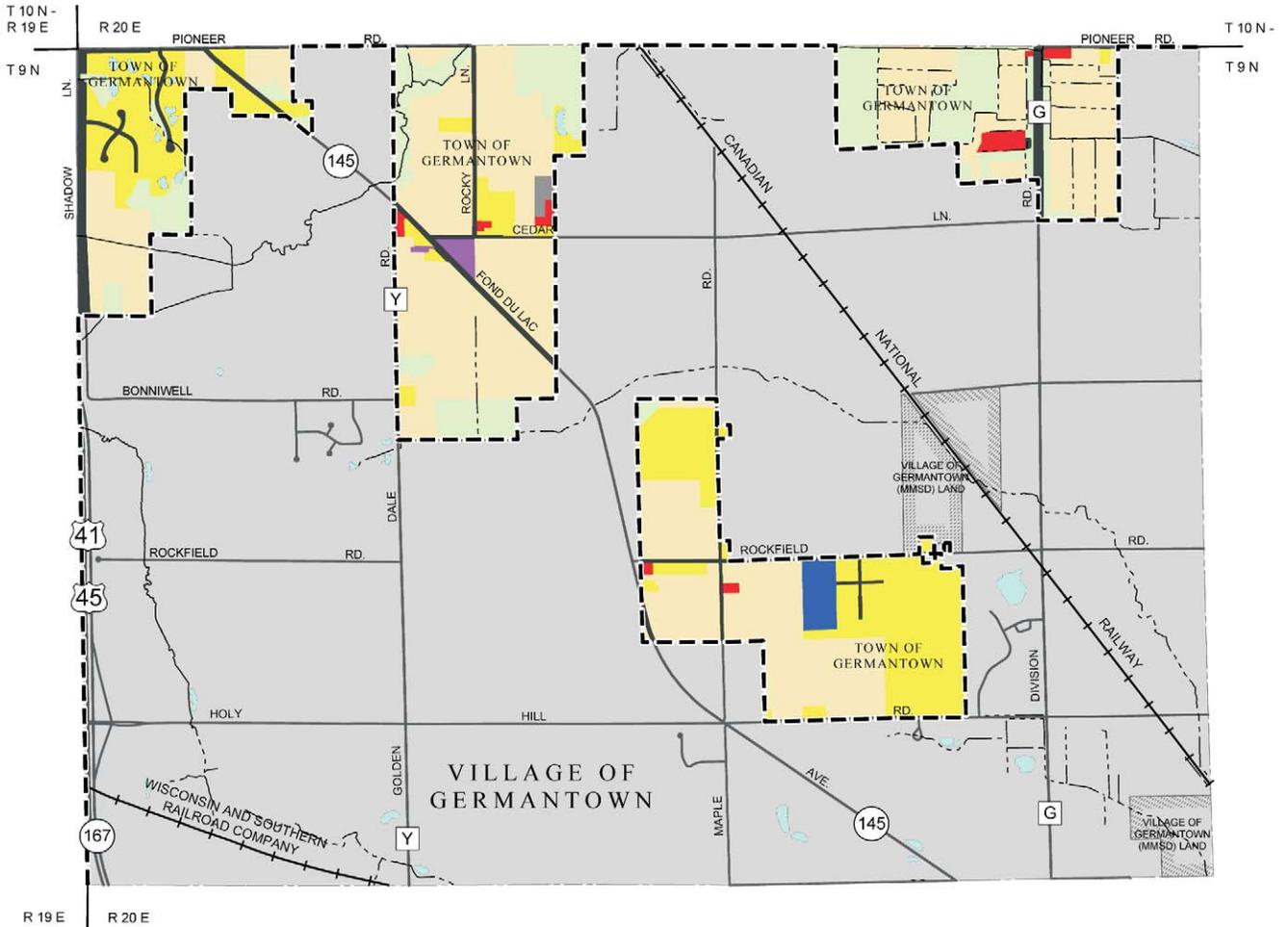
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Source: Town of Farmington, Washington County, and SEWRPC.

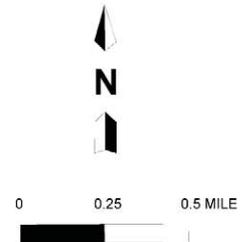
Map 110

PRELIMINARY LAND USE PLAN FOR THE TOWN OF GERMANTOWN: 2035



- SINGLE FAMILY RESIDENTIAL (SUBURBAN DENSITY)
- GENERAL COMMERCIAL
- INDUSTRIAL
- GOVERNMENT AND INSTITUTIONAL
- STREET AND HIGHWAY RIGHTS-OF-WAY
- UTILITIES AND OTHER TRANSPORTATION
- GENERAL AGRICULTURE
- WETLANDS
- SURFACE WATER
- TOWN / VILLAGE BOUNDARY

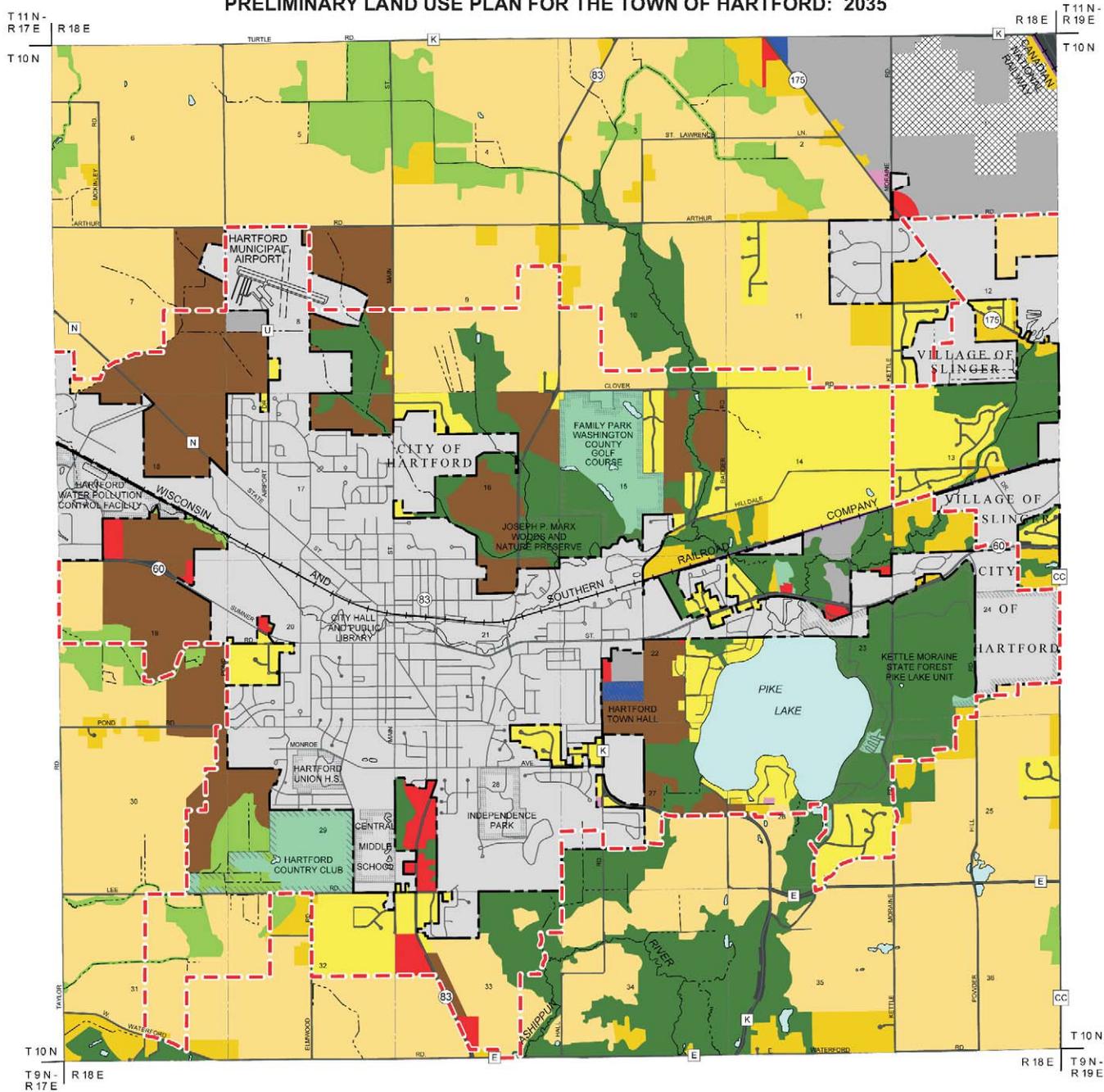
NOTE: SEE MAP K-1 (PAGE 847) FOR THE ADOPTED TOWN OF GERMANTOWN LAND USE PLAN MAP.



Source: Town of Germantown, Washington County, and SEWRPC.

Map 111

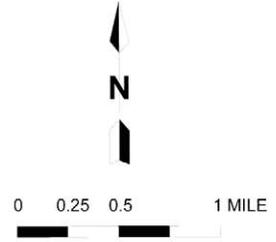
PRELIMINARY LAND USE PLAN FOR THE TOWN OF HARTFORD: 2035



- |  |                           |  |                                  |
|--|---------------------------|--|----------------------------------|
|  | URBAN DENSITY RESIDENTIAL |  | AGRICULTURAL PRESERVATION        |
|  | RURAL DENSITY RESIDENTIAL |  | AGRICULTURAL TRANSITION          |
|  | COMMERCIAL                |  | PRIMARY ENVIRONMENTAL CORRIDOR   |
|  | LIGHT INDUSTRIAL          |  | SECONDARY ENVIRONMENTAL CORRIDOR |
|  | INSTITUTIONAL             |  | SURFACE WATER                    |
|  | OUTDOOR RECREATION        |  |                                  |
|  | STREETS AND HIGHWAYS      |  |                                  |
|  | RAILROAD                  |  |                                  |
|  | UTILITY                   |  |                                  |
|  | MINING                    |  |                                  |

NOTE: THIS MAP MAY BE REVISED PRIOR TO ADOPTION BY THE LOCAL GOVERNING BODY AND, ONCE ADOPTED, MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LOCAL LAND USE PLAN MAP AND COMPREHENSIVE PLAN AT THE LOCAL MUNICIPAL HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT.

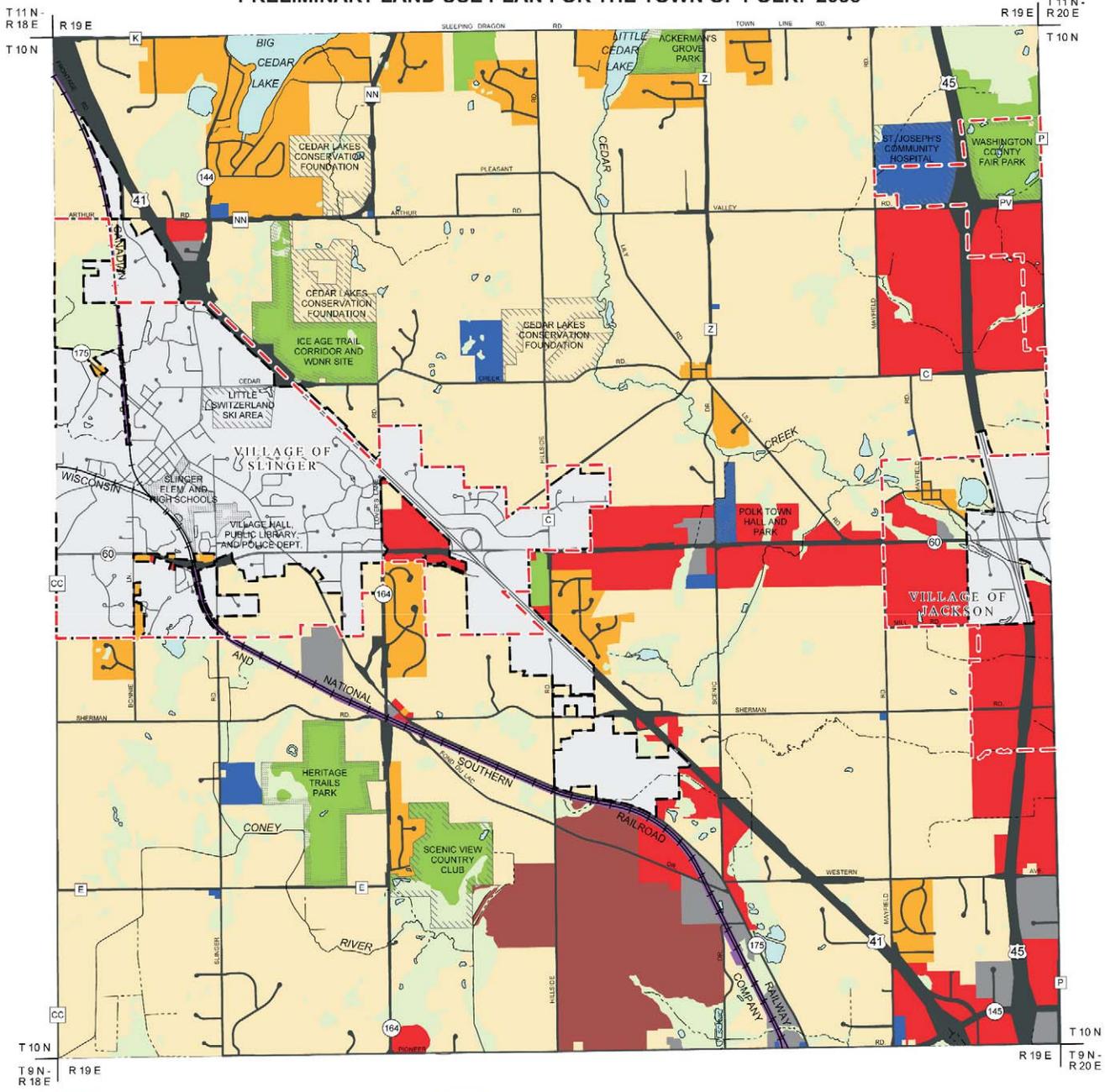
- PLANNED SEWER SERVICE AREA BOUNDARIES (JUNE 2007)
- TOWN / CITY / VILLAGE BOUNDARY



Source: Town of Hartford, Washington County, and SEWRPC.

Map 112

PRELIMINARY LAND USE PLAN FOR THE TOWN OF POLK: 2035



- |  |   |  |               |
|--|---|--|---------------|
|  | AGRICULTURAL OR RURAL RESIDENTIAL                 |  | WETLAND       |
|  | SUBURBAN DENSITY RESIDENTIAL                      |  | SURFACE WATER |
|  | MIXED USE   |  |               |
|  | INDUSTRIAL  |  |               |
|  | INSTITUTIONAL                                     |  |               |
|  | PARK  |  |               |
|  | QUARRY  |  |               |
|  | STREET AND HIGHWAY RIGHTS-OF-WAY                  |  |               |
|  | RAILROAD RIGHT-OF-WAY                             |  |               |
|  | PLANNED SEWER SERVICE AREA BOUNDARIES (JUNE 2007) |  |               |
|  | TOWN / CITY / VILLAGE BOUNDARY                    |  |               |

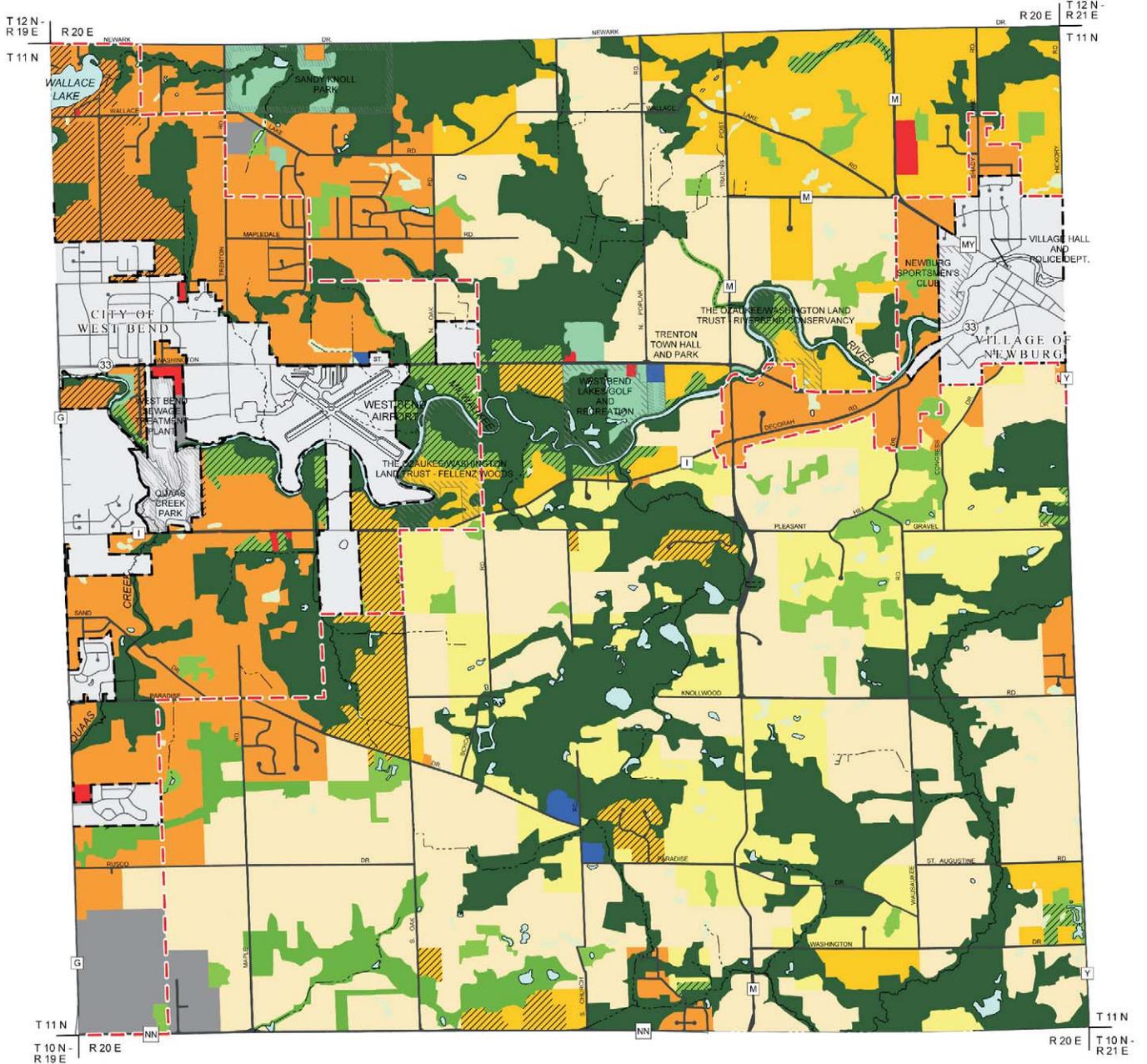
NOTE: THIS MAP MAY BE REVISED PRIOR TO ADOPTION BY THE LOCAL GOVERNING BODY AND, ONCE ADOPTED, MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LOCAL LAND USE PLAN MAP AND COMPREHENSIVE PLAN AT THE LOCAL MUNICIPAL HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT.



Source: Town of Polk, Washington County, and SEWRPC.

Map 113

PRELIMINARY LAND USE PLAN FOR THE TOWN OF TRENTON: 2035



- |   |  |   |  |
|---|--|---|--|
|  | COUNTRY ESTATES                            |  | PRIMARY ENVIRONMENTAL CORRIDOR                   |
|  | RURAL DENSITY RESIDENTIAL                  |  | SECONDARY ENVIRONMENTAL CORRIDOR                 |
|  | SUBURBAN DENSITY RESIDENTIAL               |  | ISOLATED NATURAL RESOURCE AREA                   |
|  | LOW DENSITY RESIDENTIAL                    |  | OTHER LANDS TO BE PRESERVED                      |
|  | MEDIUM DENSITY RESIDENTIAL                 |  | WETLAND OUTSIDE OF ENVIRONMENTAL CORRIDOR / INRA |
|  | COMMERCIAL                                 |  | SURFACE WATER                                    |
|  | INDUSTRIAL                                 |   |  |
|  | GOVERNMENTAL, INSTITUTIONAL, AND UTILITIES |   |  |
|  | RECREATIONAL                               |   |  |
|  | STREET AND HIGHWAY RIGHTS-OF-WAY           |   |  |
|  | PRIME AGRICULTURAL                         |   |  |

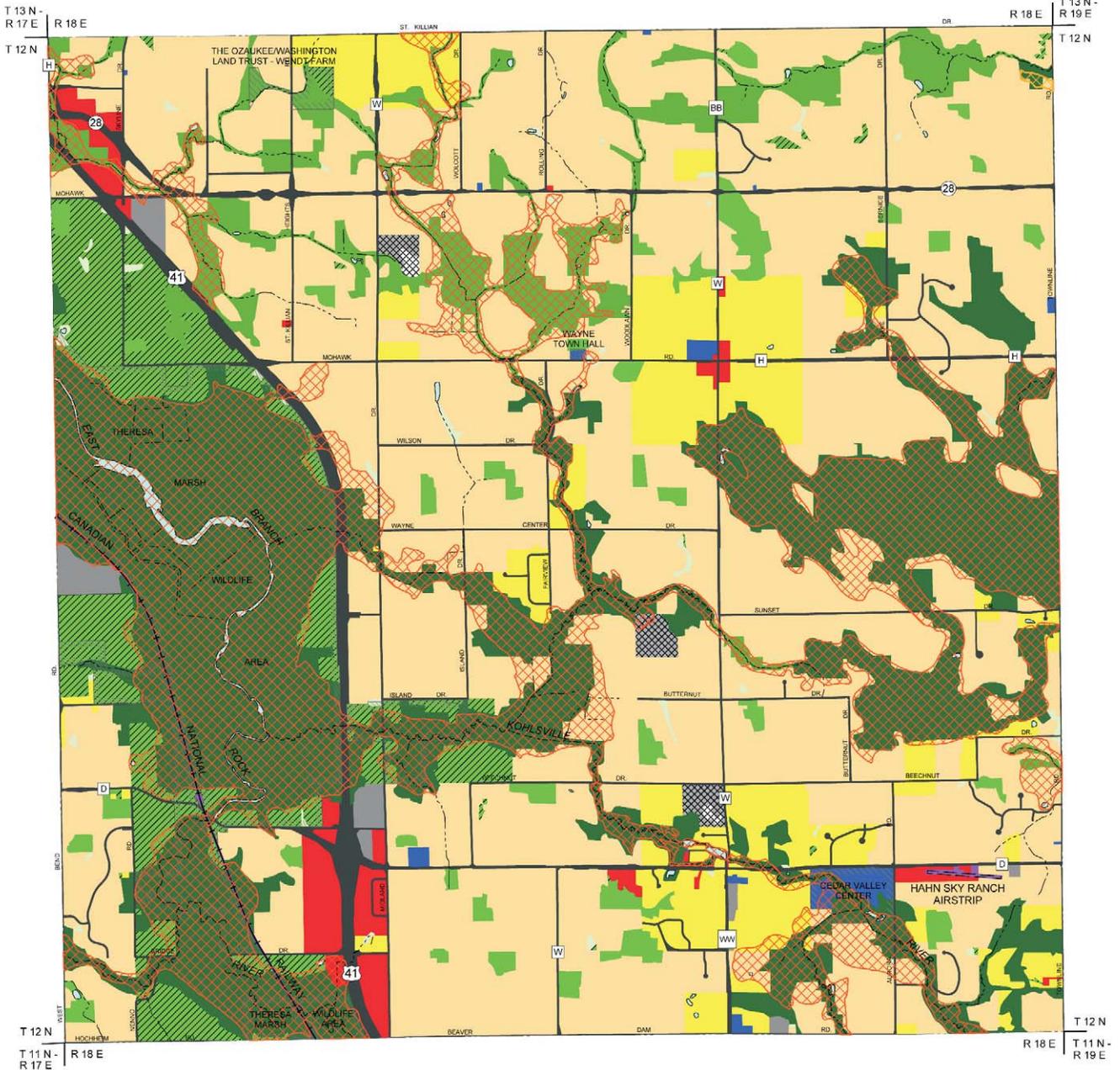
NOTE: THIS MAP MAY BE REVISED PRIOR TO ADOPTION BY THE LOCAL GOVERNING BODY AND, ONCE ADOPTED, MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LOCAL LAND USE PLAN MAP AND COMPREHENSIVE PLAN AT THE LOCAL MUNICIPAL HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT.



Source: Town of Trenton, Washington County, and SEWRPC.

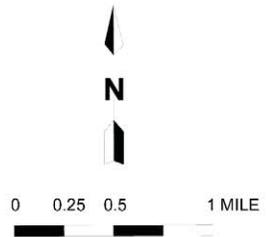
Map 114

PRELIMINARY LAND USE PLAN FOR THE TOWN OF WAYNE: 2035



- |   |   |   |  |
|---|---|---|--|
|  | AGRICULTURE AND RURAL DENSITY RESIDENTIAL |  | ISOLATED NATURAL RESOURCE AREA   |
|  | URBAN DENSITY RESIDENTIAL                 |  | OTHER LANDS TO BE PRESERVED  |
|  | COMMERCIAL                                |  | WETLAND OUTSIDE OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
|  | INDUSTRIAL                                |  | SURFACE WATER  |
|  | GOVERNMENTAL AND INSTITUTIONAL            |  | AREA WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE                       |
|  | STREET AND HIGHWAY RIGHTS-OF-WAY          |  | 100 - YEAR FLOODPLAIN (FROM 1981 FLOOD INSURANCE STUDY)                        |
|  | AIRPORT AND RAILROAD                      |   |  |
|  | EXISTING QUARRY                           |   |  |
|  | POTENTIAL EXTRACTIVE AREA                 |   |  |
|  | PRIMARY ENVIRONMENTAL CORRIDOR            |   |  |
|  | SECONDARY ENVIRONMENTAL CORRIDOR          |   |  |

NOTE: THIS MAP MAY BE REVISED PRIOR TO ADOPTION BY THE LOCAL GOVERNING BODY AND, ONCE ADOPTED, MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LOCAL LAND USE PLAN MAP AND COMPREHENSIVE PLAN AT THE LOCAL MUNICIPAL HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT.



Source: Town of Wayne, Washington County, and SEWRPC.

Maps for the following communities were prepared as part of this multi-jurisdictional planning process. All of the maps have received conceptual approval by the local government concerned, but have not been formally adopted by the local government. Formal adoption of the maps is anticipated to occur in the Spring of 2008 as part of the adoption of each local comprehensive plan:

- Village of Kewaskum (Map 104)
- Village of Newburg<sup>11</sup> (Map 105)
- Town of Addison (Map 106)
- Town of Barton<sup>12</sup> (Map 107)
- Town of Erin (Map 108)
- Town of Farmington (Map 109)
- Town of Germantown (Map 110)
- Town of Hartford (Map 111)
- Town of Polk (Map 112)
- Town of Trenton (Map 113)
- Town of Wayne (Map 114)

The following communities have not yet adopted a local land use plan map:

- City of Hartford
- Village of Jackson
- Town of Jackson

Map 115 graphically summarizes conflicts between city and village land use plans and adjacent town land use plans. In cases where a conflict exists between a city or village plan and a town plan, there is also a conflict between the city or village plan and the county land use plan, since the county land use plan included town land use plan recommendations for areas outside city and village limits.

Conflicts between local and/or local and County plans are categorized as follows on Map 115:

- ***City/Village and Town/County land use plan maps both show residential uses, but at different densities:***
  - Village of Kewaskum and Town of Kewaskum: The Town of Kewaskum designates areas surrounding the Village for residential development at a density of one home per 40,000 square feet.<sup>13</sup> The Village plan recommends densities equivalent to one home per 20,000 to 30,000 square feet north of the Village to up to four homes per acre (about 10,000 square foot lots) on the west and south sides of the Village. In addition, the Village plan anticipates that new homes adjacent to the Village would be provided with sanitary sewer and public water services, and most of the area designated for one-acre development by the Town is located in the Village of Kewaskum sewer service area. It would be cost-prohibitive to provide sewer and water services to areas developed at the one home per acre density recommended by the Town land use plan.

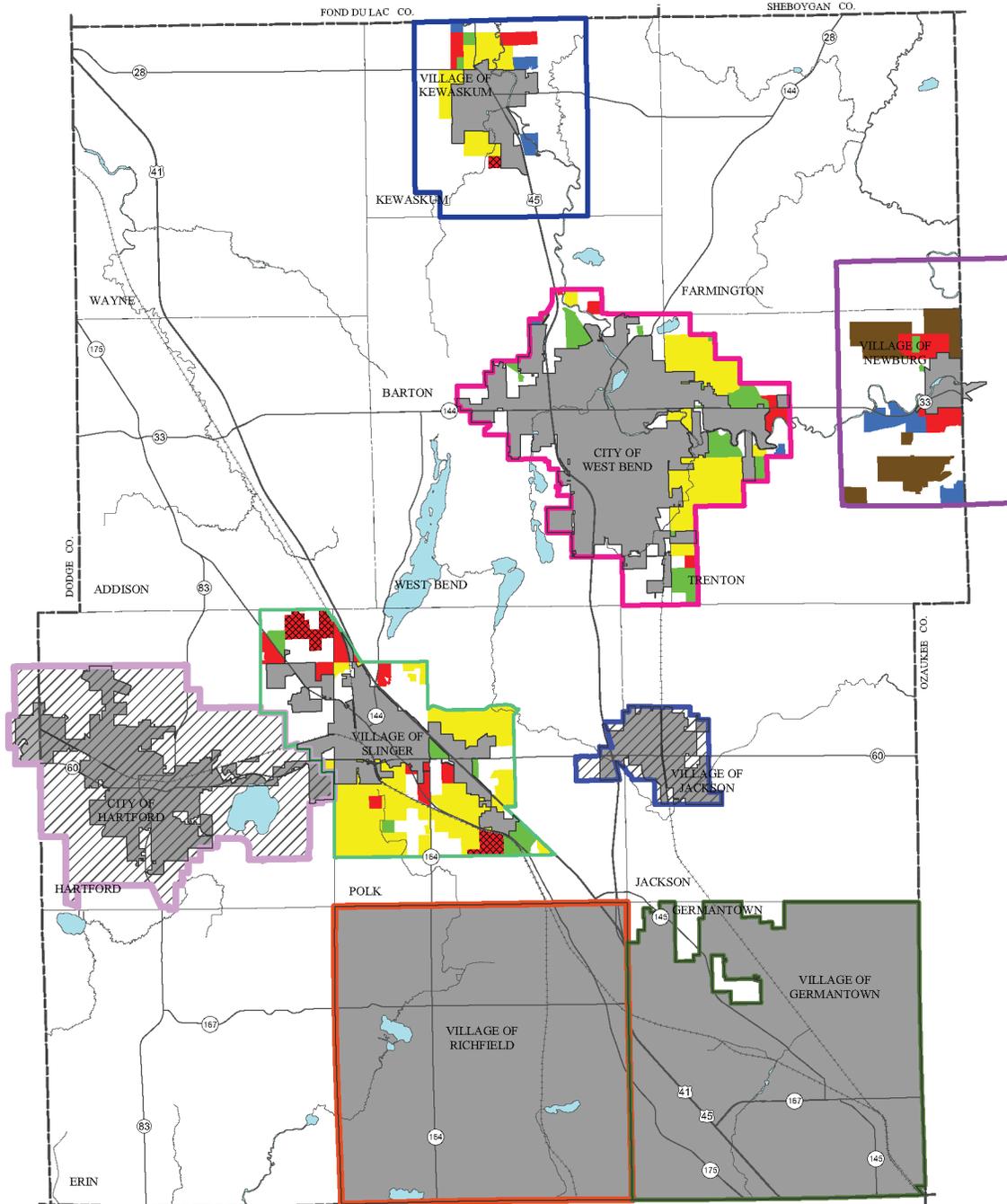
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<sup>11</sup>The Village of Newburg prepared an updated land use plan map for inclusion in its comprehensive plan, which was being prepared concurrently with comprehensive plans for Ozaukee and Washington Counties. Newburg is participating in the multi-jurisdictional plans for both Counties, since it straddles the County line.

<sup>12</sup>Map 107 reflects Phase 3 (2025 to 2035) of the Town land use plan. See the Land Use Element chapter of the Town of Barton Comprehensive Plan for more information (documented in SEWRPC Community Assistance Planning Report No. 290, A Comprehensive Plan for the Town of Barton: 2035, April 2008).

<sup>13</sup>One acre is 43,560 square feet.

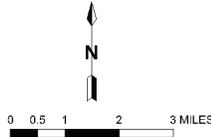
SUMMARY OF CONFLICTS BETWEEN CITY/VILLAGE AND TOWN/COUNTY LAND USE PLAN MAPS



- VILLAGE OF GERMANTOWN COMPREHENSIVE PLAN. 2020
- VILLAGE OF JACKSON BOUNDARY AGREEMENT WITH THE TOWN OF JACKSON. 2015
- VILLAGE OF KEWASKUM EXTRATERRITORIAL ZONING AREA. 2006 - 2008
- VILLAGE OF NEWBURG COMPREHENSIVE PLAN. 2035
- VILLAGE OF SLINGER COMPREHENSIVE PLAN. 2025
- CITY OF HARTFORD PLANNED SEWER SERVICE AREA APPROVED 9/2006
- CITY OF WEST BEND PLANNED URBAN SERVICE AREA. 2020
- VILLAGE OF RICHFIELD

- CITY OR VILLAGE AREA (AS OF JANUARY 1, 2007; EXCEPT VILLAGE OF RICHFIELD AS INCORPORATED ON FEBRUARY 13, 2008)
- CITY / VILLAGE AND TOWN / COUNTY LAND USE PLAN MAPS BOTH SHOW RESIDENTIAL USES, BUT AT DIFFERENT DENSITIES
- CITY / VILLAGE AND TOWN / COUNTY LAND USE PLAN MAPS BOTH SHOW URBAN USES, BUT PROPOSED USES ARE DIFFERENT
- CITY / VILLAGE LAND USE PLAN MAP SHOWS AN URBAN USE, TOWN / COUNTY LAND USE PLAN MAPS SHOW A RURAL USE
- CITY / VILLAGE LAND USE PLAN MAP SHOWS A RURAL USE, TOWN / COUNTY LAND USE PLAN MAPS SHOW AN URBAN USE
- CITY / VILLAGE LAND USE PLAN MAP SHOWS AGRICULTURAL USE, TOWN / COUNTY LAND USE PLAN MAPS SHOW RURAL RESIDENTIAL USE
- CITY / VILLAGE LAND USE PLAN MAP SHOWS AN URBAN USE, TOWN / COUNTY LAND USE PLAN MAPS SHOW EXTRACTIVE USE
- CITY OR VILLAGE HAS NOT YET APPROVED A LAND USE PLAN MAP

Source: Local Governments and SEWRPC.



- City of West Bend and Town of Trenton: The Town of Trenton designates areas on the east side of West Bend, within the City’s sewer service area, for residential development at a density of one home per 40,000 square feet. The City plan recommends densities ranging from the equivalent of one home per 7,200 to 20,000 square feet. The City of West Bend also anticipates that new homes within the sewer service area would be provided with sanitary sewer and public water services.
- Village of Slinger and Town of Polk: The Town of Polk designates much of the Town for continued agricultural use or for residential development at a density of one home per five acres. The Village of Slinger land use plan has designated areas around the Village for residential development at a density of one home per acre. The Village has been accommodating residential development at a one-acre density in newly annexed areas on the periphery of the Village without extending Village sewer and water services to such development. The Town of Polk is not against annexation, provided it is orderly and sequential and the Village provides sewer and water to the areas it annexes.
- ***City/Village and Town/County land use plan maps both show urban uses, but proposed uses are different:*** In most cases where this situation occurs, one local government land use plan map recommends future residential development at an urban density on a particular parcel, and the adjacent local government recommends commercial, industrial, or institutional uses.
- ***City/Village land use plan map shows an urban use, and Town/County land use plan maps show a rural use:*** In most cases where this situation occurs, the city or village land use plan map proposes commercial, industrial, or urban-density residential uses, and the town (and therefore county) land use plan maps recommends either rural-density residential development or agricultural use of the parcel. There are also three existing extractive areas shown on the map that are designated for continued extractive uses on the town and county land use plan maps, but are shown for urban use (industrial or residential) on the city or village map. These plans are not necessarily in conflict, as extractive areas will be reclaimed and developed for another use in the future.
- ***City/Village land use plan map shows a rural use, and Town/County land use plan maps show an urban use:*** In most cases where this situation occurs, the city or village land use plan map proposes either rural-density residential development or agricultural use of a parcel, and the town (and therefore county) land use plan maps recommend commercial, industrial, or urban-density residential uses.
- ***City/Village land use plan map shows agricultural use, and Town/County land use plan maps show a rural residential use:*** This conflict occurs between the Village of Newburg and the Town of Trenton land use plan maps.

Because the City of Hartford and Village of Jackson have not yet adopted land use plan maps, no analysis could be conducted of conflicts between land use plan maps prepared by the City and Village and the adjacent towns.

Maps 89 and 90 in Chapter XI summarize the recommendations of the Washington County Jurisdictional Highway System Plan. Local government concerns with those recommendations are documented on the maps, and include:

- The Town of Barton expressed opposition regarding the planned extension of N. River Road on a new alignment and to the planned extension of 18th Avenue, Schuster Drive, and Kettle View Drive in the Town of Barton.
- The Towns of Barton and Trenton expressed opposition to the planned east-west arterial between Trenton Road and N. River Road on an entirely new alignment.
- The Towns of Addison and Hartford expressed opposition regarding the planned east-west arterial route located north of the Hartford and Slinger areas.
- The Village of Richfield and the Town of Erin expressed opposition regarding the planned east-west arterial route located south of the Hartford and Slinger areas.

- The Village of Richfield expressed opposition regarding the planned widening of STH 164 between CTH Q and STH 167, and to any potential future widening of STH 164 north of STH 167 to Pioneer Road.
- The Village of Germantown expressed opposition to Division Road being proposed as a local arterial facility between CTH Q and STH 145 rather than as a county arterial facility and to any other planned jurisdictional responsibility that differs from their comprehensive plan.
- The alignment for the planned north-south extension of Kettle View Drive between CTH H and STH 28 is conceptual. The actual alignment may be expected to differ from the alignment shown on Maps 89 and 90 in Chapter XI and will be determined cooperatively by the Village and Town of Kewaskum and Washington County.
- The Village of Kewaskum expressed opposition to CTH H being proposed as a local arterial facility between Kettle View Drive and USH 45 rather than as a county arterial facility.
- The Village of Kewaskum expressed opposition regarding the planned alternative route of USH 45 within the former railway right-of-way in the Village.
- The Town of Erin expressed opposition to CTH Q being proposed as a local nonarterial facility between CTH K and STH 83 rather than a county nonarterial facility, CTH O being proposed as a local arterial facility between STH 83 and the Dodge County line rather than a county arterial facility, and CTH CC being proposed as a local arterial facility between STH 167 and STH 60 rather than a county arterial facility.

Disagreements related to the construction or widening of a street or highway will be addressed if and when a proposed highway improvement advances to the preliminary engineering phase, or may be addressed through the conflict resolution process. Changes in jurisdictional responsibility recommended by the jurisdictional highway plan can only occur if both units of government involved agree to the transfer.

The dispute resolution process established as part of this comprehensive planning process can be used to resolve conflicts between the comprehensive plans adopted by adjacent local governments, and conflicts between local governments and Washington County, if conflicts cannot be resolved using more informal means. Boundary agreements between towns and the adjacent city and village offer another means of resolving conflicts between local governments, particularly when disputes are based on conflicting recommendations for future land uses or residential densities within a city or village's extraterritorial area and/or sewer service area. In addition to establishing future city and village boundaries, such agreements can also establish future land uses and provide for the extension of city or village sewer and water services to portions of the town.

#### **PART 4: INTERGOVERNMENTAL COOPERATION GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

This section sets forth intergovernmental cooperation goals and objectives. Policies, which are steps or actions recommended to be taken to achieve land use goals and objectives; and programs, which are projects or services intended to achieve land use policies, are also identified. Goals and objectives were developed using the results of the SWOT analysis, public opinion survey, and countywide design workshop; and based on input from the Multi-Jurisdictional Advisory Committee and the Technical Advisory Committee. Suggestions for local governments are also included, for consideration as local comprehensive plans are prepared.

The goals, objectives, policies, and programs are organized under the following issues:

- Shared Services and Facilities Issue
- Cooperative Planning and Ordinance Administration Issue
- School District Cooperation Issue

Any new program recommended in this plan must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation.

### **General Intergovernmental Cooperation Goal and Objectives (from Issues and Opportunities Element)**

- **Goal:** Encourage intergovernmental coordination and cooperation.
  - **Objective:** Provide a structure for continuing dialog about land use regulation issues and boundary issues between local governments.
  - **Objective:** Encourage shared services between all units of government.
  - **Objective:** Encourage intergovernmental cooperation when selecting sites for locating public facilities such as police and fire stations and libraries, and quasi-public facilities such as hospitals, clinics, and skilled nursing, assisted living facilities, and independent living centers for the elderly and disabled.
  - **Objective:** Encourage open communication between units of government, health care providers and citizens to improve overall health and well-being of County residents.
  - **Objective:** Become a regional leader in the development of coordinated transportation while placing more emphasis on the surrounding areas of Milwaukee County in regional issues and concerns.

### **Shared Services and Facilities Issue**

- **Goal:** Encourage shared services and facilities between units and levels of government.
  - **Objective:** Cooperate with other units and agencies of government, where appropriate, to provide cost-effective government services.
    - **Policy:** Implement cooperative programs to reduce the human and environmental risks posed by household and agricultural waste, including hazardous waste.
      - **Program:** Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs. Partner with local communities during implementation of the programs.
      - **Program:** Continue to study the feasibility of providing permanent household hazardous waste drop-off sites in the County for use by all County residents.
      - **Program:** Work with pharmacies, medical centers, health care providers, hospice providers, and veterinarians in Washington County to develop a Countywide recycling program for unused pharmaceuticals.
      - **Program:** Explore regional partnership options for recycling programs and facilities.
    - **Policy:** Continue to provide adequate police, criminal justice, and rescue services to Washington County communities and residents.
      - **Program:** Continue to promote shared services and equipment between the Washington County Sheriff's Department and city, town, and village police departments.
      - **Program:** Develop methods to study possible cost savings and service efficiencies of shared police and fire and rescue services between cities, towns, villages, and the County Sheriff's Department.
      - **Program:** Continue to incorporate the Mutual Aid Box Alert System (MABAS) into fire dispatching.
      - **Program:** Continue to study the development of an integrated County emergency call dispatch center.

- **Policy:** Continue to provide assistance and share equipment, as appropriate, for local public works projects.
  - **Program:** Continue the countywide bridge inspection program in cooperation with local governments.
  - **Program:** Continue to cooperate with local governments to provide construction and maintenance services for local transportation facilities, provided County funding and staffing levels allow.
- **Policy:** Continue to coordinate and provide technical services as appropriate.
  - **Program:** Continue to provide technical services that benefit the public and other units and agencies of government, such as updating and maintaining GIS data and assistance with tax bills and the voter registration system.
  - **Program:** Continue to maintain the County website to provide information to the public and other units and agencies of government.
  - **Program:** If requested by local governments, provide technical assistance and data to assist in the development of boundary agreements.



Washington County should continue the countywide bridge inspection program in cooperation with local governments.



The County should encourage intergovernmental cooperation when selecting sites for locating public facilities and quasi-public facilities.

- **Objective:** Work with other units and agencies of government and private entities, where appropriate, to construct and/or operate community facilities in a cost-effective and efficient way through joint service agreements.
- **Objective:** Encourage intergovernmental cooperation when selecting sites for locating public facilities such as police and fire stations and libraries, and quasi-public facilities such as hospitals, clinics, and skilled nursing, assisted living facilities, and independent living centers for the elderly and disabled.
  - **Policy:** Cooperate with local governments and private service providers, if requested, to help determine suitable locations for public and quasi-public facilities.
    - **Program:** Continue to work with local governments and private service providers, on request, to explain the type of permits required from Washington County before selecting and buying a site.
    - **Program:** Continue to work with DNR, NCOs, and local governments to acquire and develop parks, trails, and other recreational facilities as called for in County or local park and open space plans.
    - **Program:** Continue to provide GIS and other data to assist local governments and private service providers to find suitable locations for proposed facilities.

- **Program:** Continue to provide GIS and other data to assist local governments and private service providers, on request, help determine suitable locations for public and quasi-public facilities, subject to County staff availability.
- **Suggestions for Local Governments:** Local governments should work with the County, neighboring cities, towns, and villages, and other government agencies and service providers to ensure that public services are offered in the most efficient and cost-effective manner possible. Possible partnership opportunities include shared fire, public works, and municipal halls and offices with neighboring communities. Local governments should also work with Washington County on services that both the local government and County may help to administer or fund, such as stormwater management facilities, library services, and parks. Specific programs outlining possible utilities and community facilities partnerships with the County, other local governments, and other governmental agencies and service providers should be set forth in the utilities and community facilities or intergovernmental cooperation element of the local comprehensive plan. Towns may wish to pursue a boundary agreement with a neighboring city or village. In addition to setting long-range boundaries, a boundary agreement may allow the provision of utilities such as sanitary sewer service or public water supply to areas of the town envisioned for possible commercial or industrial land uses.

### Cooperative Planning and Ordinance Administration Issue

- **Goal:** To promote better understanding among all levels of government on the roles and responsibilities of each.
  - **Objective:** To continue cooperative planning efforts between local governments, the County, and SEWRPC.
    - **Policy:** Provide opportunities for continuing dialog with local governments about land use issues.
      - **Program:** Study the establishment of a forum, to be held on a regular basis, to provide information and discuss issues related to land use within the County.
    - **Policy:** Encourage comprehensive water resource management of surface water, groundwater, and water dependent natural resources.
      - **Program:** Work with DNR and SEWRPC to establish a cooperative process, involving local governments as appropriate, to develop a framework for coordinated planning of land use, sewage treatment and disposal, and water supply facilities and services.
    - **Policy:** Continue to work with DNR, NCOs, and local governments to protect important natural resources.
      - **Program:** Continue to participate in on-going cooperative planning efforts such as the Mid-Kettle Moraine and North Branch Milwaukee River projects.
    - **Policy:** Continue to work with SEWRPC on regional plans and issues affecting Washington County.
      - **Program:** Continue working with SEWRPC and WisDOT on regional transportation planning and programming efforts and to develop methods to promote interconnection between all transportation modes and systems available within the County and the Region.
      - **Program:** Continue working with SEWRPC to update Washington County transportation plans, such as the jurisdictional highway plan and the transit development plan.
      - **Program:** Continue working with SEWRPC to prepare new and updated elements of the regional plan, such as the regional water quality, water supply, natural areas, and telecommunications plans.
  - **Objective:** Reach out to local governments to provide information on land use-related ordinances.
    - **Policy:** Continue to provide information on land use-related ordinances and programs to local governments.

- **Program:** Continue to develop and distribute educational information and conduct educational programs related to County ordinances and programs.
  - **Program:** Work with SEWRPC to develop model ordinances for use by local governments as recommended in other element chapters, such as model ordinances for property maintenance, planned unit developments, and accessory apartments.
  - **Program:** Continue to provide updated shoreland/floodplain zoning maps to local governments when floodplain boundaries are changed or other significant amendments are made.
  - **Program:** Continue to involve local governments when County land use ordinances are comprehensively updated.
  - **Program:** Continue to assist local governments in the administration of stormwater management ordinances and nonmetallic mining ordinances, based on a cooperative agreement between the County and each interested local government.
  - **Program:** Continue to provide information to local governments on the general requirements of the County sanitary ordinance.
  - **Program:** Continue to provide technical assistance to towns on request to develop local farmland protection tools, such as transfer of development rights (TDR) and exclusive agricultural zoning.
- **Suggestions for Local Governments:** Local governments should provide Washington County with current copies of zoning, subdivision, and official mapping ordinances and amendments to such ordinances so the County is aware of local regulations affecting development projects. Local governments should coordinate the review of proposed land development projects with Washington County if a project requires approval under both a local and a County ordinance (such as approval under a Town zoning ordinance and the County shoreland/floodplain zoning ordinance).

### School District Cooperation Issue

- **Goal:** To coordinate with school districts as they plan and locate school facilities, as appropriate.
- **Objective:** To provide land use-related data to help school districts plan for the future.
  - **Policy:** Encourage school districts to consult with local governments and Planning and Parks Department staff when initiating facilities planning or when planning locations of new schools or recreational facilities.
    - **Program:** Work with school district officials, on request, to explain the type of permits required from Washington County before selecting and buying a site, and encourage districts to meet with local governments for the same purpose.
    - **Program:** Provide population projection data, including age composition and demographic projections to school districts for use in preparing facilities plans, or suggest that school districts contact SEWRPC for this information.
- **Suggestions for Local Governments:** Local governments should work with their local school district, if requested, to help determine suitable sites for new school buildings and other facilities. Communities should also consider the development of joint school and park sites and/or opportunities for joint use of recreational facilities, and work with school district officials to develop joint facilities where appropriate.

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## Chapter XV

# IMPLEMENTATION ELEMENT

### INTRODUCTION

The implementation element is the last of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(i) of the *Statutes* requires this element to include a compilation of programs, in a specified sequence, to implement the recommendations set forth in the preceding eight elements. The *Statute* also requires this element to:

- Identify proposed changes to applicable zoning ordinances, subdivision ordinances, and official maps.
- Describe how each of the other eight elements of the comprehensive plan will be integrated and made consistent with other elements of the plan.
- Include a mechanism to measure the County's progress towards achieving the recommendations of the plan.
- Include a process for amending and updating the plan. The *Statutes* require that a comprehensive plan be updated no less than once every 10 years.

Section 66.1001(4) of the *Statutes* sets forth the required procedure for adoption or amendment of a comprehensive plan, which includes:

- Adoption of a written public participation plan designed to foster public participation in the development of a comprehensive plan or a plan amendment.
- Approval of a recommended plan by a resolution approved by a majority of the full membership of the plan commission (for city, town, and village plans) or the appropriate committee of the County Board (for county plans). The Planning, Conservation, and Parks Committee (PCPC) of the Washington County Board oversees land use planning activities in Washington County.
- Distribution of the draft plan for review and comment to:<sup>1</sup>
  - Every governmental body located in whole or in part within the County.
  - The clerk of all adjacent County and local governments.
  - The Wisconsin Department of Administration.

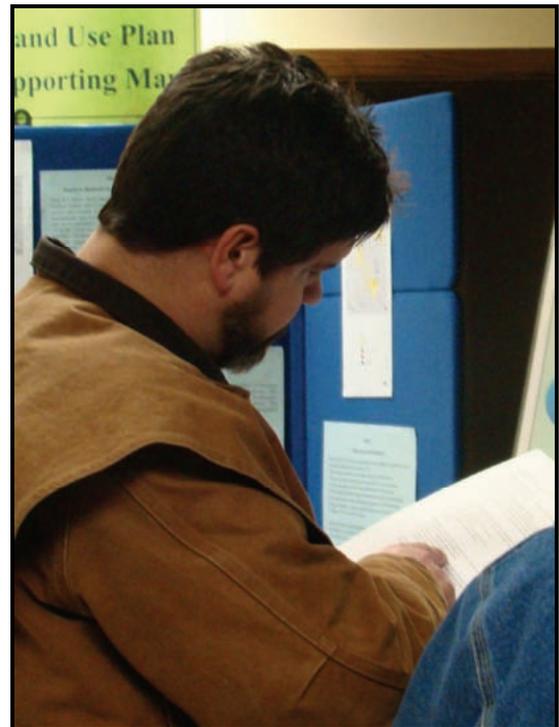
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<sup>1</sup>The Wisconsin Department of Administration has stated that both draft and adopted plan reports may be distributed in digital format, provided a paper copy of the report is available for review at each public library in the County and at the County building.

- SEWRPC.
- All public libraries in the County.
- The parties listed above must also be provided with a copy of the adopted comprehensive plan.
- Adoption of the plan by an ordinance adopted by a majority of the full membership of the County Board. Adoption of the plan by the County Board must be preceded by at least one public hearing. A Class 1 notice of the hearing must be published at least 30 days before the hearing. Written notice must also be provided to persons who have applied for or been issued a permit for a nonmetallic mining reclamation plan, registered a nonmetallic mining site under Chapter NR 135 of the *Wisconsin Administrative Code*, or to owners or leaseholders of lands with nonmetallic resources who have requested notice of the hearing in writing. Other property owners who submitted a written request must also be notified of the hearing.

## **PART 1: PLAN REVIEW AND ADOPTION**

For any planning process, it is good practice to hold public informational meetings and hearings on recommended plans before their adoption. Such actions provide an additional opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the plan recommendations. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at these meetings. Accordingly, a public informational meeting for the County comprehensive plan was held on March 13, 2008. A public hearing was held before the PCPC on March 31, 2008, in accordance with 2007 Resolution 42 of the County Board, which delegated authority for holding the public hearing on the comprehensive plan to the PCPC. The County provided public notice of the hearing in accordance with the requirements of the comprehensive planning law, and distributed the draft plan report to all of the parties specified in the law. The PCPC recommended approval of the plan to the County Board on April 2, 2008. The County Board resolution recommending adoption of the plan is included in Appendix R.



Public informational meetings acquainted residents and land owners with the various elements of the comprehensive plan.

An important step in plan implementation is the formal adoption of the recommended plan by the County Board. Upon such adoption, the plan becomes the official guide to be used by County officials and staff in making development or redevelopment decisions. The plan should serve as the basis on which all development proposals, such as shoreland/floodplain zoning requests, subdivision plats, and certified survey maps, are reviewed. Only those zoning actions or land divisions which are consistent with the plan should be approved. The Washington County Board adopted this comprehensive plan on April 15, 2008. A copy of the adopting ordinance is included in Appendix S.

A public participation plan for development of this comprehensive plan was prepared in 2004, and adopted by the County Board on September 14, 2004. A summary of the public participation plan is included in Appendix A.

## **PART 2: PLAN AMENDMENT PROCEDURE**

Although the Land Use Plan Map (Map 84) is often the focal point of comprehensive plans, plan amendments may include changes to the text or any of the maps included in this report. Text amendments may include:

- Changing, adding, or modifying a goal, objective, policy, or program in any of the element chapters in response to changing conditions or new information.
- Adding or changing the land use plan categories in the Land Use Element to provide for a category of development that is not incorporated into the current set of categories.
- Updating inventory information.

In addition to text amendments, the land use plan map (Map 84) may be amended to change the designation, and therefore the allowable uses, on a parcel or parcels of land. Other maps in the plan may be amended or updated to reflect updated information, such as updated floodplain mapping or inventories of natural resources or community facilities.

### **Procedure for Amending the Comprehensive Plan**

A plan amendment may be initiated by the County Board, a County Board committee, a City Common Council, a Village Board, or a Town Board. Because primary authority for regulating land use development in Washington County outside shoreland areas rests with cities, towns, and villages, through implementation of local zoning ordinances, land owners wishing to amend the County land use plan designation for their property must request the common council or town or village board to submit the amendment request to the County. The proposed amendment may also require an amendment to the city, town, or village comprehensive plan. The mayor, town chair, or village president should submit a written request to amend the County plan to the Washington County Department of Planning and Parks, together with a copy of the local ordinance approving the plan amendment.

Because Section 59.69 of the *Statutes* requires that city and village plans for areas within city or village boundaries be incorporated into the county plan without change, plan amendments requested by a city or village that affect only the area within the city or village will be automatically incorporated into the County plan without a formal approval process by the PCPC. County Planning and Parks Department staff will include a list of plan amendments requested by cities and villages in the annual report described in Part 6.

The State comprehensive planning law requires that the County use the same procedures required by Section 66.1001(4) of the *Statutes* to initially adopt this plan when amending or updating the plan. The following procedure will be used to review amendments requested by a Town or initiated by the County Board or a County Board committee. The County Board should prepare and adopt a public participation plan (PPP) to be used for all amendments to the County plan, which will determine the process to be used for amending the plan. A suggested procedure for reviewing plan amendments is provided below:

1. An application for a plan amendment will be submitted to the Planning and Parks Department. The Planning and Parks Department will review the proposed amendment and prepare a written recommendation for review by the PCPC.

If the proposed amendment is a change to a town land use plan map, the Department will provide a copy of the proposed amendment to SEWRPC for a review and recommendation regarding whether the proposed amendment is in substantial agreement with the regional land use plan, in accordance with County Board 2004 Resolution 35. SEWRPC will provide its recommendation to the Planning and Parks Department for attachment to the staff report to the PCPC.

2. The Planning and Parks Department will send a copy of the proposed plan amendment and its staff report to all adjacent local governments and the other parties listed in Section 66.1001(4)(b) of the *Statutes*, and to nonmetallic mine operators and other persons listed in Section 66.1001(4)(e) of the *Statutes*. These governments and individuals should have at least 30 days to review and comment on the proposed plan amendment.
3. If the County Board delegates the responsibility for conducting the required public hearing on plan amendments to the PCPC, as it did for the initial adoption of the comprehensive plan, the PCPC will schedule a public hearing on the proposed amendment and direct the publishing of a Class 1 notice, with

such notice published at least 30 days before the public hearing and containing the information required under Section 66.1001(4)(d) of the *Statutes*. The PCPC may, at its discretion, hold a public informational meeting prior to scheduling a public hearing on the amendment.

4. The PCPC will review the Department’s recommendation and take public comment at the public hearing. Following the hearing, or at a subsequent PCPC meeting, the PCPC will make a recommendation to the County Board in the form of a resolution approved by a majority vote of the full membership of the PCPC.
5. The County Board will consider the proposed amendment, together with supporting information and the recommendation of the PCPC, and approve or deny an ordinance adopting the plan amendment. In accordance with Section 66.1001(4)(c) of the *Statutes*, adoption must be by a majority vote of all the members-elect.
6. Following County Board action, the Planning and Parks Department will send a copy of the adopting ordinance and the plan amendment to those parties listed in Sections 66.1001(4)(b) and (e) of the *Statutes*.
7. The Planning and Parks Department staff will update the digital version of the County land use plan map (Map 84) quarterly, and post the map on the County website.
8. The Planning and Parks Department staff will work cooperatively with local governments to obtain amendments to local plans to ensure that the County has current local plan information.

### **PART 3: RECOMMENDED PROGRAMS**

As previously noted, the comprehensive planning law requires the Implementation Element to include a compilation of programs, in a specified sequence, to implement the recommendations set forth in the preceding eight elements. The Comprehensive Planning Technical Advisory Committee (TAC), comprised of Washington County Board Supervisors and staff from related committees and departments, reviewed the programs developed in the previous seven elements<sup>2</sup> of this plan and developed a relative priority ranking for their implementation. Each program was assigned a high (1.00 points), medium-high (2.00 points), medium (3.00 points), medium-low (4.00 points), or low (5.00 points) priority. The “average points” column on Tables 172 through 178 provides the rating assigned to each program. It is recommended that County officials and staff give priority to implementing programs given a “high” priority first, followed by programs given a “medium-high” priority, and so on; however, any new programs recommended in this plan must be individually reviewed and approved by the appropriate County Board liaison committee and County Board of Supervisors through the annual budget process prior to implementation. Many recommended programs should be conducted on an on-going (continuous) or a periodic basis (for example, plans such as the Land and Water Resource Management Plan should be updated every five years).

Recommended priorities for implementing the programs developed for each plan element are presented on the following tables (see the Summary chapter for a list of the top-ranked programs). The tables identify the agency or entity responsible for implementing each program. The County Board and/or Administrative Coordinator should determine the specific department responsible for implementing a program identified generically as a “County” responsibility on the following tables. The programs are organized under the “issues” that they are listed under in the element chapter.

- Table 172, Agricultural, Natural, and Cultural Resources Element (Chapter VIII)
- Table 173, Land Use Element (Chapter IX)
- Table 174, Housing Element (Chapter X)
- Table 175, Transportation Element (Chapter XI)

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<sup>2</sup>The *Issues and Opportunities Element (Chapter VII)* does not include any recommended programs, but rather sets forth general goals and objectives for the County.

Table 172

## AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT PRIORITIES

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Farmland Protection Issue</b>			
Program: Assign agricultural use to agricultural lands identified as Tier I (score of 6.8 or higher) by the LESA analysis on Map 84 (Washington County Land Use Plan Map).	PPD	1.83	6
Program: Update the County Farmland Preservation Plan to reflect the recommendations of the comprehensive plan, including the LESA analysis, and any changes to the Wisconsin Farmland Preservation Program approved by the State Legislature in response to the Working Lands Initiative report. Encourage local governments to participate in developing and implementing the updated County Farmland Preservation Plan.	PPD	2.33	9
Program: Work with area land trusts, such as the Ozaukee Washington Land Trust (OWLT), to protect agricultural parcels through agricultural conservation easements and/or purchases.	PPD, NCO	2.33	9
Program: Develop and adopt a County right-to-farm ordinance that defines agricultural operations, normal agricultural practices, and the specific farmland that is affected by the ordinance; a reference to the State Statute that protects farmers from nuisance lawsuits; and a grievance procedure that outlines how complaints against agricultural operations will be resolved.	PPD, UWEX	2.33	9
Program: Work with UW-Extension to develop an informational handout to educate residents on the State's right-to-farm law and what to expect when moving into a rural area.	PPD, UWEX	2.67	11
Program: Work with appropriate organizations to develop programs that support Wisconsin's Working Lands Initiative recommendations.	PPD	3.00	13
Program: Work with UW-Extension to develop a public educational program and distribute educational materials to the public regarding the benefits of farming and the need to protect enough farmland in Washington County for farming to remain viable in the future.	PPD, UWEX	2.67	11
Program: Work with UW-Extension to develop an educational program outlining farmland preservation grants available through Federal and State agencies. The County should act as a liaison between those interested in Federal and State agency assistance and Federal and State agencies as part of program implementation.	PPD, UWEX	2.50	10
Program: Work with UW-Extension to develop an informational handout to educate farmers on benefits and tax advantages to preserving farmland.	PPD, UWEX	2.50	10
Program: Work with UW-Extension to develop a program to educate town officials on zoning, land division, and other ordinances and techniques that would facilitate farmland protection. Many ordinances and techniques are described in the <i>Farmland and Open Space Preservation Tools</i> report prepared by the County in 2005.	PPD, UWEX	2.33	9
Program: Continue to pursue Federal and State farmland protection grant funds available to County governments, and prioritize areas for application using the LESA analysis.	PPD	2.33	9
Program: Continue to encourage the use of the Wisconsin Department of Natural Resources (DNR) Managed Forest Law program in the County.	PPD	1.83	6
Program: Promote the Farm and Ranch Protection Program (Federal PDR matching grant program) and assist communities, non-government organizations, and the DNR in identifying appropriate areas to apply for Farm and Ranch Protection program grants.	PPD, NCO	2.50	10
Program: Continue to work with appropriate organizations and local governments to develop programs to support farmland protection.	PPD, NCO	2.67	11
Program: Continue to provide technical assistance to towns on request for town farmland protection programs, such as transfer of development rights and exclusive agricultural zoning.	PPD	2.50	10
Program: Continue to provide technical assistance to the North Branch Milwaukee River Wildlife and Farming Heritage Area including maps, tile locations, soils information, and conservation plans to the DNR and OWLT on parcels of interest. County representatives should also participate on North Branch Milwaukee River Wildlife and Farming Heritage Area advisory committee.	PPD	2.67	11
Program: Maintain "farm friendly" roads with wider (gravel) shoulders for farm equipment where needed.	HI	2.17	8
Program: Work with local governments to explore County and/or local adoption of a Livestock Facility Siting Ordinance under Section 93.90 of the <i>Wisconsin Statutes</i> .	PPD, LG	2.83	12
Program: Continue to encourage intergovernmental cooperation to protect farmland. Strategies include boundary agreements and more regular and compact city and village boundaries.	PPD	2.50	10
Program: Continue to work with UW-Extension to provide education on methods of protecting agricultural land, by working with local governments and the Washington County unit of the Towns Association.	PPD, UWEX	2.67	11
Program: Continue to publicize/furnish information on sustainable and alternative agricultural practices.	PPD	2.00	7
<b>Management of Productive Agricultural Areas Issue</b>			
Program: Continue to undertake countywide education efforts to promote conservation practices.	PPD	1.83	6
Program: Continue to increase the use of Best Management Practices such as conservation tillage (where crops are grown with minimal cultivation of the soil).	PPD	1.83	6
Program: Continue the educational program that specifically outlines the soil conservation and Best Management Practices resources and grants available through the United States Department of Agriculture (USDA) and other Federal agencies. The County should act as a liaison between those interested in Federal agency assistance and Federal agencies as part of program implementation.	PPD	2.00	7
Program: Continue the educational program that specifically outlines the soil conservation and Best Management Practices resources and grants available through State agencies such as the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and DNR. The County should act as a liaison between those interested in State agency assistance and State agencies as part of program implementation.	PPD	1.67	5

Table 172 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Management of Productive Agricultural Areas Issue (continued)</b>			
Program: Work with the UW-Discovery Farms and Wisconsin Agricultural Stewardship Initiative programs to promote an increased understanding of agricultural impacts on soil quality and how to implement Best Management Practices in Washington County.	PPD	1.67	5
Program: Continue to pursue Federal and State soil resource conservation grant funds available to County governments.	PPD	2.67	11
Program: Continue to update the land and water resource management plan every five years.	PPD	1.83	6
Program: Continue to actively promote the use of the Conservation Reserve Program (CRP) in Washington County.	PPD	2.83	12
Program: Continue to identify croplands that currently don't have a conservation plan and develop/revise 20 producer whole farm resource conservation plans annually.	PPD	2.50	10
<b>Viability of Agribusiness Issue</b>			
Program: Implement programs recommended under the Farmland Protection Issue to preserve agricultural activity in Washington County, including support of the Wisconsin Working Lands Initiative recommendations.	PPD	2.33	9
Program: Work with UW-Extension to develop an educational program outlining grants and loans available through Federal and State agencies for youth programs, including 4-H Clubs and Future Farmers of America (FFA).	PPD, UWEX	2.67	11
Program: Work with Economic Development-Washington County (EDWC) to study the use of State and Federal bio-energy grants to promote agriculture and associated agricultural industries in Washington County.	PPD, EDWC	2.67	11
Program: Work with EDWC to develop a program to promote an agricultural economic cluster of farming operations and appropriate agri-businesses on lands designated for agricultural use on the County Land Use Plan Map for 2035.	PPD, EDWC	2.17	8
Program: Continue to market and link Washington County farms and agricultural products, including organic products, to restaurants and grocery stores in Washington County and surrounding areas.	UWEX	2.17	8
Program: Work with NRCS and UW-Extension to establish a program to promote agri-tourism in Washington County through agricultural-related special events. Events could include farm breakfasts, farm tours, corn mazes, and u-pick farms. The program could include an educational component for farmers regarding possible agri-tourism enterprises.	PPD, NRCS, UWEX	2.83	12
Program: Work with UW-Extension to create a resource log of existing programs available to support young farmers and ensure that this resource is effectively communicated to existing and potential farmers so that people are aware of available programs.	PPD, UWEX	3.17	14
Program: Work with UW-Extension and local high schools and colleges to promote agribusiness education programs, and encourage young and beginning farmers to attend classes. Provide tuition assistance to farmers attending classes.	PPD, UWEX	2.83	12
Program: Study the feasibility of providing County tax credits for agricultural parcels and agribusinesses.	CO	3.33	15
Program: Promote existing Federal and State programs that provide financial support for beginning farmers. In addition, study the need and feasibility of establishing County programs to support beginning farmers.	CO	3.17	14
Program: Continue to promote the EDWC Agribusiness Committee to connect the farm business community and work together on common issues.	CO, EDWC	2.50	10
Program: Work with EDWC and UW-Extension to promote the economic impact of agriculture in Washington County.	CO, EDWC, UWEX	3.17	14
Program: Work with UW-Extension to provide information to farmers on succession planning.	CO, UWEX	2.67	11
<b>Natural Areas Protection Issue</b>			
Program: Incorporate the resources and areas identified on Map 77 into Map 84 (Land Use Plan map).	PPD	1.83	6
Program: Review the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance to ensure it is consistent with Map 84 (Land Use Plan map).	PPD	1.33	3
Program: Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements.	PPD	1.33	3
Program: Develop an educational program and distribute educational materials regarding techniques that promote land use patterns that are sensitive to natural resource conservation such as overlay zoning, planned unit development (PUD), conservation subdivisions, and transfer of development rights (TDR) programs. The educational program focus should include local governments and developers.	PPD, UWEX, LG	2.00	7
Program: Continue to promote and educate local governments on the information in the Farmland and Open Space Preservation Tools Report.	PPD	2.17	8
Program: Continue to meet with developers to conduct a project walk-through during the preliminary plat stage of proposed projects and to promote an "options review" for developers to consider protection of natural resources at the conceptual review stage of proposed projects.	PPD	1.67	5
Program: Develop model ordinances for local government use that provide for protection of the natural resource areas shown on Map 77.	PPD	1.33	3
Program: Develop a model transfer of development rights (TDR) program for local government use that focuses on the protection of agricultural and natural resource areas. The County should consider studying a County TDR program if State law is changed to authorize TDR programs at the County level.	PPD	1.83	6
Program: Assist local governments in preparing and adopting conservation subdivision ordinances if assistance is requested.	PPD, LG	1.50	4

Table 172 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
Natural Areas Protection Issue (continued)			
Program: Study the creation of a dedicated County natural resources preservation fund.	PPD	3.17	14
Program: Continue to study funding options to protect environmental corridors, natural areas, and critical species habitat sites.	PPD	2.67	11
Program: Develop an educational program and distribute educational materials regarding techniques to protect Washington County's environmental corridors, natural areas, and critical species habitat sites. The educational program focus should include local governments and NCOs.	PPD, UWEX, LG, NCO	2.67	11
Program: Continue to develop a public educational program and distribute educational materials to the public regarding the benefits of natural resources and the need to protect them from degradation.	PPD	2.33	9
Program: Continue to work with the OWLT and other NCOs to protect environmental corridors, natural areas, and critical species habitat sites.	PPD, NCO	2.67	11
Program: Continue to support implementation of the DNR North Branch Milwaukee River Wildlife and Farming Heritage Area project goals.	PPD	2.33	9
Program: Work to protect environmental corridors through the County subdivision review process.	PPD	1.50	4
Program: Continue to work with the Mid-Kettle Moraine Partnership to preserve the valuable natural features and create a connection between the North and South Kettle Moraine State Forests, known as the "Mid-Kettle Moraine" area.	PPD	2.00	7
Program: Continue to implement the recommendations for acquisition and management of natural areas, critical species habitat sites, and significant geological areas as set forth in the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, as modified by the Washington County Park and Open Space Plan.	PPD	2.17	8
Program: Continue to implement the Washington County Park and Open Space Plan and regional natural areas plan.	PPD	2.00	7
Program: Promote the use of State and Federal set-aside and preservation programs.	PPD	2.17	8
Program: Identify and promote natural resource preservation efforts that have been successful in Washington County and the region.	PPD	2.17	8
Program: Implement weed ordinances in County parks and when requested, work cooperatively with local governments to create local weed ordinances.	PPD	2.17	8
Program: Provide for an invasive plant education and outreach program in Washington County through a partnership with the Invasive Plant Association of Wisconsin, the Southeastern Wisconsin Cooperative Invasive Species Management Area, and the Ozaukee Washington Land Trust and promote a cooperative weed management program.	PPD, NCO	2.00	7
Program: Work with UW-Extension to provide education and outreach about native plants.	PPD, UWEX	2.00	7
Program: Upon adoption of an updated Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.	PPD	-- <sup>d</sup>	-- <sup>d</sup>
Program: Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA.	PPD, DNR, FEMA	1.33	3
Program: Include floodplains on Map 84 (Land Use Plan map).	PPD	1.33	3
Program: Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance.	PPD	1.33	3
Program: Develop an educational program and distribute educational materials regarding statutory requirements and authorities related to floodplain areas. The educational program focus should include local governments and developers.	PPD, UWEX	2.33	9
Program: Develop a public educational program and distribute educational materials to the public regarding floodplain management.	PPD, UWEX	2.50	10
Program: Implement programs recommended under the Surface and Groundwater Resources issue to support the development of land use patterns to protect wetlands in the County from pollution.	PPD	1.67	5
Program: Continue to implement the CRP and Wetland Restoration Program (WRP) (see Chapter III for more information regarding these programs) in Washington County.	PPD	1.83	6
Program: Incorporate the wetlands identified on Map 77 into Map 84 (Washington County Land Use Plan Map: 2035).	PPD	1.83	6
Program: Consider establishing a program to allow development of small wetlands within areas of high-value developable land in exchange for the preservation of larger off-site wetland areas.	PPD	2.33	9
Program: Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance and amend the shoreland zoning maps to incorporate the updated wetland inventory maps being prepared by SEWRPC under contract with the Department of Natural Resources.	PPD	1.50	4
Program: Continue to partner with the NRCS and DNR to promote wetland creations, enhancements, and restorations in Washington County.	PPD, NRCS, DNR	2.00	7
Program: Work with the Wisconsin Department of Revenue and local governments and assessors to lower the assessment rate on wetlands to help encourage wetland creation and preservation.	PPD, WDR, LG	2.00	7
Program: Identify stream corridor and floodplain areas to be preserved and/or restored.	PPD	2.00	7
Program: Promote existing programs and conservation easements through semi-annual newsletter articles and one public event each year (i.e. fairs).	PPD	2.33	9

Table 172 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
Surface and Groundwater Resources Issue	HI	2.83	12
Program: Limit the amount of salt used on County highways and encourage local governments to limit the amount of salt used on town, village, and city streets to the minimum necessary to ensure safe driving conditions. Consider using sand rather than salt where feasible.	PPD	1.67	5
Program: Support and, where applicable, implement sanitary sewer and stormwater management standards recommended in the regional water quality management plan update (RWQMP).	PPD	2.17	8
Program: Continue to develop and distribute educational materials to the public regarding non-point and point source pollution.	PPD	1.33	3
Program: Continue to enforce compliance with the Animal Waste Storage Facility Code, Chapter 16, of the Washington County Code of Ordinances.	PPD	1.67	5
Program: Continue to enforce the recommendations for management of animal waste storage facilities and utilization of waste set forth in Standard 590 of the USDA-NRCS Technical Guide and conduct annual follow-up inspections.	PPD	2.17	8
Program: Develop methods to investigate the impacts of thermal pollution of water quality.	PPD	1.67	5
Program: Continue to ensure compliance with NR 216 of the <i>Wisconsin Administrative Code</i> through subdivision and shoreland zoning reviews, including construction site pollutant control (including plan review and compliance inspections) and post-construction stormwater management (including plan review and compliance inspections).	PPD, DNR	2.17	8
Program: Continue to work with DNR to analyze improvements on selected streams and watersheds based on compliance with NR 151 and Best Management Practices implemented on parcels.	PPD	2.00	7
Program: Continue to work on agricultural performance standards of NR 151 regarding evaluation of parcels for compliance.	PPD	2.67	11
Program: Assist other government agencies with implementation of the RWQMP.	PPD, MMSD, SEWRPC	2.17	8
Program: Work collaboratively with MMSD and SEWRPC to prepare and implement the RWQMP.	PPD	2.00	7
Program: Organize and participate in training/learning events for government officials and staff, utilities, public and private property owners, and land managers to increase awareness of proper use of fertilizer, pesticides, and de-icers.	PPD	2.00	7
Program: Continue to develop a compliance monitoring process to assist farmers and private consultants with the development and implementation of nutrient management plans on croplands, and monitor compliance on 10 percent of planned acres annually.	PPD	1.83	6
Program: Maintain working relationship with DNR to be kept informed of fertilizers and pesticides being applied in Washington County.	PPD	2.00	7
Program: Continue to work with farmers to implement the recommendations of the Land and Water Resource Management Plan.	PPD	1.67	5
Program: Implement programs recommended under the Natural Areas Protection issue to support the development of land use patterns to effectively meet the wastewater disposal and stormwater runoff control needs of the County.	PPD	1.50	4
Program: Continue to implement the County Sanitary Code, Chapter 25, of the Washington County Code of Ordinances, which includes regulation of private onsite waste treatment systems (POWTS).	-- <sup>e</sup>	-- <sup>e</sup>	-- <sup>e</sup>
Program: Continue to develop and distribute educational materials to the public regarding non-point and point source pollution.	PPD	1.50	4
Program: Continue to promote groundwater infiltration in areas associated with natural groundwater recharge by minimizing impermeable areas and promoting wetland creations, enhancements, and restorations.	PPD	1.33	3
Program: Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.	PPD	1.83	6
Program: Assist SEWRPC in developing and implementing the regional water supply plan. Upon adoption of the plan by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.	PPD, DNR	2.33	9
Program: Work with the DNR to develop a public educational program and distribute educational materials to the public regarding well water safety information and well monitoring.	PPD	1.83	6
Program: Promote landfill abandonment/monitoring efforts.	PPD	1.50	4
Program: Encourage the protection of groundwater recharge areas identified in the regional water supply plan.	PPD	1.17	2
Program: Continue to identify unused wells through farmstead inventories and subdivision reviews and promote proper abandonment of wells.	PPD	1.33	3
Program: Continue to promote and provide assistance for proper well abandonment.	PPD	1.00	1
Program: Assist local communities in developing "Wellhead Protection Plans" for public wells to protect drinking water sources.	PPD	2.17	8
Program: Identify and map springs, cold water streams, and their recharge areas.	PPD	2.17	8
Program: Continue to implement the Quaa Creek Watershed Management Plan, which is designed to preserve water quality, restore natural resources within riparian corridors, and enhance existing and planned stormwater and erosion control practices.	PPD	2.33	9
Program: Raise awareness about groundwater levels, water infiltration, and aquifer recharge.	PPD	1.83	6
Program: Develop an outreach program to increase well water sampling.	PPD	1.83	6

Table 172 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
Surface and Groundwater Resources Issue (continued)			
Program: Raise awareness about levels of well contaminates.	PPD	1.67	5
Program: Increase awareness and promote action for proper groundwater protection practices.	PPD	1.33	3
Program: Promote water recycling for irrigation and other suitable uses.	PPD	1.67	5
Program: Implement programs recommended under the Natural Areas Protection issue to support the development of land use patterns that protect wetlands, floodplains, primary environmental corridors, and other natural resource areas that will provide areas for groundwater recharge.	PPD	1.67	5
Program: Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.	PPD	1.50	4
Program: Work with SEWRPC and with local governments that operate sewage treatment plants to study the feasibility of using treated wastewater from sewage treatment plants to recharge groundwater rather than releasing it to surface waters.	PPD, SEWRPC, LG	2.00	7
Environmental Health Issue			
Program: Continue to provide evaluation, education and referral to citizens seeking information on adverse health conditions.	HEA	1.50	4
Program: Continue to encourage referral of complaints to the appropriate local government by citizens using the Health Department form when appropriate.	HEA	1.67	5
Program: Continue to provide resources and assistance to local governments as requested.	HEA	1.67	5
Program: Continue to provide evaluations and recommendations to local governments as requested.	HEA	1.67	5
Program: Continue to promote intergovernmental agreements for evaluation and enforcement of human health hazards.	HEA	1.67	5
Program: Continue to provide written orders to abate human health hazards or nuisances when appropriate.	HEA	1.33	3
Program: Continue to provide follow-up evaluation and clearance orders as indicated.	HEA	1.33	3
Program: Continue to update the CHIP and Strategic Plan every five years.	HEA	1.83	6
Program: Continue to encourage existing groups and agencies working on issues identified in the CHIP to utilize the updated plan as appropriate.	HEA	2.00	7
Program: Continue to ask that groups or agencies conducting activities that support any of the health indicator categories to contact the Health Department to share activities and/or outcomes of those activities/programs/initiatives.	HEA	2.33	9
Program: Continue to encourage groups/agencies to collaborate on support for the priorities identified in the CHIP.	HEA	2.50	10
Program: Continue to encourage groups/agencies to review goals of all health indicator categories when planning activities and programming.	HEA	2.50	10
Program: Continue to ask that groups/agencies identifying additional measurable objectives or outcomes for categories contact the Health Department to share information.	HEA	2.33	9
Program: Continue to support environmental health regulations affecting food safety, drinking water, vector (carrier that transfers an infective agent from one host to another) control, recreational water quality, hazardous waste recycling, and air quality.	HEA, PPD	1.83	6
Program: Continue monitoring and testing County owned swimming beaches for safe water quality per Section 254.46 of the <i>Statutes</i> .	HEA	1.67	5
Program: Continue DNR subcontract for inspection of transient non-community wells.	HEA	1.50	4
Program: Continue to support development of the Washington County Health Department's capacity to offer a full range of environmental health services (i.e. licensed facilities inspections, radon education and monitoring, air quality monitoring, hazardous waste control including medication clean sweeps, rabies consultation, lead screening and risk assessment services, vector control, septic system inspections, recreational water management, disease investigations and tobacco control activities).	HEA	2.33	9
Program: Continue to coordinate activities of other environmental health professionals employed by the County outside the Health Department by the Board of Health in compliance with Section 251.04(8) of the <i>Statutes</i> .	HEA	2.00	7
Program: Work with pharmacies and medical centers in Washington County to develop and conduct an unused pharmaceutical collection and disposal program.	HEA, PPD	1.50	4
Program: Encourage local governments that operate sewage treatment plants to implement locally-designed programs similar to the Capacity, Management, Operations, and Maintenance (CMOM) program that is currently being promoted by the United States Environmental Protection Agency (USEPA) as a means of evaluating and maintaining sewage collection systems.	LG, DNR	2.33	9
Program: Continue cross training of public health nurses as sanitarians under the supervision of a Registered Sanitarian employed by the Health Department and reporting to the Board of Health per Section 251.04(8) of the <i>Statutes</i> .	HEA	1.83	6
Program: Assume agent status from the Wisconsin Division of Public Health for licensing of facilities serving the public under Section 254.69 of the <i>Statutes</i> on or before July 2009.	HEA	2.50	10
Program: Continue to assure compliance with safety and sanitary regulations in Chapter 254 of the <i>Statutes</i> and <i>Wisconsin Administrative Code</i> Chapters HFS 172: Pools; HFS 173: Tattoo and Body Piercing; HFS 178: Campgrounds; HFS 195: Hotels, Motels and Tourist Rooming Houses; HFS 196: Restaurants; HFS 197: Bed and Breakfast Establishments; and HFS 198: Vending of Food by July 2009 for all licensed facilities in the County.	HEA	1.67	5
Program: Conduct site visits to provide education, consultation, inspection and resources to all licensed facilities serving the public at least once every 12 months starting in July 2009.	HEA	2.17	8

Table 172 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Environmental Health Issue (continued)</b>			
Program: Continue to assure environmental health conditions that do not adversely affect the health, comfort, safety, or well-being of individuals using public licensed facilities.	HEA	1.67	5
Program: Reduce exposure to environmental and safety hazards in public lodging and recreational areas.	HEA	1.83	6
Program: Continue to promote public awareness of food, water, and recreational safety.	HEA, PPD	1.50	4
Program: Continue to promote uniform statewide public health standards to prevent and control exposure to food borne, water borne, or recreational hazards.	HEA	1.50	4
Program: Continue to promote timely investigations of communicable diseases associated with licensed facilities.	HEA	1.33	3
Program: Develop an inspection procedure and schedule for manure storage facilities. Inspect 20 percent of facilities annually and take follow-up action as needed.	PPD	1.67	5
Program: Continue to provide high quality technical review and planning assistance.	PPD	1.67	5
Program: Continue to educate producers, town officials, agricultural lenders and contractors regarding ordinance requirements (town meetings, newsletters, etc.).	PPD	1.67	5
Program: Continue to map existing livestock operations using the County Geographic Information System.	PPD	1.67	5
Program: Continue on-site inventories of existing operations to determine compliance.	PPD	1.67	5
Program: Continue to assist five producers annually with implementing corrective measures.	PPD	2.17	8
Program: Implement a monitoring and inspection procedure that encompasses State Performance Standards.	PPD	1.83	6
Program: Continue to provide technical assistance for expansion projects.	PPD	2.00	7
Program: Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs.	PPD	1.00	1
Program: Continue to promote partnering with local municipalities and business community involving program initiative.	PPD	1.50	4
Program: Continue to conduct a Countywide Clean Sweep program periodically and incorporate other recycling efforts and awareness into the program.	PPD	1.00	1
Program: Provide educational materials to landowners as part of farm assessment.	PPD	2.33	9
Program: Provide educational materials outlining the hazards of dioxins and other toxins/carcinogens emitted by open burning.	PPD	1.83	6
<b>Nonmetallic Mineral Resources Issue</b>			
Program: Continue to develop an educational program and distribute educational materials regarding statutory requirements for nonmetallic mining reclamation plans and the mineral rights program. The educational program focus should include local government officials and staff, operators, and the public.	PPD	2.50	10
Program: Work with local governments and nonmetallic mineral producers to identify suitable areas with commercially viable sources of nonmetallic minerals. Ideally, suitable areas should be located in sparsely populated areas and not have significant natural resources.	PPD	2.33	9
Program: Continue to provide written notice of public meetings and hearings to owners and operators of non-metallic mining operations and to persons who have registered a marketable nonmetallic mineral deposit under Section 295.20 of the <i>Wisconsin Statutes</i> in which the allowable use or intensity of use of a property is proposed to be changed by the County comprehensive plan. Those who would like to be notified of these meetings must request the County to send notification.	PPD	2.50	10
Program: Continue to maximize use of recycled asphalt and other building materials in County projects in order to conserve limited nonmetallic mineral resources. Encourage public and local use of recycled asphalt and other building materials.	CO, HI, PPD	1.33	3
Program: Continue to enforce Chapter 18, Nonmetallic Mining Reclamation, of the Washington County Code of Ordinances in cities, villages, and towns that have not adopted a local reclamation ordinance under Section 295.14 of the <i>Wisconsin Statutes</i> and Section NR 135.32 (2) of the <i>Wisconsin Administrative Code</i> .	PPD	1.83	6
Program: Continue to approve and permit sites and reclamation plans annually.	PPD	1.83	6
Program: Continue to inspect sites to ensure plan compliance and update financial guarantees.	PPD	2.00	7
<b>Park and Open Space Preservation Issue</b>			
Program: Incorporate the adopted park and outdoor recreation element of the Washington County Park and Open Space Plan into Map 87 (Washington County Land Use Plan Map: 2035), with the exception of proposed County Parks B and E.	PPD	1.83	6
Program: Create new County parks, new facilities and improvements at existing major parks, the development of area wide trails, and boat access facilities to major lakes, as recommended in the Washington County Park and Open Space Plan; with the exception of proposed County Parks B and E.	PPD	3.00	13
Program: Allocate funds for the development of a Park Management Plan for the County Park System as recommended in the Washington County Park and Open Space Plan.	PPD	2.67	11
Program: Allocate funds for the development of a detailed bike and pedestrian plan for Washington County as recommended in the Washington County Park and Open Space Plan.	PPD	2.00	7
Program: Acquire the St. Anthony Maple Woods area and re-establish forest interior bird habitat on the site. Support the acquisition and development of the Shady Lane Woods site and reestablishment of forest interior habitat by the Ozaukee Washington Land Trust. Recommendations for reestablishment of forest interior habitat on these sites are recommended in the regional natural areas plan and the Washington County Park and Open Space Plan.	PPD	3.67	16

Table 172 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
Park and Open Space Preservation Issue (continued)			
Program: Implement the recommendations for acquisition and management of natural areas, critical species habitat sites, and significant geological areas as set forth in the Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, as modified by the Washington County Park and Open Space Plan.	- - <sup>e</sup>	- - <sup>e</sup>	- - <sup>e</sup>
Program: Upon adoption of an updated Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.	- - <sup>d,e</sup>	- - <sup>d,e</sup>	- - <sup>d,e</sup>
Program: Continue to support DNR acquisition and protection of lands within the project boundaries approved by the Natural Resources Board on a willing seller-willing buyer basis. These sites are shown on Map 28 and include the Loew Lake and Northern Units of the Kettle Moraine State Forest, the North Branch Milwaukee River Wildlife and Farming Heritage Area, the Allenton, Jackson Marsh, and Theresa Marsh Wildlife Areas, scattered wetland sites, and lands accommodating portions of the Ice Age Trail.	PPD	3.00	13
Program: Continue to update and adopt County park and open space plans on a regular basis to maintain County eligibility to receive available State and Federal outdoor recreation grants.	PPD	2.67	11
Program: Investigate options for providing a County ATV trail and an east-west bicycle trail as part of the next update of the Washington County Park and Open Space Plan.	PPD	2.83	12
Program: Implement programs recommended under the Natural Areas Protection Issue to preserve high-quality open space lands in Washington County.	PPD	2.33	9
Program: Continue to work with the DNR, National Park Service, and Ice Age Park and Trail Foundation to implement the recommendations set forth in the Ice Age Trail Corridor Plan and incorporated into the Washington County Park and Open Space Plan.	PPD	1.67	5
Program: Continue to acquire the natural areas and critical species habitat sites recommended for County acquisition and management in the regional natural areas plan, as modified by the Washington County Park and Open Space Plan.	PPD	2.50	10
Program: Continue to apply for DNR Stewardship and other available grants for acquisition of park and open space sites and development of recreational facilities.	PPD	2.33	9
Program: Work to protect environmental corridors through the County shoreland zoning permitting process and the subdivision review process.	PPD	2.33	9
Program: Incorporate the recommended open space preservation element of the Washington County Park and Open Space Plan into Map 84 (Land Use Plan map).	PPD	2.17	8
Program: Continue preserving environmentally significant open space lands (including primary environmental corridors, secondary environmental corridors, and isolated natural resource areas) by encouraging public agencies or nonprofit conservation organizations to acquire the land for natural resource protection or open space preservation purposes or for public park or trail use.	PPD	2.50	10
Program: Continue to educate the public and local governments about the benefits of parks and open spaces.	PPD	2.50	10
Program: Continue to promote Washington County parks and open spaces as related to tourism in the County.	PPD, CVB	2.83	12
Program: Continue to work with appropriate organizations to promote nature-based tourism programs in the County.	PPD, CVB	3.00	13
Historical Resources Issue			
Program: Continue to apply for funding and partner with the State Historical Society of Wisconsin and local governments to conduct historical surveys to identify historically significant structures and districts and methods to protect them.	HS, LG	2.17	8
Program: Continue to support the County Landmarks Commission as described in Chapter 20 of the County ordinance.	CC, HS	2.17	8
Program: Study the requirements for Washington County to become a Certified Local Government by the State Historic Preservation Officer.	CC, HS	2.83	12
Program: Develop a model historic preservation ordinance for towns under the provisions of Section 60.04 of the <i>Wisconsin Statutes</i> (consult the State Historical Society Division of Historic Preservation model ordinance).	CO, HS	2.33	9
Program: Develop model design guidelines for historic districts.	CO, HS	2.83	12
Program: Continue to preserve and maintain any structures with historical value owned by the County, in consultation with the County Landmarks Commission and the Washington County Historical Society.	CC, HS	2.67	11
Program: Continue to encourage local governments to observe Section 66.1111 of the <i>Wisconsin Statutes</i> , which requires local governments, including counties, to consider how a project may affect historic properties and archaeological sites listed on the National Register of Historic Places or State Register of Historic Places and continue to use the County Historical Society as a resource.	CC, HS	2.33	9
Program: Continue to develop and distribute educational materials that can be used by local governments and property owners regarding Wisconsin's Historic Building Code, which can be used in lieu of the prevailing code for eligible buildings to retain historical features not permitted by the prevailing code.	CC, HS	2.33	9
Program: Study the development and State and Federal funding of a historical preservation covenant program in Washington County to protect historical structures.	CO, HS	3.00	13
Program: Continue to develop and distribute educational materials to local governments and property owners regarding Federal and State Investment Tax Credits available for rehabilitation of historic properties.	HS	2.67	11

Table 172 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
Historical Resources Issue (continued)			
Program: Continue to develop and distribute educational materials to local governments and property owners regarding Federal and State Investment Tax Credits available for rehabilitation of historic properties.	HS	2.67	11
Program: Continue to develop and distribute educational materials to local governments and property owners regarding historic buildings that may be exempt from general property taxes under Section 70.11 of the <i>Wisconsin Statutes</i> . Eligible properties could include: properties listed on the National and State Registers; properties subject to a preservation easement or covenant held by the State Historical Society or an entity approved by the State Historical Society; properties used for a civic, governmental, cultural, or educational use; and properties owned or leased by a tax-exempt organization.	HS	2.67	11
Program: Continue to develop and distribute educational materials to local governments and property owners regarding grants available for historic preservation and rehabilitation, with a concentration on programs that focus on smaller communities and rural areas such as the Jeffris Family Foundation, the National Trust for Historic Preservation/Jeffris Preservation Services Fund, and Wisconsin Humanities Council Historic Preservation Program Grants.	HS	2.67	11
Program: Continue to develop methods to promote historical sites located in Washington County to tourists, and support the Washington County Convention and Visitors Bureau and the Washington County Historical Society.	HS, CVB	2.67	11
Program: If requested, continue to provide assistance to local governments interested in participating in the State's "Main Street" program.	HS	2.50	10
Program: Continue to develop methods to support cultural organizations, such as, but not limited to, the West Bend Children's Theater, the Museum of Wisconsin Art, the Schauer Arts Center, the Washington County Historical Society Housewares Museum, and the Kettle Moraine Symphony.	CO, CVB, HS	2.67	11
Program: Continue to provide educational outreach to all primary, secondary, and post-secondary school systems in the County.	HS	2.17	8
Archaeological Resources Issue			
Program: Develop a model archaeological ordinance for local government use. This model ordinance is similar to a historic preservation ordinance; however, its focus is preservation of archaeological sites.	HS, PPD	2.33	9
Program: Study the use of land trust programs for archaeological preservation purposes.	HS, PPD	2.33	9
Program: Study the development and funding of an archaeological preservation easement program in Washington County to protect archaeological sites.	HS, PPD	2.33	9
Program: Obtain records from the State Division of Historic Preservation regarding all State inventoried archaeological sites and lands that have been surveyed. Consider conducting additional archaeological survey work in areas that have not yet been surveyed. The UW-Milwaukee Archaeological Research Laboratory should be contacted to assist in this effort.	HS, PPD	2.33	9
Program: Continue to preserve and maintain any sites with archaeological value in County ownership.	PPD	2.17	8
Program: Continue to encourage local governments to comply with Section 66.1111 of the <i>Wisconsin Statutes</i> , which requires local governments, including counties, to consider how a project may affect historic properties and archaeological sites listed on the National or State Registers of Historic Places.	HS	2.50	10
Program: Continue to develop and distribute educational materials to local government and property owners regarding the archaeological tax exemption available under Section 70.11 of the <i>Wisconsin Statutes</i> . This exemption may prompt owners of significant archaeological sites in the County to nominate the site for the State and National Registers of Historic Places (only sites listed on the State and National Registers are eligible for the exemption). Currently there are three mound groups in the Town of Farmington listed on the National Register of Historic Places: the Lizard Mound group, located in and adjacent to Lizard Mound County Park, the Glass mound group, and the Susen-Backhaus mound group. These three mound groups together are classified as the "Island" Effigy mound district listed on the National Register.	HS	2.17	8
Program: Continue to develop methods to promote archaeological sites located in Washington County to tourists.	HS, CVB	3.17	14
County and Local Historical Societies and Museums Issue			
Program: Continue to support the work of the Washington County Historical Society to develop and distribute educational materials to local historical societies and the public regarding agencies, such as the State Historical Society Office of Local History, and funding sources that may support the work and facilities of local historical societies in Washington County.	CO, HS	2.33	9
Program: Continue to develop methods to support local historical societies, museums, and research facilities through funding.	CO, HS	2.67	11
Program: Continue to develop methods to promote museums located in Washington County to tourists.	CO, HS, CVB	3.00	13
Cultural Venues, Events, and Organizations Issue			
Program: Provide services, as available, to support cultural venues through the local Chambers of Commerce and the Washington County Convention and Visitors Bureau.	CO, CVB	2.67	11
Program: Develop methods to promote cultural venues and events located in Washington County through the Washington County Convention and Visitors Bureau.	CO, CVB	2.17	8
Program: Continue to maintain County parks, including the Fair Park, and improve recreation facilities in accordance with the Washington County Park and Open Space Plan.	CO, PPD	1.83	6
Program: Continue to maintain County trails and implement recommendations in the Washington County Park and Open Space Plan for additional trails in the County, including completion of the Ice Age Trail.	PPD	1.67	5

**Table 172 (continued)**

<sup>a</sup>The following agencies and entities are identified as having responsibility for implementing element programs:

ADRC - Aging and Disability Resource Center	HS - Historical Society
AHA - Area Housing Authorities	LG - Local Governments
CC- County Clerk	MMSD - Metropolitan Milwaukee Sewerage District
CO - Washington County	NCO - Nonprofit Conservation Organizations
CHAM - Area Chambers of Commerce	NRCS - Natural Resources Conservation Service
CVB - Washington County Convention and Visitors Bureau	PPD - Planning and Parks Department
DNR - Wisconsin Department of Natural Resources	RPL - Real Property Lister
EDWC - Washington County Economic Development Corporation	SD - Sheriff's Department
FEMA - Federal Emergency Management Agency	SEWRPC - Southeastern Wisconsin Regional Planning Commission
HEA - Health Department	WDR - Wisconsin Department of Revenue
HI - Highway Department	UWEX - UW Extension
HOME - HOME Consortium	UWWC - University of Wisconsin Washington County

<sup>b</sup>Each program was ranked based on the following: 1 – High Priority, 2 – Medium-High Priority, 3 – Medium Priority, 4 – Medium-Low Priority, 5 – Low Priority. Each member of the Comprehensive Planning Technical Advisory Committee (TAC) assigned a priority ranking to each program. The numbers in this column represent the average ranking assigned by the TAC.

<sup>c</sup>Programs that received the same average points (score) were given the same rank.

<sup>d</sup>Program was added after prioritization was determined, therefore the program was not ranked.

<sup>e</sup>Duplicate program.

Source: Washington County and SEWRPC.

- Table 176, Utilities and Community Facilities Element (Chapter XII)
- Table 177, Economic Development Element (Chapter XIII)
- Table 178, Intergovernmental Cooperation Element (Chapter XIV)

#### **PART 4: CONSISTENCY BETWEEN THE COUNTY COMPREHENSIVE PLAN AND COUNTY ORDINANCES**

Section 66.1001(3) of the *Statutes* requires that the following ordinances be consistent with a unit of government's comprehensive plan by January 1, 2010:

- Official mapping established or amended under Section 62.23(6) of the *Statutes*.
- County or local subdivision regulations under Section 236.45 or 236.46 of the *Statutes*.
- County zoning ordinances enacted or amended under Section 59.69 of the *Statutes*.
- City or village zoning ordinances enacted or amended under Section 62.23(7) of the *Statutes*.
- Town zoning ordinances enacted or amended under Section 60.61 or 60.62 of the *Statutes*.
- Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the *Statutes*.

Washington County has adopted a Land Division Ordinance (Chapter 24 of the Washington County Code of Ordinances) under Section 236.45 of the *Statutes*, and a Shoreland, Wetland, and Floodplain Zoning Ordinance (Chapter 23 of the Washington County Code of Ordinances) under Section 59.692 of the *Statutes*. Certain programs in the plan will likely require amendments to the ordinances in order to achieve consistency between the plan and the ordinances. Other programs affecting County ordinances are also identified.

Table 173

## LAND USE ELEMENT PROGRAM PRIORITIES

Program	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Land Use Issue</b>			
Program: Work with local governments, if requested, to design a local land use plan that accommodates anticipated increases in population, households, and employment in the local government and County by 2035.	PPD, LG	1.83	4
Program: Incorporate city and village land use plans into the County land use plan for the area within their corporate boundaries, as required by the <i>Wisconsin Statutes</i> . Incorporate town land use plan maps into the County plan if the plans are determined to be in substantial agreement with the regional land use plan, as provided in County Board Resolution 2004-35.	PPD	1.33	1
Program: Encourage the use of conservation subdivision design concepts in rural and suburban density residential development to the extent practicable.	PPD	1.50	2
<b>Agricultural, Natural, and Cultural Resources Issue</b>			
Program: Incorporate parcels designated for agricultural use by local government comprehensive plans on the County Land Use Plan Map (Map 84).	PPD	1.67	3
Program: Update the County Farmland Preservation Plan to reflect the recommendations of the comprehensive plan. Consider the results of the LESA analysis and any changes to the Wisconsin Farmland Preservation Program approved by the State Legislature in response to the Working Lands Initiative report as part of the plan update. Encourage local governments to participate in developing and implementing the updated County Farmland Preservation Plan.	PPD	2.17	6
Program: Continue to work with local governments and appropriate organizations, including but not limited to land trusts, to develop programs to support farmland protection.	PPD, LG, NCO	2.33	7
Program: Continue to provide technical assistance to towns on request to develop local farmland protection tools, such as transfer of development rights (TDR) and exclusive agricultural zoning.	PPD, LG	2.33	7
Program: Continue the educational program that specifically outlines the soil conservation and best management practices (BMPs) resources and grants available through State agencies such as the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) and DNR.	PPD	2.00	5
Program: Continue to pursue Federal and State soil resource conservation grant funds available to County governments.	PPD	2.00	5
Program: Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements and the land use plan map (Map 84).	PPD	1.50	2
Program: Acquire natural areas, critical species habitat sites, and geological areas recommended for County acquisition by the County Park and Open Space Plan.	PPD	2.50	8
Program: Continue to develop and distribute educational materials regarding techniques that promote land use patterns that are sensitive to natural resource conservation, such as overlay zoning, planned unit development (PUD), conservation subdivisions, and transfer of development rights (TDR) programs. The educational program focus should include local governments and developers.	PPD, LG	2.00	5
Program: Continue to promote model conservation subdivision ordinances, such as the Rural Cluster Development Guide, to local governments. Assist local governments in interpreting and implementing conservation subdivision ordinances on request.	PPD, LG	1.83	4
Program: Continue to work with the Mid-Kettle Moraine Partnership to preserve the valuable natural features and create a connection between the North and South Kettle Moraine State Forests, known as the "Mid-Kettle Moraine" area.	PPD	2.67	9
Program: Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA.	PPD	1.83	4
Program: Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance.	PPD	1.83	4
Program: Continue to enforce the County subdivision and shoreland zoning ordinances to direct development away from areas which are covered by soils with severe limitations for the use concerned.	PPD	2.00	5
Program: Develop educational materials regarding the location and development constraints related to hydric soils and distribute information to local governments and the public.	PPD	2.00	5
Program: Work with local governments and nonmetallic mineral producers to identify suitable areas with commercially viable sources of nonmetallic minerals. Ideally, suitable areas should be located in sparsely populated areas and not have significant natural resources. Expansion of existing nonmetallic mining areas should also be considered.	PPD, LG	2.00	5
Program: Incorporate the adopted park and outdoor recreation element of the Washington County Park and Open Space Plan into Map 84, with the exception of proposed County Parks B and E.	PPD	2.33	7
Program: Create new County parks, new facilities and improvements at existing major parks, the development of areawide trails, and boat access facilities to major lakes, as recommended in the Washington County Park and Open Space Plan.	PPD	3.00	10
Program: Apply for funding from the State Historical Society of Wisconsin and partner with local governments to conduct historical surveys to identify historically significant structures and districts and methods to protect them.	PPD, HS, LG	3.17	11
Program: Continue to preserve and maintain structures with significant historical value owned by the County, in consultation with the County Landmarks Commission.	PPD, CC	3.00	10
Program: Continue to preserve and maintain sites with significant archaeological value in County ownership.	PPD, HS	2.33	7
<b>Housing Issue</b>			
Program: Encourage a full range of housing structure types and sizes, including single-family, two-family, and multi-family dwelling units, in sewer service areas to provide affordable housing options for households of all income levels, ages, and special needs projected for Washington County in 2035.	PPD, CO	1.50	2

**Table 173 (continued)**

Program	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<p>Transportation Issue</p> <p>Program: Implement the recommendations of the Regional Transportation System Plan and Washington County Jurisdictional Highway System Plan that relate to Washington County facilities over time, as funding becomes available.</p>	HI	1.83	4
<p>Utilities and Community Facilities Issue</p> <p>Program: Work with local governments, on request, to allocate an adequate amount of land on the Land Use Plan Map to incorporate the recommendations for new or expanded utilities and community facilities from Chapter XII (Utilities and Community Facilities Element).</p>	PPD, LG	2.00	5
<p>Economic Development Issue</p> <p>Program: Designate all existing and proposed business parks in the County for business or industrial use on the Land Use Plan Map.</p>	PPD	1.83	4

<sup>a</sup>The following entities are identified as having responsibility for implementing one or more programs:

- |                         |  |
|-------------------------|--|
| CC – County Clerk       | LG – Local Governments                     |
| CO – Washington County  | NCO – Nonprofit Conservation Organizations |
| HI – Highway Department | PPD – Planning and Parks Department        |
| HS – Historical Society |  |

<sup>b</sup>Each program was ranked based on the following: 1 – High Priority, 2 – Medium-High Priority, 3 – Medium Priority, 4 – Medium-Low Priority, 5 – Low Priority. Each member of the Comprehensive Planning Technical Advisory Committee (TAC) assigned a priority ranking to each program. The numbers in this column represent the average ranking assigned by the TAC.

<sup>c</sup>Programs that received the same average points (score) were given the same rank.

Source: Washington County and SEWRPC.

- The following programs will likely require amendments to County ordinances to implement. Washington County officials and staff should carefully review existing ordinance language and ordinance administration policies, and draft appropriate ordinance amendments:
  - **Program:** Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA. (Agricultural, Natural, and Cultural Resources Element)
  - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance and amend the shoreland zoning maps to incorporate the updated wetland inventory maps being prepared by SEWRPC under contract to the DNR. (Agricultural, Natural, and Cultural Resources Element)
  - **Program:** Work to protect environmental corridors through the County shoreland zoning permitting process and the subdivision review process. (Agricultural, Natural, and Cultural Resources Element)
  - **Program:** Consider waiving review fees for all proposed subdivisions that provide affordable housing that are reviewed under the Washington County Subdivision Ordinance. (Housing Element)
  - **Program:** Consider potential airport noise issues, height limitations, and other safety issues when reviewing proposed subdivisions and certified survey maps located near existing airports. (Transportation Element).



The County should consider potential airport noise issues, height limitations, and other safety issues when reviewing proposed subdivisions and certified survey maps located near existing airports.

Table 174

## HOUSING ELEMENT PROGRAM PRIORITIES

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Housing Supply and Quality Issue</b>			
Program: Utilize the County website as a clearinghouse for housing information by providing information on the housing programs outlined in Part 2 of this chapter, contact information and links to appropriate agency websites including contact information for agencies that deal with landlord-tenant issues.	PPD	1.33	3
Program: Recommend that the HOME Consortium or other appropriate agency give annual reports to the County Board regarding the challenges facing Washington County with respect to affordable housing, including specific issues of low income housing, local community's policies for allowing low income housing, and issues facing the aging population. The HOME Consortium or other appropriate agency should identify ways in which the County Board can address these issues.	CO, AHA	1.83	6
Program: Work with local governments, on request, to ensure that local building codes include requirements for adequate insulation, heating, and plumbing.	PPD, UWEX, LG	2.00	7
Program: Continue to enforce requirements in the County Land Division Ordinance (Chapter 24 of the County Code of Ordinances) relating to adequate wastewater disposal for new homes.	PPD	1.17	2
Program: Continue to enforce requirements relating to development of private onsite waste treatment systems (POWTS) through administration of the County Sanitary Ordinance (Chapter 25 of the County Code of Ordinances).	PPD	1.17	2
Program: Develop model property maintenance regulations, and work with local governments to adopt and enforce such regulations.	PPD, LG, UWEX	2.00	7
Program: Work with existing housing agencies to identify programs and potential funding sources for new programs to assist homeowners with making needed repairs, including improvements to meet State and Federal lead-safe standards.	CO, AHA, HOME	1.67	5
Program: Continue cooperative efforts between the Washington County Health Department and local governments to enforce State public health Statutes and County ordinances concerning dilapidated, unsafe, or unsanitary housing that poses a human health hazard.	HEA, LG	1.00	1
Program: Design the County land use plan to encourage residential development in suitable areas.	PPD	1.33	3
Program: Continue to enforce requirements relating to land suitability and layout through administration of the County Land Division Ordinance.	PPD	1.67	5
Program: Continue to enforce requirements relating to development in floodplains through administration of the County Shoreland-Wetland and Floodplain Ordinance (Chapter 23 of the County Code of Ordinances).	PPD	2.00	7
<b>Housing Cost/Workforce Housing Issue</b>			
Program: Study the establishment of a County housing trust fund that would use a dedicated funding source to increase the availability of affordable housing in Washington County and/or study the establishment of a County tax credit for the development of smaller homes or multi-family residences to support low-income and moderate-income housing. Once the studies are complete and funding available, these programs must be reviewed and approved by the appropriate County Board liaison committee and the County Board of Supervisors.	CO	3.50	15
Program: As needed, work with local housing authorities to study the establishment of a housing assistance program to offer down payment and mortgage assistance for a limited number of first-time home buyers per year who would not be able to obtain conventional financing.	CO, HOME, AHA	2.83	11
Program: Develop model PUD and accessory apartment ordinances, for use by local governments, which are designed to increase the number of affordable housing units.	PPD, UWEX, LG	2.50	10
Program: Continue to monitor countywide residential development which tracks the number of housing units by type and cost added in each community within the County annually and share the results with each community on an annual basis.	RPL	2.50	10
Program: Partner with appropriate organizations to study the use of Community Development Block Grant (CDBG) funds, which can be used for activities that benefit low- and moderate-income families or aid in the prevention or elimination of blighted areas, for appropriate projects within the County.	CO, AHA, HOME	2.83	11
Program: Partner with appropriate organizations to educate local government elected officials and staff about the availability of CDBG funds. Assist local governments with the application process for these funds from the Wisconsin Department of Commerce.	CO, UWEX, EDWC	2.50	10
Program: Continue active representation on the HOME Consortium Board, which receives an annual funding allocation from HUD to advance homeownership opportunities and programs for households earning 80 percent or less of the Milwaukee-Waukesha MSA median family income.	CO, HOME	1.83	6
Program: Partner with appropriate organizations to develop and distribute educational materials regarding the various Federal, State, and County programs available to Washington County residents, governmental agencies, and project developers. Educational materials should include information on the programs inventoried in Part 2 of this Chapter.	CO, UWEX	2.00	7
Program: Consider waiving review fees for all proposed subdivisions that provide affordable housing that are reviewed under the Washington County Subdivision Ordinance.	PPD	3.67	16
Program: Partner with appropriate organizations to work with State and Federal officials to encourage adequate funding for Section 8, Section 202, Section 811, and other financial assistance programs.	ADRC, HOME, AHA	2.50	10
Program: Study the feasibility of using Community Development Block Grant (CDBG) funds to establish a County program to provide grants or low-interest loans to renovate older homes that are in disrepair or do not meet lead-safe standards.	CO, HOME, AHA	2.50	10

**Table 174 (continued)**

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Aging and Persons with Disabilities Issue</b>			
Program: Continue to provide a continuum of care, including housing, through the Washington County Aging and Disability Resource Center, which provides services to elderly and physically disabled residents, and the Family Care Program, which will be implemented in Washington County beginning in 2008.	ADRC	1.67	5
Program: Develop and distribute educational materials regarding the various Federal, State, and County programs, such as the Section 202 Supportive Housing for the Elderly Program, available to Washington County residents and developers for the construction of new projects or the conversion of existing housing to senior housing.	ADRC, UWEX, HOME, AHA	2.00	7
Program: Develop and distribute educational materials regarding the various Federal, State, and County programs available to Washington County residents, such as the Section 811 Supportive Housing for the Disabled Program, available to Washington County residents and developers for the construction of new projects or the conversion of existing housing for people with disabilities.	ADRC, UWEX, HOME, AHA	2.33	9
Program: Encourage the development of nursing homes, community based residential facilities, and other types of assisted living for the elderly and disabled, and work with local governments to allow such facilities in their communities where there is a need for them.	ADRC, LG	2.17	8
Program: Prepare and distribute a housing survey to a sample of Washington County residents age 60 and older and disabled residents through the Aging and Disability Resource Center. Distribute findings throughout County level government and to local government elected officials and staff.	ADRC	3.50	15
Program: Continue to provide information, referrals, and assistance through the Washington County Aging and Disability Resource Center.	ADRC	1.83	6
Program: Continue the home delivered meals program and the congregate meals program offered by the Aging and Disability Resource Center.	ADRC	1.50	4
Program: Develop and distribute educational materials regarding the various Federal, State, and County programs available to Washington County residents for funding to adapt homes to the needs of disabled and elderly people, such as the WisLoan program.	ADRC, UWEX	1.83	6
Program: Develop model universal design guidelines for local governments and project developers.	CO, ADRC, LG	2.83	11
Program: Encourage local governments to incorporate Universal Design requirements into local zoning ordinances and building codes.	CO, ADRC, LG	2.50	10
<b>Housing Preference Issue</b>			
Program: Continue to research housing trends and provide information to local governments on innovative ways to accommodate a variety of housing types and sizes that are appropriate to the services available in various communities.	CO	3.33	14
<b>Housing Distribution Issue</b>			
Program: Create a dialog between local governments in Washington County to encourage intergovernmental cooperation in achieving a distribution of a variety of housing choices across Washington County.	CO, LG	3.17	13
Program: Continue to monitor residential development by tracking the number of housing units by type and cost added in each community within the County and share the results with each community.	PPD	-- <sup>d</sup>	-- <sup>d</sup>
<b>Fair Housing Issue</b>			
Program: Develop and distribute educational materials regarding Federal and State fair housing laws. Emphasis should be given to protected classes, unlawful actions, and organizations to contact if an individual believes he or she has experienced housing discrimination, such as the Metropolitan Milwaukee Fair Housing Council.	CO, UWEX	3.33	14
Program: The analysis of impediments to fair housing should be updated on the HOME Consortium's five year consolidated planning cycle. In addition, actions to address impediments to fair housing practices identified in the County should be developed by the HOME consortium, if such impediments are found.	CO, HOME	3.00	12

<sup>a</sup>The following entities are identified as having responsibility for implementing one or more programs:

- |   |  |
|---|--|
| ADRC – Aging and Disability Resource Center               | LG – Local Governments                     |
| AHA – Area Housing Authorities                            | NCO – Nonprofit Conservation Organizations |
| CO – Washington County                                    | PPD – Planning and Parks Department        |
| CVB – Washington County Convention and Visitors Bureau    | RPL – Real Property Lister                 |
| DSS – Department of Social Services                       | SAM – Samaritan Health Center              |
| EDWC – Washington County Economic Development Corporation | SC – Senior Center                         |
| HEA – Health Department                                   | SD – Sheriff's Department                  |
| HI – Highway Department                                   | UWEX – UW Extension                        |
| HOME – HOME Consortium                                    | VSO – Veterans Services Office             |
| HS – Historical Society                                   |  |

<sup>b</sup>Each program was ranked based on the following: 1 – High Priority, 2 – Medium-High Priority, 3 – Medium Priority, 4 – Medium-Low Priority, 5 – Low Priority. Each member of the Comprehensive Planning Technical Advisory Committee (TAC) assigned a priority ranking to each program. The numbers in this column represent the average ranking assigned by the TAC.

<sup>c</sup>Programs that received the same average points (score) were given the same rank.

<sup>d</sup>Duplicate program.

Source: Washington County and SEWRPC.

Table 175

## TRANSPORTATION ELEMENT PROGRAM PRIORITIES

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Multi-Modal Transportation System Issue</b>			
Program: Continue to help develop and support implementation of the Regional Transportation System Plan, the County Jurisdictional Highway System Plan, and the county transit development plan.	HI, PPD	2.17	7
Program: Sponsor community transportation workshops in coordination with SEWRPC, if requested by a local government, to focus on possible solutions to specific transportation issues in the community.	HI, SEWRPC, UWEX, LG	3.17	12
Program: Share examples of successful solutions to land use/transportation issues within the County at workshops or public informational meetings.	HI, PPD, UWEX	2.50	9
Program: Continue to sponsor transportation-related events such as bike to work weeks, and "Try Transit" days (free rides) to encourage people who live or work in the County to use alternative means of transportation.	CO, HI	2.17	7
Program: Continue to provide technical assistance to employers interested in establishing programs to encourage commuting by transit, carpooling, biking, or walking.	CO, HI	2.17	7
Program: Continue to promote interconnection between all transportation modes and systems available within the County and the Region.	HI, PPD	1.33	2
Program: Consider incorporating desired policies from State long-range transportation planning efforts, including <i>Connections 2030</i> , into County plans and programs.	HI, PPD	2.00	6
Program: Continue to work with SEWRPC to prepare and update the Transportation Improvement Program (TIP) on an on-going basis to identify short-term improvements to the transportation system.	HI, SEWRPC	2.00	6
<b>Streets and Highways Issue</b>			
Program: Continue to work with WisDOT, SEWRPC, and local governments in the County to update and implement the Washington County Jurisdictional Highway System Plan.	HI, SEWRPC, LG, WisDOT	1.67	4
Program: Continue to work with the State and local governments to implement the changes in highway system jurisdictional responsibility in Washington County recommended under the County Jurisdictional Highway System Plan and subsequent updates.	HI, LG	1.83	5
Program: Continue to update the five-year Washington County Highway Construction Program and implement the program as funding becomes available.	HI	2.33	8
Program: On request, work with local governments in the County to develop consistency between the County highway access management ordinance and local roadway access management/driveway ordinances.	HI, PPD, LG	2.33	8
Program: Continue the annual bridge inspection program and replace or rehabilitate bridges as necessary to ensure highway safety.	HI, PPD, LG	1.33	2
Program: Develop methods to ensure that the needs of pedestrians, bicyclists, and transit users are considered, and appropriate facilities are provided, when County highways are designed, constructed, or reconstructed.	HI	1.83	5
Program: Follow Federal guidelines for designing streets to meet the needs of seniors, such as longer merge lanes, larger street signs with bigger print, clearer lane markings, and extended walk times at signalized intersections.	HI	1.67	4
Program: Continue to work with WisDOT to develop an inventory of hazardous intersections and street segments, based on crash records, and to undertake improvements to eliminate hazardous conditions.	HI, WisDOT	1.33	2
Program: Encourage the use of roundabouts on the County highway system and at intersections whenever possible to reduce acquisition costs and increase safety, and improving continuous traffic flow.	HI	1.67	4
Program: Educate the public on the proper use of roundabouts.	HI, UWEX	1.50	3
Program: Provide adequate warnings in hazardous areas, such as railroad crossings and in areas with limited sight distance.	HI, LG	1.50	3
Program: Continue to maintain County highways, including resurfacing, reconstruction, and patching; snow clearing; sign maintenance; and mowing, trash removal, and tree trimming within highway rights-of-way.	HI	1.67	4
<b>Transit Issue</b>			
Program: Review the transit service improvements in Washington County recommended in the 2035 Regional Transportation System Plan and implement desired recommendations. Formally request and work with SEWRPC to update the Washington County TDP to incorporate recommendations to be implemented in the next five years, with an emphasis on regional connections and coordination. Continue to update the County TDP periodically.	HI, SEWRPC	1.33	2
Program: Continue operation of the Washington County Commuter Express Bus System.	HI	1.17	1
Program: Expand the Washington County Commuter Express Bus System in accordance with the recommendations of the Regional Transportation System Plan.	HI	1.50	3
Program: Continue to improve public transportation for persons with disabilities to increase access to jobs and community activities.	HI	1.50	3
Program: Conduct a feasibility study for a new express bus route along USH 41 and the development of park-ride lots at USH 41 interchanges.	HI	1.50	3
Program: Continue to work with local governments to determine the need for additional Washington County Commuter Express Bus System routes and park-ride lots.	HI	2.00	6
Program: Continue to work with WisDOT to relocate or expand park-ride lots to properly accommodate buses and an adequate number of parking spaces.	HI, WisDOT	1.50	3
Program: Work with local governments and SEWRPC to initiate a corridor study for the potential commuter rail line in Washington County under the Regional Transportation System Plan (shown on Map 91). Consider the effects of commuter rail on economic development as part of the rail feasibility study.	CO, SEWRPC, LG, EDWC	2.83	10

Table 175 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
Transit Issue (continued)			
Program: If commuter rail is developed, provide transportation connections to rail stations.	CO, HI, SEWRPC, LG	2.33	8
Program: Study and develop a program to install bike racks on Washington County Commuter Express Bus System buses and the availability of State or Federal grants to fund the program.	HI	1.83	5
Program: Continue to work with non-governmental organizations (NGO) to raise public awareness of public transit related issues such as persons with disabilities who are reliant on public transportation and the benefits of increased use of public transportation.	HI, ADRC	1.67	4
Program: Continue to develop joint marketing strategies, such as the Regional Transit Marketing Partnership, between the County and other transportation service providers, such as the Milwaukee County Transit System.	HI	2.50	9
Program: Continue operation of the Washington County Shared Ride-Taxi Service.	HI	2.00	6
Program: As part of the update of the County Transit Development Plan, consider increasing connectivity to other public transportation services or activity centers (major employers and retail/service centers) in those counties.	HI	2.17	7
Program: Continue to work with the Ozaukee County Shared Ride-Taxi Service to increase the number of transfer points between the Washington County and Ozaukee County taxi service. (One transfer point in the Village of Newburg existed in 2007.)	HI	2.17	7
Bicycle and Pedestrian Facilities Issue			
Program: Accommodate bicycle travel on County arterial streets and highways through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths. Bicycle facilities should be added as the County arterial street and highway system is incrementally resurfaced, reconstructed, or constructed. The type of bicycle improvement should be determined as part of the preliminary engineering phase of the highway improvement or reconstruction and should balance cost, safety, and potential use, including existing and potential use by schools and nearby land uses.	HI	2.17	7
Program: Continue the development, enhancement, and management of the Eisenbahn State Trail.	PPD	1.67	4
Program: Develop a trail within the Milwaukee River corridor that would connect to the Riverfront trail developed by the City of West Bend and extend the trail to the north and east county line. Work with adjacent counties to connect the trail to proposed trails in those counties.	PPD	2.33	8
Program: Work with railroad companies to obtain easements for bike trails within existing railroad rights-of-way, including specifically the Canadian National Railroad right-of-way south of Rusco Road, which would connect to the Eisenbahn trail.	PPD	3.00	11
Program: Develop a detailed bike and pedestrian plan for Washington County. The plan should determine specific locations for bike and pedestrian trails and identify potential links to existing trails in Washington County, trails in adjacent counties, and a potential east-west trail in the County.	PPD	2.17	7
Program: Study and develop a program to install bike racks on Washington County Commuter Express Bus System buses and provide bike parking and/or lockers at park-ride lots. Consider applying for State or Federal grants to fund the program.	HI	2.00	6
Program: Actively seek State and Federal grant funds for bicycle and pedestrian improvements, and assist local governments in identifying and applying for State and Federal grants for the development of bicycle and pedestrian facilities. Grant programs include the Congestion Mitigation and Air Quality Improvement (CMAQ), Local Transportation Enhancements (TE) and the Bicycle and Pedestrian Facilities programs administered by WisDOT.	HI, PPD, LG, WisDOT	1.50	3
Program: Accommodate the recommendations for provision of sidewalks in areas of existing or planned urban development set forth in Table 152 on County arterial streets. Sidewalks should be added as the County arterial street system is incrementally resurfaced, reconstructed, or constructed.	HI	2.17	7
Program: Participate in developing "Safe Routes to School" programs with interested local governments.	CO	2.00	6
Program: Work with NGOs to raise public awareness of bicycle and pedestrian transportation facilities related issues such as safety concerns, increased public health benefits, and the environmental benefits of increased bicycle and pedestrian travel.	PPD, HEA	2.17	7
Airport Issue			
Program: Review and comment on future updates of the State Airport System Plan, which provides a framework for the preservation and enhancement of a system of public-use airports adequate to meet the current and future aviation needs of the State of Wisconsin.	PPD	2.83	10
Program: Participate in the development of future updates to the Regional Airport System Plan for Southeastern Wisconsin.	PPD	2.17	7
Program: Review and comment on the Five-Year Airport Improvement Program, which is prepared and updated annually by the WisDOT Bureau of Aeronautics. The program is the primary mechanism for implementing the statewide and regional airport system plans.	PPD	2.17	7
Program: Consider potential airport noise issues, height limitations, and other safety issues when reviewing proposed subdivisions and certified survey maps located near existing airports.	PPD	1.67	4
Program: Review and comment on updates of the airport master plans at the Hartford and West Bend airports.	PPD	2.17	7
Interregional Transportation Issue			
Program: Continue to administer and enforce the County highway access management ordinance.	HI	2.17	7
Program: On request, work with local governments in the County to develop consistency between the County highway access management ordinance and local access management/driveway ordinances.	HI, PPD, LG	-- <sup>d</sup>	-- <sup>d</sup>

Table 175 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
Interregional Transportation Issue (continued)			
Program: Evaluate the progress of the Midwest Regional Rail System and coordinate feeder bus routes to connect with train service if the system is developed.	HI	1.83	5
Program: Develop a program to promote interregional transportation services and facilities located in Milwaukee County, including Amtrak, interregional bus lines, and General Mitchell International Airport, to Washington County residents. Develop materials outlining route, time, and transfer information needed to access interregional transportation facilities via the Washington County Public Transit Services as part of program implementation.	HI	2.50	9
Program: Continue working with SEWRPC and WisDOT to continue regional planning efforts and to develop methods to promote interconnection between all transportation modes and systems available within the County and the Region.	HI, PPD, SEWRPC, WisDOT	2.33	8

<sup>a</sup>The following entities are identified as having responsibility for implementing one or more programs:

- |   |  |
|---|--|
| ADRC – Aging and Disability Resource Center               | LG – Local Governments                                       |
| AHA – Area Housing Authorities                            | NCO – Nonprofit Conservation Organizations                   |
| CO – Washington County                                    | PPD – Planning and Parks Department                          |
| CVB – Washington County Convention and Visitors Bureau    | RPL – Real Property Lister                                   |
| EDWC – Washington County Economic Development Corporation | SD – Sheriff's Department                                    |
| HEA – Health Department                                   | SEWRPC – Southeastern Wisconsin Regional Planning Commission |
| HI – Highway Department                                   | UWEX – UW Extension  |
| HOME – HOME Consortium                                    | WisDOT – Wisconsin Department of Transportation              |
| HS – Historical Society                                   |  |

<sup>b</sup>Each program was ranked based on the following: 1 – High Priority, 2 – Medium-High Priority, 3 – Medium Priority, 4 – Medium-Low Priority, 5 – Low Priority. Each member of the Comprehensive Planning Technical Advisory Committee (TAC) assigned a priority ranking to each program. The numbers in this column represent the average ranking assigned by the TAC.

<sup>c</sup>Programs that received the same average points (score) were given the same rank.

<sup>d</sup>Duplicate program.

Source: Washington County and SEWRPC.

- The following programs recommend continued enforcement of existing county ordinances (no changes needed to existing ordinances):
  - **Program:** Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements and the land use plan map (Map 84). (Land Use Element)

**Note:** Although the program above will not require an amendment to County ordinances, the procedure for the review of proposed land divisions by Planning and Parks Department staff will need to be revised to ensure that the proposed use of the land division is consistent with this comprehensive plan, including the land use plan map (Map 84). Compliance with comprehensive plans is required by Section 24.02 (2) (e) of the County Land Division Ordinance.

- **Program:** Continue to ensure compliance with NR 216 of the Wisconsin Administrative Code through subdivision and shoreland zoning reviews, including construction site pollutant control (including plan review and compliance inspections) and post-construction stormwater management (including plan review and compliance inspections). (Agricultural, Natural, and Cultural Resources Element)
- **Program:** Continue to enforce the County subdivision and shoreland zoning ordinances to direct development away from areas which are covered by soils with severe limitations for the use concerned. (Land Use Element)

Table 176

## UTILITIES AND COMMUNITY FACILITIES ELEMENT PROGRAM PRIORITIES

Program	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Environmental Quality Issue</b>			
Program: Establish a cooperative process with DNR, SEWRPC, and local governments to develop a framework for coordinated planning of land use, sewage treatment and disposal, stormwater management, and water supply facilities and services.	PPD, DNR, SEWRPC, LG	1.33	3
Program: Continue to implement Chapter 25, Sanitary Code, of the Washington County Code of Ordinances, which includes regulation of private on-site wastewater treatment systems (POWTS).	PPD	1.50	4
Program: Continue to support and, where applicable, implement the recommendations of the Land and Water Resource Management Plan to improve water quality.	PPD	1.33	3
Program: Support and, where appropriate, implement the recommendations of the regional water supply plan to help ensure an adequate supply of safe water for County residents and businesses.	PPD	1.33	3
Program: Upon adoption of the Regional Water Supply Plan by the Washington County Board of Supervisors, the Multi-Jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as plan amendments.	PPD	-- <sup>d</sup>	-- <sup>d</sup>
Program: Continue to support and, where applicable, implement the recommendations of the regional water quality management plan update to improve water quality in the County.	PPD	1.33	3
Program: Continue to enforce the County Erosion Control and Stormwater Management Ordinance (Chapter 17 of the Washington County Code of Ordinances).	PPD	1.33	3
Program: Continue to provide local governments with the option of entering into an agreement with the County for administration of local stormwater management ordinances.	PPD, LG	1.50	4
Program: Continue to encourage local governments to develop stormwater management plans and ordinances and joint agreements to provide shared stormwater management facilities.	PPD	1.33	3
Program: Continue to promote and assist with joint watershed planning programs between communities in Washington County to minimize urban and rural stormwater runoff.	PPD, LG	1.67	5
Program: Continue to implement the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance (Chapter 23 of the Washington County Code of Ordinances) to help protect County residents from flooding hazards.	PPD	2.33	9
Program: Continue to update the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance as needed to maintain County eligibility to participate in the National Flood Insurance Program.	PPD	1.83	6
Program: Continue to work with FEMA and the DNR to update floodplain mapping, and incorporate updated floodplain mapping into the County Shoreland, Wetland, and Floodplain zoning maps.	PPD, DNR, FEMA	1.83	6
<b>Environmental Health and Sanitation Issue</b>			
Program: Continue to administer Chapter 8, Human Health Hazards of the Washington County Code of Ordinances.	HEA	1.16	2
Program: Continue to administer the County Sanitary Ordinance to ensure the proper siting, operation, and maintenance of private on-site wastewater treatment systems (POWTS), which are regulated under Chapter 25 of the Washington County Code of Ordinances.	PPD	1.50	4
Program: Continue to implement Chapter 16, Animal Waste Storage Facility, of the Washington County Code of Ordinances.	PPD	1.50	4
Program: Continue to assist owners of farmland with conservation and nutrient control planning.	PPD	1.83	6
Program: Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs. Partner with local communities during implementation of the programs.	PPD, LG	1.00	1
Program: Continue to conduct the countywide Clean Sweep program periodically, incorporating other recycling efforts and awareness into the program. Consider conducting the program annually.	PPD	1.67	5
Program: Continue to study the feasibility of providing permanent household hazardous waste drop-off sites in the County.	PPD	1.50	4
Program: Continue to study the feasibility of establishing a program to collect and safely dispose of used tires.	PPD	2.83	12
Program: Work with pharmacies, medical centers, health care providers, hospice providers, and veterinarians in Washington County, to develop an unused pharmaceutical recycling program.	HEA	1.50	4
Program: Continue to work with MMSD to implement a household pharmaceutical collection program for County residents.	HEA, SD, MMSD	1.33	3
Program: Explore regional partnership options for recycling programs and facilities.	PPD	1.50	4
Program: Encourage Washington County staff to research programs to safely dispose of new types of hazardous household wastes, such as plastics.	PPD	2.00	7
<b>Parks and Recreation Issue</b>			
Program: Incorporate recommended County parks from the Washington County Park and Open Space Plan into Map 84 (Washington County Land Use Plan map).	PPD	1.83	6
Program: Continue the development and management of the Eisenbahn State Trail.	PPD	2.00	7
Program: Develop a trail within the Milwaukee River corridor that would connect to the Riverfront trail developed by the City of West Bend and extend the trail to the north and east county line. Work with adjacent counties to connect the trail to proposed trails in those counties.	PPD	2.83	12

Table 176 (continued)

Program	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Parks and Recreation Issue (continued)</b>			
Program: Develop a detailed bike and pedestrian plan for Washington County. The plan should determine specific locations for bike and pedestrian trails and identify potential links to existing trails in Washington County, trails in adjacent counties, and a potential east-west trail in the County.	PPD	2.17	8
Program: Participate with SEWRPC in the update of the Regional Natural Areas and Critical Species Habitat Plan.	PPD	2.33	9
Program: Continue to acquire park and open space sites, including the natural areas, recommended for County acquisition in the County park and open space plan, as funding becomes available.	PPD	3.00	13
Program: Continue to apply for DNR Stewardship funds and other State and Federal funding for acquisition of parks and natural areas.	PPD	2.33	9
Program: Work to protect primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and natural areas through the County plat review process.	PPD	2.50	10
Program: Continue to update the County park and open space plan every five years to maintain eligibility for available State and Federal outdoor recreation grants and stewardship program funds.	PPD	2.33	9
Program: Initiate the development of new or updated natural resource management plans for all County parks.	PPD	2.67	11
Program: Continue to work with local governments and appropriate organizations to promote State, County, and local parks and trails to encourage economic development and tourism.	PPD	2.67	11
<b>Health Care Issue</b>			
Program: Continue to fund and administer public health, health care, and transportation programs and services offered by Washington County government departments and agencies, including Aging and Disability Resource Center, Health Department, Social Services, and the Veterans Service Office. The programs and services provided by Washington County agencies and departments should be assessed during the annual comprehensive plan review process.	ADRC, HEA, HI, DSS, VSO	1.50	4
Program: Continue to provide care to elderly and disabled residents through the County-owned Samaritan Health Center. Periodically assess the need for the expansion of the Samaritan Health Center to help meet the demand for the anticipated elderly population in the County through 2035.	SAM	1.50	4
Program: Continue to support the County's involvement with Care Giver Alliance.	ADRC	2.00	7
Program: Continue to support managed care programs in the County that serve people with mental illnesses, development disabilities, and juvenile offenders such as Community Aids and Youth Aids.	CCSA, DSS, ADRC	1.33	3
Program: Support health care services to uninsured and underinsured by looking at gaps in health care facilities and services.	HEA, DSS	1.83	6
Program: Encourage local advocacy groups to promote needed changes to health care delivery and cost.	HEA, CCSA, DSS, ADRC	2.00	7
Program: Assist local communities in enhancing health care services.	HEA, LG	2.00	7
Program: Continue to cooperate with the Washington County Injury Prevention Coalition and the Washington County Health Care Partners.	HEA, EM, ADRC	1.50	4
Program: Continue the development of a mass clinic disaster plan.	EM, HEA	1.50	4
Program: Continue to assist County Senior Centers in planning for future capital and program needs and add chronic disease management programs in conjunction with Senior Dining, Senior Centers, and other community partners.	ADRC, SC	2.67	11
Program: Continue to support the Family-Care program.	ADRC, DSS, CCSA	1.83	6
Program: Continue to support the Aging and Disability Resource Center.	ADRC	1.67	5
Program: Promote programs at UW-Washington County and Moraine Park Technical College, in order to have an educated and adequate supply of skilled workers to provide health care services to Washington County residents.	CO	2.33	9
Program: Partner with appropriate agencies and organizations to educate local businesses on the cost and time commitment associated with family care giving, and encourage policies at local businesses to reduce care giver impact.	HEA, ADRC	2.83	12
Program: Encourage methods and programs needed to maintain Washington County's ranking position in the top quartile in Wisconsin County Health Rankings.	HEA	2.00	7
<b>Safety and Emergency Management Issue</b>			
Program: Continue to provide public health protection to Washington County residents through the Washington County Health Department.	HEA	1.33	3
Program: Continue to provide police protection to Washington County residents through the Washington County Sheriff's Department.	SD	1.33	3
Program: Continue to conduct needs assessment studies to determine if the Sheriff's Department has adequate personnel and equipment to provide Washington County residents with police protection and emergency medical services.	SD, EM	1.50	4
Program: Periodically assess the Washington County Sheriff's Department, the Justice Center, and the County jail to determine if the facilities are adequate to serve Washington County residents and house the Courts and various County departments and agencies.	CO	2.17	8
Program: Continue to promote shared services and equipment between the Washington County Sheriff's Department and city, town, and village police departments.	SD, LG	2.00	7
Program: Continue the development of the Voluntary Organizations Active in Disasters and Citizen Corp programs and implement the Records Management System and Informational System plan in the County.	CC, IS, HEA, EM, SD	1.83	6

Table 176 (continued)

Program	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Safety and Emergency Management Issue (continued)</b>			
Program: Continue to develop and support the Washington County Emergency Management Agency and its functions, such as Emergency Operations Plan updates; coordination of Emergency Planning and Community Right-to-Know Act (EPCRA) off-site plans; planning and conducting emergency-related training classes; organizing and coordinating emergency training exercises; communicating to the public about emergency preparedness and response to incidents; encouraging and coordinating municipal plans and updates; and administering Homeland Security Programs and Initiatives.	EM	1.83	6
Program: Continue to review and annually update the Washington County Emergency Operation Plan, which provides guidance for responding to natural disasters throughout the County.	EM	1.67	5
Program: Continue to provide Emergency Management Services and coordinate with local governments and state agencies in disaster recovery.	EM	1.33	3
Program: Continue to incorporate the Mutual Aid Box Alert System (MABAS) into fire dispatching.	SD, EM	1.50	4
<b>General County Services Issue</b>			
Program: Cooperate with the Mid-Wisconsin Federated Library System to develop and implement the goals and objectives developed in the strategic plan prepared and updated periodically.	CO	2.83	12
Program: Continue to prepare strategic plans for County government to prioritize short-term needs and projects.	ALL COUNTY DEPTS	2.00	7
Program: Continue to prepare Capital Improvement Plans (CIP) to help identify major County projects, including land acquisition, equipment acquisition, transportation facility development and maintenance (including roadways and transit), building maintenance and development, and park projects; and associated funding.	ALL COUNTY DEPTS	2.00	7
Program: Continue the annual County budget process to help ensure County departments and agencies have the personnel and resources required to perform the public services offered by Washington County.	ALL COUNTY DEPTS	1.33	3
Program: Consider the use of LEED (Leadership in Energy and Environmental Design) Green Building standards when designing and constructing new County buildings.	ALL COUNTY DEPTS	1.83	6
Program: Continue recycling programs in County buildings.	ALL COUNTY DEPTS	1.50	4
<b>Intergovernmental Cooperation Issue</b>			
Program: Provide updated shoreland/floodplain zoning maps to local governments when floodplain boundaries are changed or other significant amendments are made.	PPD	1.67	5
Program: Continue to involve local governments when County land use ordinances are comprehensively updated.	PPD, LG	1.50	4
Program: Continue to assist local governments in the administration of stormwater management ordinances.	PPD, LG	1.83	6
Program: Continue to provide information to local governments on the general requirements of the County sanitary ordinances.	PPD, LG, HEA	1.50	4
Program: Encourage the County to coordinate multi-jurisdictional meetings to discuss relevant issues or services to improve efficiencies in providing services.	PPD	2.00	7
Program: Encourage local governments to follow park and recreation standards developed by SEWRPC or the National Recreation and Park Association when developing local park and open space plans to ensure an appropriate number, size, and distribution of parks and recreational facilities.	PPD	2.67	11
Program: Continue to provide information to local governments about County park and open space sites and recreational facilities, and coordinate with local governments for the joint development and use of facilities, where appropriate.	PPD	3.00	13
Program: Work with rural towns, if requested, to establish one town park with associated outdoor recreational facilities that serve the needs of town residents for local civic events and for organized recreational activities, such as softball and picnicking. As an alternative, the Town could work with Washington County to study the feasibility of developing a joint Town/County park. Towns that allow residential development at urban densities should provide a system of neighborhood and community parks to serve urban development.	PPD, LG	3.16	14
Program: Continue to provide information to local governments regarding nursing homes, community-based residential facilities, residential care apartments, and adult senior centers in Washington County to help ensure that facilities are adequate in size and staff to meet the projected increase in the elderly population.	PPD, ADRC	2.67	11
Program: Develop methods to study possible cost savings and service efficiencies of shared police and fire and rescue services between cities, towns, villages, and the County Sheriff's Department.	SD, EM	2.00	7
<b>Other Service Providers Issue</b>			
Program: Provide population projection data, including age composition and demographic projections, developed by SEWRPC and Washington County to school districts for use in preparing facilities plans.	PPD, SCH	2.00	7
Program: Provide population projection data to health care providers for use in determining the need for health care facility expansion in the County or for potential new health care facilities in the County. This information may also be used by health care providers to determine current and future health care needs of the County's population and how to best meet those needs.	PPD, HEA	2.17	8
Program: Develop methods to study possible cost savings and service efficiencies of shared police and fire and rescue services between cities, towns, villages, and the County Sheriff's Department.	SD, EM	2.00	7

**Table 176 (continued)**

<sup>a</sup>The following entities are identified as having responsibility for implementing one or more programs:

ADRC – Aging and Disability Resource Center	HS – Historical Society
AHA – Area Housing Authorities	IS – Information Services
CC – County Clerk	LG – Local Governments
CCSA – Comprehensive Community Services Agency	MMSD – Milwaukee Metropolitan Sewerage District
CO – Washington County	PPD – Planning and Parks Department
CHAM – Area Chambers of Commerce	RPL – Real Property Lister
CVB – Washington County Convention and Visitors Bureau	SAM – Samaritan Health Center
DNR – Wisconsin Department of Natural Resources	SC – Senior Center
DSS – Department of Social Services	SCH – School Districts
EDWC – Washington County Economic Development Corporation	SD – Sheriff's Department
EM – Emergency Management	SEWRPC – Southeastern Wisconsin Regional Planning Commission
FEMA – Federal Emergency Management Agency	UWEX – UW Extension
HEA – Health Department	UWWC – University of Wisconsin Washington County
HI – Highway Department	VSO – Veterans Services Office
HOME – HOME Consortium	

<sup>b</sup>Each program was ranked based on the following: 1 – High Priority, 2 – Medium-High Priority, 3 – Medium Priority, 4 – Medium-Low Priority, 5 – Low Priority. Each member of the Comprehensive Planning Technical Advisory Committee (TAC) assigned a priority ranking to each program. The numbers in this column represent the average ranking assigned by the TAC.

<sup>c</sup>Programs that received the same average points (score) were given the same rank.

<sup>d</sup>Program was added after prioritization was determined, therefore the program was not ranked.

Source: Washington County and SEWRPC.

- **Program:** Continue to enforce requirements in the County Land Division Ordinance relating to adequate wastewater disposal for new homes. (Housing Element)
- **Program:** Continue to enforce requirements relating to land suitability and layout through administration of the County Land Division Ordinance. (Housing Element)
- **Program:** Continue to enforce requirements relating to development in floodplains through administration of the County Shoreland, Wetland, and Floodplain Ordinance. (Housing Element)
- **Program:** Continue to implement the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance (Chapter 23 of the Washington County Code of Ordinances) to help protect County residents from flooding hazards. (Utilities and Community Facilities Element)
- **Program:** Continue to update the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance as needed to maintain County eligibility to participate in the National Flood Insurance Program. (Utilities and Community Facilities Element)



Washington County should continue to implement the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance to help protect County residents from flooding hazards.

Table 177

## ECONOMIC DEVELOPMENT ELEMENT PROGRAM PRIORITIES

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Labor Force Issue</b>			
Program: Work with appropriate organizations to implement the County housing programs recommended in Chapter X of the Washington County comprehensive plan.	CO	2.33	7
Program: Partner with community groups, including EDWC, to conduct a business retention survey of businesses throughout Washington County. A portion of the survey should focus on affordable housing options for resident and non-resident workers of Washington County, including starter homes for young adults.	CO	2.50	8
Program: Continue operation of the Washington County Commuter Express (WCCE) bus system.	HI	1.33	1
Program: Continue operation of the Washington County Shared-Ride Taxi.	HI	1.50	2
Program: Continue to study altering or expanding various service components of the WCCE, focusing on providing service between Washington County and adjacent counties and expanding park and ride lots.	HI	1.83	4
Program: Continue to study altering or expanding various service components of the Washington County Shared-Ride Taxi System, focusing on providing transit service within the County.	HI	1.67	3
Program: Study and encourage commuter rail service to and from Milwaukee County.	CO, SEWRPC	3.17	12
Program: Continue to maintain the road network within the County.	HI	1.50	2
Program: Support EDWC's development of an employee attraction program for the County.	CO, EDWC	2.33	7
Program: Support EDWC's establishment of an outreach program to potential employees (target youths and high school students).	CO, EDWC	2.17	6
Program: Support various organizations to establish an outreach program to potential employees, including high school students, college students, and their parents.	CO	2.00	5
Program: Request appropriate organizations to distribute educational materials regarding various workforce education partnerships and opportunities and job/career opportunities available for students and adults in Washington County, including EDWC, WOW Workforce Development Board, Wisconsin Department of Commerce, WHEDA, Wisconsin Department of Workforce Development (DWD), Workforce 2010, and the Federal training, work placement, and financing programs inventoried in Part 2 of this Chapter and in Appendix P.	CO	2.83	10
Program: Partner with community groups, including EDWC, to prepare and distribute a business retention survey to businesses throughout Washington County. A portion of the survey should focus on job skills required by businesses.	CO, EDWC	2.50	8
Program: Work with EDWC to pursue partnerships with the Workforce Development Center, MPTC, UWWC and other technical colleges and universities and private personnel placement businesses to advertise employment opportunities in Washington County.	CO, EDWC	2.33	7
Program: Work with UWWC on the development of a four year engineering degree.	CO, UWWC	2.33	7
<b>Employment Issue</b>			
Program: Promote economic development incentives to retain and create employment opportunities for residents of Washington County.	CO	2.00	5
Program: Work with the EDWC to promote the Milwaukee 7 Strategic Framework and attract "innovation seekers," which are companies that look for places that offer depth of talent when deciding on where to locate their businesses.	CO, EDWC	2.00	5
Program: In an effort to create employment opportunities, request appropriate organizations to distribute educational materials regarding various funding and incentive opportunities available for businesses located in Washington County or wishing to relocate to the County, including Wisconsin Department of Commerce, WHEDA, and Federal financing programs inventoried in Part 2 of Chapter XIII and in Appendix P.	CO	2.50	8
Program: Work with appropriate organizations to study the development of employer healthcare purchasing pools in Washington County.	CO, HEA	1.67	3
Program: Monitor and assist EDWC's job creation and retention efforts.	CO, EDWC	2.50	8
Program: Work with EDWC to explore opportunities to encourage business attraction that provides jobs that pay wages sufficient to meet the cost of living in Washington County.	CO, EDWC	1.83	4
Program: Continue operation of the Washington County Commuter Express (WCCE) bus system.	-- <sup>d</sup>	-- <sup>d</sup>	-- <sup>d</sup>
Program: Continue operation of the Washington County Shared-Ride Taxi and expand operations to the Cities of Hartford and West Bend if their local shared-ride taxi systems stop operation.	-- <sup>d</sup>	-- <sup>d</sup>	-- <sup>d</sup>
Program: Support the efforts of EDWC and other organizations to prepare and distribute a business retention survey to businesses throughout Washington County through the EDWC. A portion of the survey should focus on transportation options for resident and non-resident workers.	CO	2.33	7
Program: Continue to study altering or expanding various service components of the WCCE system, focusing on providing service between Washington County and adjacent counties and expanding park and ride lots.	-- <sup>d</sup>	-- <sup>d</sup>	-- <sup>d</sup>
Program: Continue to study altering or expanding various service components of the Washington County Shared-Ride Taxi Service, focusing on providing transit service within the County.	-- <sup>d</sup>	-- <sup>d</sup>	-- <sup>d</sup>
Program: Study and encourage commuter rail service to and from Milwaukee County to further meet the needs of businesses in the County.	-- <sup>d</sup>	-- <sup>d</sup>	-- <sup>d</sup>
Program: Continue to maintain the road network within the County.	-- <sup>d</sup>	-- <sup>d</sup>	-- <sup>d</sup>
<b>Creating, Attracting, and Retaining Desirable Businesses Issue</b>			
Program: Work with the EDWC to study the feasibility of developing business incubators.	CO, EDWC	2.67	9

Table 177 (continued)

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
Creating, Attracting, and Retaining Desirable Businesses Issue (continued)			
Program: Continue partnership with the Milwaukee 7 in an effort to promote a regional approach to economic growth, which will benefit economic development efforts in Washington County.	CO	2.83	10
Program: Work with the EDWC to promote the Milwaukee 7 Strategic Framework and attract "innovation seekers," which are companies that look for places that offer depth of talent when deciding on where to locate their businesses.	- - <sup>d</sup>	- - <sup>d</sup>	- - <sup>d</sup>
Program: Support the work of EDWC to implement an economic development strategy which focuses investment and energy in attracting industries where Washington County and the Southeastern Wisconsin Region have a competitive advantage over other areas.	CO, EDWC	2.33	7
Program: Work with EDWC and appropriate organizations to develop a method to market Washington County's quality of life directly to businesses.	CO, EDWC	2.50	8
Program: Support the EDWC in promoting Washington County to businesses considering expanding or relocating to Washington County from outside the Southeastern Wisconsin Region.	CO, EDWC	1.67	3
Program: Support local chambers of commerce in their efforts to promote Washington County to businesses considering expansion or relocation from outside the Southeastern Wisconsin Region.	CO, CHAM	1.83	4
Program: Utilize the Milwaukee 7 and EDWC websites to compile and publicize information about the County to desirable businesses that may be considering relocating or expanding.	CO	2.50	8
Program: Work with EDWC and appropriate organizations to develop an incentive program to attract businesses that utilize sustainable economic development concepts such as the use of renewable energy sources; building and landscape designs that reduce the use of toxic chemicals, reduce the use of impervious building materials, and preserve open space, water quality, and natural features; and provide jobs that pay wages sufficient to meet the cost of living in Washington County.	CO, EDWC	2.67	9
Program: Work with the EDWC to prepare and distribute a business retention survey to businesses throughout Washington County. A portion of the survey should focus on the strengths and weaknesses of the County regarding attracting and retaining businesses.	CO, EDWC	3.50	14
Program: Support the continued use of Community Development Block Grant – Economic Development (CDBG – ED) funds. The funds can be used for loans to businesses wishing to expand in Wisconsin or relocate to Wisconsin. The County can retain the funds to capitalize the Washington County RLF once they are repaid by businesses.	CO	2.00	5
Program: Work with EDWC and support the use of grants to encourage private investment and provide a means to finance new and expanding businesses in the County.	CO, EDWC	2.33	7
Program: Request EDWC to distribute educational materials regarding various funding and incentive opportunities available for businesses located in Washington County or wishing to relocate to the County, including Wisconsin Department of Commerce, WHEDA, and Federal financing programs inventoried in Part 2 of Chapter XIII and in Appendix P.	CO, EDWC	2.00	5
Program: Study the feasibility of providing tax incentives to attract and retain businesses.	CO	3.33	13
Program: Develop expedited permitting procedures for businesses wishing to relocate to or expand in the County.	PPD	2.67	9
Program: Recognize EDWC as a first responder for leads and start-ups in all communities.	CO	2.00	5
Program: Actively participate in the Milwaukee 7 and the Regional Economic Partnership (REP).	CO	2.67	9
Program: Support EDWC programs that advocate and mediate for business needs and issues with local communities.	CO, EDWC	2.33	7
Program: Support EDWC programs that disseminate economic development information to Washington County communities.	CO, EDWC	2.83	10
Program: Support EDWC programs that understand community needs (e.g. appropriate businesses, housing stock issues).	CO, EDWC	3.00	11
Program: Support EDWC programs to develop a thorough knowledge of businesses within the County and their needs.	CO, EDWC	2.17	6
Program: Support EDWC programs that develop a strategy for connecting with existing businesses and potential new businesses.	CO, EDWC	2.50	8
Program: Support EDWC programs that examine healthcare and its issues related to the business community.	CO, HEA, EDWC	1.83	4
Program: Support EDWC programs that develop a strategy to support agri-business within the County.	CO, EDWC	2.33	7
Program: Support EDWC programs that develop telecommunications and technology strategies for the County.	CO, EDWC	1.83	4
Program: Assign industrial or commercial land use to all existing and proposed business parks in the County on Map 84 (the County land use plan map).	PPD	2.83	10
Program: Assign industrial or commercial land use to environmentally contaminated sites identified as redevelopment sites.	PPD	2.67	9
Program: Distribute educational materials regarding the various brownfield redevelopment programs inventoried in Part 2 of Chapter XIII to local governments and businesses.	CO, UWEX	3.33	13
Program: Encourage EDWC to work with the Historical Society to develop and distribute economic development information on various programs, such as the Wisconsin "Main Street" program, to local governments and businesses to encourage traditional downtown development and design.	HS, EDWC	2.67	9
Program: Work with appropriate partners to explore telecommunications and technology strategies for the County to ensure access to wireless voice and data communications networks for County businesses and residents, including residents who telecommute or operate a home-based business.	CO	1.67	3

**Table 177 (continued)**

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
Creating, Attracting, and Retaining Desirable Businesses Issue (continued)			
Program: Study the use of Transportation Economic Assistance (TEA) funds and Freight Railroad Infrastructure Improvement Program funds for transportation projects and improvements that may help attract employers to Washington County or encourage existing businesses to remain and expand in the County.	CO	2.17	6
Program: Promote airport transportation facility enhancements at both the publicly-owned airports (Hartford and West Bend) to keep pace with new technology to ensure economic vitality of the County.	CO	2.17	6
Program: Encourage local governments and business organizations to work with utility companies to ensure that new industrial parks/buildings can provide adequate electrical power to operate the equipment required by those industries identified as desired in Washington County (as listed in Part 3 of this Chapter).	CO	1.67	3
Program: Support the Washington County Health Department becoming an agent of the State by July 2009 to provide food safety and recreational licensing, in accordance with Section 254.69 of the <i>Wisconsin Statutes</i> , to assure quality services to businesses and safe and sanitary conditions for the public.	HEA	2.50	8
Program: Identify sustainable lands to be retained in long-term agricultural use in consultation with local governments, and using the results of the LESA analysis.	PPD	2.17	6
Program: Work with appropriate entities to study the use of State and Federal bio-energy grants to promote agriculture and associated agricultural industries.	CO	2.83	10
Program: Encourage the EDWC Agribusiness Committee to develop a method to market and link Washington County agricultural products, including organic products, to restaurants and grocery stores in Washington County and surrounding areas.	CO, EDWC	1.83	4
Program: Work with appropriate entities to identify and promote value-added agriculture (for example, on-farm production of yogurt, cheese, and other dairy products).	CO	2.17	6
Program: Work with NRCS and UW-Extension to establish a program to promote agri-tourism in Washington County through agricultural-related special events. Events could include farm breakfasts, farm tours, corn mazes, and u-pick farms. The program could include an educational component for farmers regarding possible agri-tourism enterprises.	CO, NRCS, UWEX	2.33	7
Program: Work with UW-Extension to create a resource log of existing programs available to support young farmers and ensure that this resource is effectively communicated to existing and potential farmers so that people are aware of available programs.	CO, UWEX	2.33	7
Program: Work with UW-Extension and local high schools and colleges to promote agribusiness education programs, and encourage young and beginning farmers to attend classes. Provide tuition assistance to farmers attending classes.	CO, UWEX	2.33	7
Program: Study the feasibility of providing County tax credits for agricultural parcels and agribusinesses.	CO	3.50	14
Program: Develop methods to promote historical sites located in Washington County to tourists, and support the Washington County Convention and Visitors Bureau.	CO, CC, HS, CVB	2.67	9
Program: If requested, continue to provide assistance to local governments interested in participating in the State's "Main Street" program.	HS, LG, CUB	2.50	8
Program: Develop methods to support cultural organizations, such as, but not limited to the West Bend Children's Theater, the Museum of Wisconsin Art, and the Kettle Moraine Symphony.	CO	2.33	7
Program: Create new County parks, new facilities and improvements at existing major parks, the development of areawide trails, and boat access facilities to major lakes, as recommended in the Washington County Park and Open Space Plan; with the exception of proposed County Parks B and E.	PPD	2.83	10
Program: Develop a County ATV trail and an east-west bicycle trail.	PPD	3.17	12
Program: Continue to work with appropriate organizations to promote nature-based tourism programs in the County.	PPD, CVB	2.67	9

<sup>a</sup>The following agencies and entities are identified as having responsibility for implementing element programs:

- |   |  |
|---|--|
| ADRC - Aging and Disability Resource Center               | HS - Historical Society                                      |
| AHA - Area Housing Authorities                            | LG - Local Governments                                       |
| CC- County Clerk  | NCO - Nonprofit Conservation Organizations                   |
| CO - Washington County                                    | NRCS - Natural Resources Conservation Service                |
| CHAM - Area Chambers of Commerce                          | PPD - Planning and Parks Department                          |
| CVB - Washington County Convention and Visitors Bureau    | RPL - Real Property Lister                                   |
| EDWC - Washington County Economic Development Corporation | SD - Sheriff's Department                                    |
| HEA - Health Department                                   | SEWRPC - Southeastern Wisconsin Regional Planning Commission |
| HI - Highway Department                                   | UWEX - UW Extension  |
| HOME - HOME Consortium                                    |  |

<sup>b</sup>Each program was ranked based on the following: 1 – High Priority, 2 – Medium-High Priority, 3 – Medium Priority, 4 – Medium-Low Priority, 5 – Low Priority. Each member of the Comprehensive Planning Technical Advisory Committee (TAC) assigned a priority ranking to each program. The numbers in this column represent the average ranking assigned by the TAC.

<sup>c</sup>Programs that received the same average points (score) were given the same rank.

<sup>d</sup>Duplicate program.

Source: Washington County and SEWRPC.

Table 178

## INTERGOVERNMENTAL COOPERATION ELEMENT PROGRAM PRIORITIES

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
<b>Shared Services and Facilities Issue</b>			
Program: Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs. Partner with local communities during implementation of the programs.	PPD	1.00	1
Program: Continue to study the feasibility of providing permanent household hazardous waste drop-off sites in the County for use by all County residents.	PPD	1.60	3
Program: Work with pharmacies, medical centers, health care providers, hospice providers, and veterinarians in Washington County to develop a Countywide recycling program for unused pharmaceuticals.	HEA	1.50	2
Program: Explore regional partnership options for recycling programs and facilities.	PPD	1.67	4
Program: Continue to promote shared services and equipment between the Washington County Sheriff's Department and city, town, and village police departments.	SD	1.83	5
Program: Develop methods to study possible cost savings and service efficiencies of shared police and fire and rescue services between cities, towns, villages, and the County Sheriff's Department.	SD, EM	1.67	4
Program: Continue to incorporate the Mutual Aid Box Alert System (MABAS) into fire dispatching.	SD, EM	1.50	2
Program: Continue to study the development of an integrated County emergency call dispatch center.	SD, EM	2.50	9
Program: Continue the countywide bridge inspection program in cooperation with local governments.	PPD, HI, LG	1.67	4
Program: Continue to cooperate with local governments to provide construction and maintenance services for local transportation facilities, provided County funding and staffing levels allow.	HI	2.50	9
Program: Continue to provide technical services that benefit the public and other units and agencies of government, such as updating and maintaining GIS data and assistance with tax bills and the voter registration system.	All County Depts.	2.00	6
Program: Continue to maintain the County website to provide information to the public and other units and agencies of government.	All County Depts.	1.83	5
Program: If requested by local governments, provide technical assistance and data to assist in the development of boundary agreements.	PPD	2.50	9
Program: Continue to work with local governments and private service providers, on request, to explain the type of permits required from Washington County before selecting and buying a site.	PPD	2.33	8
Program: Continue to work with DNR, NCOs, and local governments to acquire and develop parks, trails, and other recreational facilities as called for in County or local park and open space plans.	PPD, DNR, NCO, LG	2.83	10
Program: Continue to provide GIS and other data to assist local governments and private service providers to find suitable locations for proposed facilities.	PPD	2.33	8
Program: Continue to provide GIS and other data to assist local governments and private service providers, on request, help determine suitable locations for public and quasi-public facilities, subject to County staff availability.	PPD	2.83	10
<b>Cooperative Planning and Ordinance Administration Issue</b>			
Program: Study the establishment of a forum, to be held on a regular basis, to provide information and discuss issues related to land use within the County.	PPD	2.00	6
Program: Work with DNR and SEWRPC to establish a cooperative process, involving local governments as appropriate, to develop a framework for coordinated planning of land use, sewage treatment and disposal, and water supply facilities and services.	PPD, DNR, SEWRPC	1.67	4
Program: Continue to participate in on-going cooperative planning efforts such as the Mid-Kettle Moraine and North Branch Milwaukee River projects.	PPD	2.33	8
Program: Continue working with SEWRPC and WisDOT on regional transportation planning and programming efforts and to develop methods to promote interconnection between all transportation modes and systems available within the County and the Region.	DOT, SEWRPC	2.00	6
Program: Continue working with SEWRPC to update Washington County transportation plans, such as the jurisdictional highway plan and the transit development plan.	HI, SEWRPC	1.83	5
Program: Continue working with SEWRPC to prepare new and updated elements of the regional plan, such as the regional water quality, water supply, natural areas, and telecommunications plans.	PPD, SEWRPC	1.67	4
Program: Continue to develop and distribute educational information and conduct educational programs related to County ordinances and programs.	PPD, UWEX	2.50	9
Program: Work with SEWRPC to develop model ordinances for use by local governments as recommended in other element chapters, such as model ordinances for property maintenance, planned unit developments, and accessory apartments.	PPD, SEWRPC	2.83	10
Program: Continue to provide updated shoreland/floodplain zoning maps to local governments when floodplain boundaries are changed or other significant amendments are made.	PPD	2.00	6
Program: Continue to involve local governments when County land use ordinances are comprehensively updated.	PPD, LG	1.83	5
Program: Continue to assist local governments in the administration of stormwater management ordinances and nonmetallic mining ordinances, based on a cooperative agreement between the County and each interested local government.	PPD, LG	2.00	6
Program: Continue to provide information to local governments on the general requirements of the County sanitary ordinance.	PPD	1.83	5
Program: Continue to provide technical assistance to towns on request to develop local farmland protection tools, such as transfer of development rights (TDR) and exclusive agricultural zoning.	PPD, LG	2.17	7

**Table 178 (continued)**

Programs	Responsible Entity <sup>a</sup>	Average Points <sup>b</sup>	Rank Within Element <sup>c</sup>
School District Cooperation Issue			
Program: Work with school district officials, on request, to explain the type of permits required from Washington County before selecting and buying a site, and encourage districts to meet with local governments for the same purpose.	PPD, SCH	2.17	7
Program: Provide population projection data, including age composition and demographic projections to school districts for use in preparing facilities plans, or suggest that school districts contact SEWRPC for this information.	PPD, SEWRPC, SCH	2.00	6

<sup>a</sup>The following entities are identified as having responsibility for implementing one or more programs:

- |   |  |
|---|--|
| ADRC – Aging and Disability Resource Center               | HS – Historical Society                                      |
| AHA – Area Housing Authorities                            | IS – Information Services                                    |
| CC – County Clerk   | LG – Local Governments                                       |
| CO – Washington County                                    | MMSD – Milwaukee Metropolitan Sewerage District              |
| CCSA – Comprehensive Community Services Agency            | NCO – Nonprofit Conservation Organizations                   |
| CHAM – Area Chambers of Commerce                          | NRCS – Natural Resources Conservation Service                |
| CVB – Washington County Convention and Visitors Bureau    | PPD – Planning and Parks Department                          |
| DNR – Wisconsin Department of Natural Resources           | RPL – Real Property Lister                                   |
| DSS – Department of Social Services                       | SAM – Samaritan Health Center                                |
| EDWC – Washington County Economic Development Corporation | SC – Senior Center   |
| EM – Emergency Management                                 | SD – Sheriff’s Department                                    |
| FEMA – Federal Emergency Management Agency                | SEWRPC – Southeastern Wisconsin Regional Planning Commission |
| HEA – Health Department                                   | UWEX – UW Extension  |
| HI – Highway Department                                   | UWWC – University of Wisconsin Washington County             |
| HOME – HOME Consortium                                    | VSO – Veterans Services Office                               |

<sup>b</sup>Each program was ranked based on the following: 1 – High Priority, 2 – Medium-High Priority, 3 – Medium Priority, 4 – Medium-Low Priority, 5 – Low Priority. Each member of the Comprehensive Planning Technical Advisory Committee (TAC) assigned a priority ranking to each program. The numbers in this column represent the average ranking assigned by the TAC.

<sup>c</sup>Programs that received the same average points (score) were given the same rank.

Source: Washington County and SEWRPC.

- The following programs relate to providing information and the process for updating County ordinances (no changes needed to existing ordinances):
  - **Program:** Continue to involve local governments when County land use ordinances are comprehensively updated. (Utilities and Community Facilities Element and Intergovernmental Cooperation Element)
  - **Program:** Continue to develop and distribute educational information and conduct educational programs related to County ordinances and programs. (Intergovernmental Cooperation Element)

## **PART 5: CONSISTENCY AMONG PLAN ELEMENTS**

The comprehensive planning law requires that the implementation element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the plan.” All elements of this comprehensive plan were prepared simultaneously by the same staff with great care given to ensure internal consistency among the various elements. All element chapters were reviewed by the Multi-Jurisdictional Comprehensive Planning Advisory Committee and the PCPC. There are no known inconsistencies among plan elements.

## **PART 6: PROGRESS IN IMPLEMENTING THE PLAN**

### **Annual Report on Plan Implementation**

The Washington County Planning and Parks Department will prepare an annual report for the PCPC and County Board reporting on plan implementation activities and progress in implementing the plan during the previous year. The report will summarize how the comprehensive plan was used to direct policy decisions by County officials and staff and whether circumstances have changed that have necessitated amendments to the plan. Planning and Parks Department staff should consult with other County departments to obtain input regarding how their activities relate to the recommendations of the County plan.

It is also recommended that the Planning and Parks Department convene an annual meeting of the Multi-Jurisdictional Comprehensive Planning Advisory Committee (MJAC) to obtain local government input into the annual report. Non-participating local governments should be invited to attend and participate in the meeting.

The annual report should include the following information:

- Use of the Plan to Guide County Activities
- Amendments Made to the Plan
- Use of the Comprehensive Planning Dispute Resolution Procedure
- Recommendations for Changes to Plan Goals, Objectives, Policies, and Programs or other information in the plan

### **Maintenance of Inventory Data**

The Planning and Parks Department will post and maintain the inventory data compiled as part of the comprehensive planning process on the County website in an accessible format. County staff, in cooperation with SEWRPC where appropriate, will update inventory data on a periodic basis.

### **Comprehensive Update of the Plan**

The County should conduct a formal review of the plan at least once every five years. Based on this review, changes or updates should be made to sections of the plan that are found to be out of date and goals, objectives, policies, or programs that are not serving their intended purpose. Any changes or updates should follow the formal process for plan amendments.

At least once every ten years, the plan should be reviewed and updated using a formal process, under the guidance of the MJAC. County staff should work with the MJAC, PCPC, and SEWRPC to develop a process for updating the plan.

## Chapter XVI

# SUMMARY

### INTRODUCTION

In 1999 the Wisconsin Legislature enacted a comprehensive planning law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requiring County and local governments that enforce general zoning, shoreland zoning, subdivision, or official mapping ordinances to have an adopted comprehensive plan by January 1, 2010. To address the State comprehensive planning requirements, a multi-jurisdictional comprehensive planning process was undertaken by Washington County, 11 local government partners, UW-Extension, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). As a result of the multi-jurisdictional process, comprehensive plans that satisfy the planning requirements set forth in Section 66.1001 of the *Statutes* have been developed for the County and each local government partner. The 11 local government partners are listed below:

- Town of Addison
- Town of Barton
- Town of Erin
- Town of Farmington
- Town of Germantown
- Town of Hartford
- Town of Kewaskum
- Town of Polk
- Town of Trenton
- Town of Wayne
- Village of Kewaskum

The Wisconsin Department of Administration awarded a comprehensive planning grant to Washington County in June 2005 to help fund preparation of the County and local plans. The multi-jurisdictional comprehensive plan presented in this report provides a long-range guide for Washington County officials, staff, and citizens to effectively address future development and natural resource protection in the County through the year 2035, and sets forth County planning goals, objectives, policies, and programs.

## COMMITTEE STRUCTURE

The County's comprehensive planning effort was coordinated through the Washington County Planning, Conservation, and Parks Committee (PCPC) of the County Board. A Multi-Jurisdictional Comprehensive Plan Advisory Committee (MJAC) was established by the PCPC to guide preparation of the County plan, including development of planning goals, objectives, policies and programs, review of draft plan chapters and other plan materials, and development of a recommended plan for consideration by the PCPC. The Advisory Committee is comprised of one representative from each local government partner, two members of the County Board, interest group representatives, and three citizen members. The Advisory Committee held its first meeting on July 27, 2005, and met 33 times to complete the development of the comprehensive plan. Members of the PCPC and MJAC are listed on the inside front cover of this report.



A Multi-Jurisdictional Comprehensive Plan Advisory Committee (MJAC) was established by the PCPC to guide preparation of the County plan.

Three workgroups, organized around the nine required elements of a comprehensive plan, were also established to assist in preparing specific plan elements and to make preliminary recommendations to the Advisory Committee on specific planning issues: 1) Agricultural, Natural, and Cultural Resources (ANCR) Workgroup; 2) Land Use and Transportation (LUT) Workgroup; and 3) Housing, Utilities and Community Facilities, and Economic Development (HUED) Workgroup. A subcommittee of the ANCR Workgroup was established to develop the Land Evaluation and Site Assessment (LESA) analysis of agricultural lands in the County. A Dispute Resolution Forum Subcommittee of the MJAC was formed to help develop the dispute resolution process described in Chapter XIV. Workgroup and subcommittee members are listed in Figure 2 in Chapter I.



Three workgroups, organized around the nine required plan elements, were established to assist in preparing specific plan elements and to make preliminary recommendations to the Advisory Committee.

A Technical Advisory Committee (TAC) comprised of County Board members and staff from several County departments was formed to develop plan chapters and other materials for review by the element workgroups and the Advisory Committee. TAC members are also listed in Figure 2 in Chapter I.

## PUBLIC PARTICIPATION

To ensure opportunities for public involvement in the planning process, a public participation plan (PPP) was developed in 2004 by a multi-jurisdictional workgroup made up of local governmental representatives, County officials, and County, UW-Extension, and SEWRPC staff. The PPP was adopted by the Washington County Board of Supervisors on September 14, 2004. A summary of the PPP is included in Appendix A. The PPP outlines a series of outreach efforts and public participation sessions designed to gain input from County residents throughout the comprehensive planning process. A countywide public opinion survey, a countywide comprehensive plan kick-off meeting and kick-off meetings for each partnering local government, a countywide Interactive Visioning Workshop and visioning workshops for each partnering local government are a few of the efforts conducted as part of the PPP. Public informational meetings and hearings were also held in early 2008 to review the draft comprehensive plan prior to its adoption. Each community participating in the planning process also adopted a local PPP to gain input from the public. The public participation events are summarized in the following sections.

## Public Opinion Survey

A countywide comprehensive planning public opinion survey of over 1,200 residents was prepared by the MJAC with assistance from the University of Wisconsin-Milwaukee Center for Urban Initiatives and Research and the University of Wisconsin-Oshkosh. The survey included a wide range of questions on planning and development topics such as housing, transportation, agricultural and natural resources, land use, and public utilities. Responses to these questions helped guide preparation of the goals and objectives. The report documenting the results of the survey is available on the Washington County comprehensive planning website at [www.co.washington.wi.us/smartgrowth](http://www.co.washington.wi.us/smartgrowth), at public libraries, and in Appendix I.

## Comprehensive Planning Newsletter and Web Site

In addition to the numerous public workshops held throughout the planning process, a number of ongoing public outreach efforts have provided information to citizens and government officials about comprehensive planning. In November 2003, the first issue of the Washington County Comprehensive Planning Newsletter was completed and sent to over 1,000 citizens and government officials. In 2008, this quarterly newsletter was sent to over 3,300 individuals throughout the County. Also in 2003, Washington County launched the comprehensive planning web pages to provide information about the County's multi-jurisdictional planning process and public participation opportunities. This site can be viewed at: [www.co.washington.wi.us/smartgrowth](http://www.co.washington.wi.us/smartgrowth). Both the website and newsletter provided information on draft chapters, public participation opportunities and related documents and resources regarding the planning process and have become valuable resources for community leaders, county officials, advisory committee and workgroup members, and local government staff.



Over 400 participants shared their opinions during a strengths, weaknesses, opportunities, and threats (SWOT) workshop at the kick-off meetings held for the County and the 11 partnering local governments.

## Kick-Off Meetings

A Countywide comprehensive planning kick-off meeting was conducted on December 7, 2005, and attended by over 70 participants. Kick-off meetings were also held at each of the 11 partnering local governments in the spring of 2006. Over 400 participants attended these local kick-off meetings. The meetings typically began with a short presentation by County staff that outlined comprehensive planning requirements, the County multi-jurisdictional planning process, and public participation opportunities. Following the presentation, participants shared their opinions during a strengths, weaknesses, opportunities, and threats (SWOT) workshop facilitated by UW-Extension staff.

## Committee SWOT Analysis

In addition to the SWOT analysis conducted as part of the kickoff meetings, a SWOT analysis for Washington County

was conducted with the MJAC, ANCR Workgroup, LUT Workgroup and HUED Workgroup members in October and November 2005. The results of these exercises helped identify community concerns and guide preparation of the goals and objectives.

## Interactive Visioning Workshops

Washington County hosted a countywide Comprehensive Plan Interactive Visioning Workshop on July 20, 2006. Visioning workshops were also held at each of the 11 partnering local governments during the months of August and September 2006. A total of 329 participants attended twelve visioning workshops. In addition, one visioning workshop was also held to obtain opinions from the youth of the County. There were a total of six stations where participants had an opportunity to learn about the comprehensive plan and to participate in hands-on visioning activities including:

### **Station 1: Comprehensive Plan Information and Presentation**

This station provided information on the planning process and summaries of the first six inventory chapters of the plan report. There was a presentation by SEWRPC staff.

### **Station 2: Mapping Future Growth**

This station involved the use of a 42-inch touch screen computer display and Geographic Information System (GIS) technology where participants had an opportunity to produce a map displaying where the County's residential growth would be preferred.

### **Station 3: Interactive Land Use Preference Slideshow**

Participants evaluated various pictures of land uses and shared their opinions as to why an illustrated land use was either appropriate or not appropriate for the County.

### **Station 4: Community Goals...Still on Target?**

Participants had an opportunity to view goals in existing County plans and evaluate whether those goals were still appropriate.

### **Station 5: Build a Vision for the Future of Your Community**

This station provided an opportunity for participants to write a vision statement describing how they view the future of Washington County.

### **Station 6: Parting Words**

This station provided an opportunity for participants to write comments regarding any issue of importance that the County should address as related to the nine planning elements.



A Countywide visioning workshop and eleven workshops held for partnering communities gave participants an opportunity to learn about the comprehensive plan and participate in six hands-on visioning activities. Over 300 participants attended the workshops.

Public comment from the County Interactive Visioning Workshop was used in the preparation of the goals and objectives. A report detailing the results of the countywide interactive visioning workshop is included in Appendix J.

### **Intergovernmental Cooperation Workshops**

In an effort to engage all local governments in and adjoining Washington County throughout the planning process, the County conducted a series of Intergovernmental Cooperation Workshops. The first workshop was held on July 27, 2006, and provided participants with information on the inventory chapters of the plan. The second Intergovernmental Cooperation Workshop was held on October 9, 2007, in which examples were presented of successful intergovernmental cooperation efforts including boundary agreements, revenue sharing, and shared services. Staff from the Wisconsin Department of Administration (DOA) made a presentation on statutory provisions and examples of intergovernmental agreements for shared services and boundary agreements at the workshop. Although the workshop was primarily intended for County and local officials and staff, it was widely advertised and open to the public. A total of 56 participants attended these workshops.



In an effort to engage all local governments in and adjoining Washington County throughout the planning process, the County conducted a series of Intergovernmental Cooperation Workshops.

### **Implementation Workshop**

In partnership with Ozaukee County, SEWRPC, and UW-Extension, Washington County co-hosted an Implementation Workshop on December 6, 2007. The workshop provided guidance for the implementation of County and local comprehensive plans, including presentations on consistency requirements, extraterritorial authorities, and cost of community



In partnership with Ozaukee County, SEWRPC, and UW-Extension, Washington County co-hosted an Implementation Workshop on December 6, 2007.

services analyses by representatives from UW-Extension's Center for Land Use Education. Although the workshop was primarily intended for County and local officials and staff, it was widely advertised and open to the public. A total of 34 participants attended this workshop.

### **Washington County Fair**

A comprehensive planning booth was on display at the Washington County Fair in 2005, 2006, and 2007. The booth included information on comprehensive planning requirements, inventory data maps, fact sheets of draft plan chapters, and upcoming public participation opportunities. Staff was present to explain the information and answer questions.

### **Plan Review and Adoption**

The plan review and adoption process took place in March and April of 2008. The Comprehensive Plan was presented to the Washington County Board of Supervisors on March 11, 2008. An open house and informational workshop on the plan was conducted at Moraine Park Technical College (MPTC) on March 13, 2008. Citizen comments were invited following a presentation on the plan. The Washington County Planning, Conservation, and Parks Committee (PCPC) conducted a public hearing on March 31, 2008 at the Washington County Fair Park Pavilion. The PCPC conducted a meeting on April 2, 2008 to consider public comments. The PCPC approved the Comprehensive Plan at that meeting and forwarded it to the County Board for adoption, with recommended changes. The Washington County Board of Supervisors adopted the plan by ordinance on April 15, 2008. The adopting resolution and ordinance are in Appendix R and Appendix S, respectively.

Times and locations of the public meetings and hearings were:

- **March 11, 2008:** Presentation of Comprehensive Plan to the Washington County Board of Supervisors, Washington County Government Center in West Bend, Room 1019, 9:00 a.m.
- **March 13, 2008:** Public Open House and Informational Workshop, Moraine Park Technical College in West Bend, 5:00 to 8:00 p.m.
- **March 19, 2008:** MJAC meeting to approve Comprehensive Plan, Washington County Highway Shop, 900 Lang Street in West Bend, 6:15 p.m.
- **March 31, 2008:** Public hearing conducted by the PCPC, Washington County Fair Park Pavilion, 7:00 p.m.
- **April 2, 2008:** PCPC meeting to approve the plan and recommend its adoption to the County Board, Washington County Public Agency Center in West Bend, Rooms 1113A/B, 1:00 p.m.
- **April 15, 2008:** Washington County Board of Supervisors adopts plan by ordinance, Washington County Government Center in West Bend, Room 1019, 9:00 a.m.

## **INVENTORY INFORMATION**

The introduction and inventory chapters of the County comprehensive plan were prepared in 2006. Inventory chapters include Chapter II, Population, Household, and Employment Trends and Projections; Chapter III, Inventory of Agricultural, Natural, and Cultural Resources; Chapter IV, Inventory of Existing Land Uses and Transportation Facilities and Services; Chapter V, Inventory of Existing Utilities and Community Facilities; and Chapter VI, Existing Plans and Ordinances: 2006. A PowerPoint summary of each chapter is available on the comprehensive planning website ([www.co.washington.wi.us/smartgrowth](http://www.co.washington.wi.us/smartgrowth)).

## **PLAN ELEMENTS**

The comprehensive planning law requires the County and each local plan to include the following nine elements:

- Issues and Opportunities
- Agricultural, Natural, and Cultural Resources

- Land Use
- Housing
- Transportation
- Utilities and Community Facilities
- Economic Development
- Intergovernmental Cooperation
- Implementation

## COUNTY AND LOCAL LAND USE PLAN MAPS

The adopted land use plan map for Washington County for the year 2035 is presented on Map 84 in Chapter IX. Table 108 and Figure 12 set forth the number of acres and percent of the County in each land use category. The plan map indicates where certain types of urban development should be encouraged while preserving agricultural and environmentally significant land and resources. The Washington County land use plan map is a compilation of the land use plan maps prepared by each of the cities, towns, and villages in the county (city and village plans were included for the areas within city or village boundaries, and did not include extraterritorial areas for which the city or village may have planned). Land use plan categories shown on each local land use plan map were standardized to the categories shown on Map 84. Appendix Q lists the categories shown on each city, town, and village land use plan map and the corresponding category on the County land use plan map.

The Washington County land use plan map included city and village land use plan maps for the areas within city and village limits. However, each city and village land use plan map adopted as part of a city or village comprehensive plan included areas outside the limits of the city or village, with the exception of the Village of Germantown plan.<sup>1</sup> This practice is consistent with good land use planning, because cities and villages typically annex land as they grow to accommodate population growth and associated land uses. Annexations and the exercise of city and village extraterritorial authorities, however, often lead to conflicts between cities and villages and adjacent towns.

Although many towns recognize the need for cities and villages to grow, there is often opposition to annexations when such annexations occur in prime farmland areas, particularly where alternatives are available; where a city or village annexes land without providing sewer and/or water services; and where annexations result in illogical city or village boundaries, including long, narrow “arms” of the city or village extending into the town or creation of small areas of the town completely surrounded by the city or village, except for a thin strip of land left to avoid creation of a town island.

Many of these conflicts could be resolved through the development of cooperative or boundary agreements between cities and villages and adjacent towns. Opportunities to develop coordinated land use plan maps for the extraterritorial areas of cities and villages during this multi-jurisdictional planning process were limited due to the fact that only one village, the Village of Kewaskum, chose to join the process. The County encourages cities and villages and adjacent towns to continue or to initiate cooperative planning following adoption of a comprehensive plan by each local government. The inventory information and recommendations developed as part of the multi-jurisdictional comprehensive plan should provide a good basis for the development of boundary agreements and other joint planning activities.

As of 2008, there were three boundary agreements in effect in Washington County; one between the City and Town of West Bend; one between the Village and Town of Jackson; and one among the City of Hartford and Towns of Erin, Hartford, and Richfield (the Town of Richfield subsequently incorporated as a Village). Until additional boundary agreements are developed, disagreements will likely continue between cities and villages and adjacent towns as each unit of government develops in accordance with its land use plan, and cities and villages continue to exercise their annexation and extraterritorial authorities in adjacent towns.

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<sup>1</sup>*The Village of Richfield comprehensive plan, which was adopted before the town incorporated as a village, does not include any areas outside Village limits.*

Maps 98 through 114 in the Intergovernmental Cooperation Element (Chapter XIV) depict the land use map developed by each city, village, and town in the County. The maps include the full planning area where a city or village has planned for areas outside current corporate limits. Map 115 graphically summarizes conflicts between city and village land use plans and adjacent town land use plans. In cases where a conflict exists between a city or village plan and a town plan, there is also a conflict between the city or village plan and the county land use plan, since the county land use plan included town land use plan recommendations for areas outside city and village limits.

## **DISPUTE RESOLUTION**

Section 66.1001(2)(g) of the *Wisconsin Statutes* requires that the Intergovernmental Cooperation Element identify existing or potential conflicts between the County and other governmental units, including school districts, and describe processes to resolve such conflicts. Although Washington County encourages towns, villages, and cities to coordinate with each other and the County on planning efforts, conflicts will continue to occur at the local and county levels.

In the event that a conflict does occur, utilization of an alternative dispute resolution process will be encouraged in an effort to avoid costly and lengthy litigation. The alternative dispute resolution process is intended to provide a low-cost, flexible approach to resolving disputes between governmental entities arising from the adoption of comprehensive plans. This process works to resolve actual and potential conflicts between governmental entities through open dialog and cooperative initiatives and is not intended to be used by parties dissatisfied with the appropriate application of local rules and regulations within a County or local government.

The dispute resolution process involves multiple stages if a conflict is not immediately resolved. The process begins with alternative dispute resolution techniques, including informal negotiations among and between the disputing parties. If these efforts are unsuccessful, facilitated negotiation utilizing the Washington County Multi-jurisdictional Dispute Resolution Panel may be used, followed by mediation. Arbitration and litigation, more traditional dispute resolution techniques, are the remaining stages and tend to be slower and more costly than the foregoing stages.

At the request of local governments, the Washington County Board of Supervisors adopted 2004 Resolution 35 on August 10, 2004, which provided for the establishment of a fair and just quasi-judicial, multi-jurisdictional dispute resolution forum to resolve multi-jurisdictional conflicts regarding adopted comprehensive plans. Interested County and local governments would enter into an intergovernmental agreement to voluntarily participate in this dispute resolution process.

In 2007, a Dispute Resolution Forum Subcommittee (DRFS) was formed by the Multi-Jurisdictional Advisory Committee to develop the procedures and bylaws for the Multi-jurisdictional Dispute Resolution Panel. The members of the subcommittee are listed in Figure 2 in Chapter I. The disputing parties would have an opportunity to voluntarily present the disputed issue to a six-member panel of appointed or elected officials from other County or local governments. The Panel would engage the parties in a discussion and negotiation of the dispute openly in an effort to reach a mutually agreeable solution.

## **ISSUES AND OPPORTUNITIES ELEMENT**

The Issues and Opportunities Element (Chapter VII) includes the following overall statement of objectives which describes key characteristics and expectations for the future desired by Washington County:

*Washington County offers safe and affordable housing options, a range of transportation choices, and sufficient public services for all residents. Sustainable residential and business development is accomplished with the balanced allocation of land uses that meet the social, physical, and economic needs of County residents. Agricultural and natural resource protection is important, including the preservation of rural and small town character. While being responsive to the changing needs of its citizens, the County supports intergovernmental cooperation and recognizes the comprehensive plan as a "living document."*

The Element sets forth goals and objectives for the County through the plan design year 2035.

Along with the public comments received as part of the public participation events already identified, the goals and objectives presented in this chapter are also based on the goals and objectives from adopted County plans, data collected and mapped during the inventory phase of the plan, and consideration of the nine elements of the comprehensive plan.

Overall goals and objectives are designed to define a desired future for Washington County and guide the development and redevelopment of the County through 2035. The overall goals and objectives provided the framework for the development of specific goals and objectives for each of the other plan elements. In addition to more specific goals and objectives, each element also includes a set of recommended polices and programs to achieve the goals and objectives.

The overall comprehensive planning goals are:

- Preserve and enhance Washington County’s natural resources, including open space and agricultural land.
- Preserve and enhance the rural and small town character of Washington County.
- Promote a range of safe and affordable housing choices for all income levels and age groups in the County.
- Improve transportation infrastructure and land use design to support a range of transportation choices for all citizens.
- Support and encourage sustainable energy options in public and private development.
- Maintain, enhance or expand the existing level of public services in Washington County while being responsive to the changing needs of its citizens.
- Encourage sustainable development of land for business and residential use.
- Encourage a balanced and sustainable allocation of space between various types of land uses to meet the social, physical, and economic needs of County residents.
- Identify and encourage desirable and sustainable businesses and job development.
- Encourage intergovernmental coordination and cooperation.
- Ensure the Washington County Multi-Jurisdictional Comprehensive Plan is a “living document”.

### **Population, Household, and Employment Projections**

- The projected population for the planning area<sup>2</sup> in 2035 under the regional land use plan is 157,265 persons. This is a projected increase of 36,769 persons, or about 34 percent, over the existing 2000 population of 117,496. The number of households for the planning area projected under the regional land use plan for 2035 is 62,849. This is a projected increase of 19,006 households, or about 43 percent, over the 43,843 households in 2000. In 2000, there were 61,691 jobs located in the planning area. A total of 78,861 jobs are projected for the planning area in 2035 by the regional land use plan. This is a projected increase of 17,170 jobs or about 28 percent.



The number of households for the planning area projected under the regional land use plan for 2035 is 62,849.

<sup>2</sup>The planning area includes all of Washington County and those portions of the City of Hartford and Village of Newburg that extend outside Washington County.

- Local governments in Washington County have developed future population projections for use in local comprehensive plans. The cumulative result of these projections for Washington County and those portions of the City of Hartford and Village of Newburg extending outside the County is 184,512 persons, which is greater than the regional land use plan intermediate growth scenario population projection of 157,515 and greater than the high growth scenario population projection of 176,740. The projected number of households in 2035, based on the population projections selected by local governments, is 74,587 which is about 19 percent higher than the number projected under the regional plan.

## OTHER ELEMENTS

Each of the other seven elements, with the exception of the Issues and Opportunities and Implementation Elements, includes specific goals and objectives focused on the resources or facilities required to be addressed in the element by the Wisconsin comprehensive planning law. Each element also includes a set of recommended policies and programs to achieve the goals and objectives. Goals, objectives, policies, and programs are organized around issues of concern identified through the public opinion survey, public workshops, advisory committee and element workgroup meetings, and other public participation forums. The terms are defined as follows:

- **Goals:** Broad and general expressions of a community's aspirations, towards which the planning effort is directed. Goals tend to be ends rather than means.
- **Objectives:** More specific targets, derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals.
- **Policies:** Rules or courses of action necessary to achieve the goals and objectives from which they are derived. They are precise and measurable.
- **Programs:** A system of projects or services necessary to achieve plan goals, objectives, and policies.

The goals developed for the seven elements are listed below. The programs in each element selected by the Washington County Technical Advisory Committee as having the highest priority for implementation are also listed. The programs are listed in priority order, but the goals were not prioritized. Additional programs recommended for implementation are included in Chapter XV (see Tables 172 through 178).

### **Agricultural, Natural, and Cultural Resources Element**

#### ***Land Evaluation and Site Assessment***

The ANCR Workgroup formed a subcommittee to develop a Land Evaluation and Site Assessment (LESA) process to determine parcels in Washington County that are most suitable for long-term agricultural use. The results of the analysis are intended for County and local government use to help identify areas that should be designated for farmland protection. The LESA process is an analytical tool designed to provide a systematic and objective procedure for rating and ranking the agricultural importance of a parcel.

The Land Evaluation (LE) component of the LESA process was determined by the NRCS, which rated each soil in Washington County based on soil type, slope, agricultural capability class, and soil productivity for producing corn and soybeans. The resulting ratings were then placed into groups ranging from the best to worst suited for cropland production. The Site Assessment (SA) component rates non-soil factors affecting a parcel's relative importance for agricultural use and is separated into the following classifications: 1) agricultural productivity; 2) development pressures impacting a site's continued agricultural use; and 3) other public values of a site supporting retention in agriculture.

The results of the LESA analysis are shown on Map 76 in Chapter VIII, the Agricultural, Natural, and Cultural Resources Element. The LESA subcommittee defined lands scoring 6.8 or higher as Tier I farmlands, which are the best suited for long-term protection. Lands scoring below 6.8 were defined as Tier II farmlands, which are areas that should be considered for long-term protection by County and local officials on a case-by-case basis. The subcommittee agreed that setting the benchmark at 6.8 left adequate amounts of acreage for development over the next 30 years, yet also protected a suitable amount of land for future agricultural production.



It is a goal of Washington County to protect farms and farming in Washington County.



Wetlands in Washington County should be protected from destruction and degradation.

The ANCR Workgroup recommended that each municipality use the final LESA map as a guide to help identify farmland protection areas that best reflect their local agricultural resource goals.

***Agricultural Resources Goals:***

- Preserve a sufficient amount of agricultural land to ensure farming remains viable in Washington County.
- Identify productive farmlands in Washington County and support their protection and management as an important economic resource.
- Preserve soils suitable for agricultural production in Washington County.
- Protect farms and farming in Washington County.

***Natural Resources Goals:***

- Ensure the protection, sound use, and enhancement of the natural resource base in Washington County.
- Preserve primary environmental corridors, secondary environmental corridors, and isolated natural resource areas in Washington County.
- Preserve natural areas in Washington County.
- Preserve critical species habitat sites and critical aquatic sites located outside of natural areas in Washington County.
- Preserve habitat for endangered species not identified in the regional natural areas plan in accordance with State and Federal requirements.
- Preserve habitat for native plants and wildlife by protecting environmental corridors and wetlands and surface waters outside such corridors.
- Preserve significant geological areas in the County.
- Protect Washington County's naturally occurring plant biodiversity.
- Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.
- Protect floodplains from incompatible land uses.
- Protect wetlands from destruction and degradation.

- Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.
- Protect and enhance surface water quality in Washington County.
- Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.
- Protect, conserve, and enhance groundwater quality and quantity in Washington County.
- Reduce the risk of disease, injury or premature death of citizens of Washington County associated with or caused by hazardous environmental factors where they live, work, and play.
- Reduce the human and environmental risks posed by animal waste.
- Reduce the human and environmental risks posed by hazardous waste.
- Ensure an adequate supply of nonmetallic minerals (sand, gravel, and crushed limestone) at a reasonable cost for new construction and maintenance of existing infrastructure.
- Preserve and enhance the system of parks and open space within Washington County.
- Preserve and enhance Washington County’s natural resources.
- Preserve rural character and vistas outside planned sewer service areas.

***Cultural Resources Goals:***

- Preserve historical resources that contribute to Washington County’s rural and small town character.
- Preserve historical resources that contribute to Washington County’s heritage.
- Promote cultural resource and heritage related tourism in the County.
- Preserve archaeological resources that contribute to Washington County’s heritage.
- Support the efforts of County and local historical societies to provide a greater understanding of Washington County’s history and heritage to the public.
- Support a wide range of artistic performances, art exhibits and fairs, displays, and educational programs in Washington County.
- Support a wide range of entertainment and recreational opportunities in Washington County.

***Top Programs for Implementing the Agricultural, Natural, and Cultural Resources Element:***

- Assist local communities in developing “Wellhead Protection Plans” for public wells to protect drinking water sources.
- Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs.
- Continue to conduct a Countywide Clean Sweep program periodically and incorporate other recycling efforts and awareness into the program.
- Continue to identify unused wells through farmstead inventories and subdivision reviews and promote proper abandonment of wells.
- Review the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance to ensure it is consistent with Map 84 (Land Use Plan map).
- Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements.

- Develop model ordinances for local government use that provide for protection of the natural resource areas shown on Map 77.
- Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA.
- Include floodplains on Map 84 (Land Use Plan map).
- Continue to enforce compliance with the Animal Waste Storage Facility Code, Chapter 16, of the Washington County Code of Ordinances.
- Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.
- Continue to promote and provide assistance for proper well abandonment.
- Increase awareness and promote action for proper groundwater protection practices.
- Continue to provide written orders to abate human health hazards or nuisances when appropriate.
- Continue to provide follow-up evaluation and clearance orders as indicated.
- Continue to promote timely investigations of communicable diseases associated with licensed facilities.
- Continue to maximize use of recycled asphalt and other building materials in County projects in order to conserve limited nonmetallic mineral resources. Encourage public and local use of recycled asphalt and other building materials.



The County should continue to enforce compliance with the Animal Waste Storage Facility Code, Chapter 16, of the Washington County Code of Ordinances.

## Land Use Element

### Goals:

- Encourage an appropriate allocation of land to various types of land uses to meet the social, physical, and economic needs of County residents, workers, and property and business owners.
- Accommodate the projected growth in Washington County's population, households, and employment through the comprehensive plan design year 2035.
- Preserve and enhance the scenic beauty of Washington County.
- Preserve and enhance agricultural lands that are best suited for agricultural use.
- Encourage the protection, preservation, and appropriate use of the natural resource base.
- Promote the addition of an adequate number of housing units to the current housing stock and allocate sufficient land area for housing demands to accommodate current and future populations.
- Provide and support a range of transportation opportunities that will effectively serve the existing and proposed County land use pattern through its location, capacity, and design.
- Provide utilities and community facilities to adequately serve County residents, workers, and businesses.



The County should provide and support a range of transportation opportunities that will effectively serve the existing and proposed County land use pattern through its location, capacity, and design.

- Provide for diversified, balanced, environmentally compatible business development that will offer a variety of goods and services through conveniently located, well-designed business clusters while providing needed services for County residents.
- Promote an adequate number of sites for business creation, retention, and expansion.

***Top Programs for Implementing the Land Use Element:***

- Incorporate city and village land use plans into the County land use plan for the area within their corporate boundaries, as required by the *Wisconsin Statutes*. Incorporate town land use plan maps into the County plan if the plans are determined to be in substantial agreement with the regional land use plan, as provided in County Board Resolution 2004-35.
- Encourage the use of conservation subdivision design concepts in rural and suburban density residential development to the extent practicable.
- Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements and the land use plan map (Map 84).
- Encourage a full range of housing structure types and sizes, including single-family, two-family, and multi-family dwelling units, in sewer service areas to provide affordable housing options for households of all income levels, ages, and special needs projected for Washington County in 2035.
- Incorporate parcels designated for agricultural use by local government comprehensive plans on the County Land Use Plan Map (Map 84).
- Work with local governments, if requested, to design a local land use plan that accommodates anticipated increases in population, households, and employment in the local government and County by 2035.
- Continue to promote model conservation subdivision ordinances, such as the Rural Cluster Development Guide, to local governments. Assist local governments in interpreting and implementing conservation subdivision ordinances on request.
- Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA.
- Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance.
- Implement the recommendations of the Regional Transportation System Plan and Washington County Jurisdictional Highway System Plan that relate to Washington County facilities over time, as funding becomes available.
- Designate all existing and proposed business parks in the County for business or industrial use on the Land Use Plan Map.

**Housing Element**

***Goals:***

- Promote a range of safe and affordable housing choices for all income levels and age groups in the County.
- Promote the addition of an adequate number of housing units to the current housing stock to meet housing demand through 2035.
- Allocate sufficient land for housing development and to accommodate current and future populations.
- Promote adequate housing choices.
- Encourage the development of “life-cycle” housing.
- Provide safe and decent housing for all County residents.

- Promote a range of affordable housing choices for persons of all income levels.
- Promote the conservation of the existing housing stock as one source of affordable housing.
- Promote a range of housing choices for Washington County's aging and disabled population.
- Promote housing options that allow elderly and disabled persons to remain in their homes.
- Support a range of housing types to meet the housing needs and preferences of Washington County residents.
- Promote the distribution of a variety of housing structure types and sizes including single-family, two-family, and multi-family homes across Washington County for all income and age groups.
- Promote fair housing practices in Washington County.

***Top Programs for Implementing the Housing Element:***

- Continue cooperative efforts between the Washington County Health Department and local governments to enforce State public health Statutes and County ordinances concerning dilapidated, unsafe, or unsanitary housing that poses a human health hazard.
- Continue to enforce requirements in the County Land Division Ordinance (Chapter 24 of the County Code of Ordinances) relating to adequate wastewater disposal for new homes.
- Continue to enforce requirements relating to development of private onsite waste treatment systems (POWTS) through administration of the County Sanitary Ordinance (Chapter 25 of the County Code of Ordinances).
- Utilize the County website as a clearinghouse for housing information by providing information on the housing programs outlined in Part 2 of this chapter (Chapter X), contact information and links to appropriate agency websites including contact information for agencies that deal with landlord-tenant issues.
- Design the County land use plan to encourage residential development in suitable areas.
- Continue the home delivered meals program and the congregate meals program offered by the Aging and Disability Resource Center.
- Work with existing housing agencies to identify programs and potential funding sources for new programs to assist homeowners with making needed repairs, including improvements to meet State and Federal lead-safe standards.
- Continue to enforce requirements relating to land suitability and design through administration of the County Land Division Ordinance.
- Continue to provide a continuum of care, including housing, through the Washington County Aging and Disability Resource Center, which provides services to elderly and physically disabled residents, and the Family Care Program, which will be implemented in Washington County beginning in 2008.
- Recommend that the HOME Consortium or other appropriate agency give annual reports to the County Board regarding the challenges facing Washington County with respect to affordable housing, including specific issues of low income housing, local communities' policies for allowing low income housing, and issues facing the aging population. The HOME Consortium or other appropriate agency should identify ways in which the County Board can address these issues.
- Continue active representation on the HOME Consortium Board, which receives an annual funding allocation from HUD to advance homeownership opportunities and programs for households earning 80 percent or less of the Milwaukee-Waukesha MSA median family income.
- Continue to provide information, referrals, and assistance through the Washington County Aging and Disability Resource Center.

- Develop and distribute educational materials regarding the various Federal, State, and County programs available to Washington County residents for funding to adapt homes to the needs of disabled and elderly people, such as the WisLoan program.

## **Transportation Element**

### **Goals:**

- Improve transportation infrastructure and land use design to support a range of transportation choices for all citizens.
- Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependant residents, persons with disabilities, and the elderly.
- Maintain a street and highway system that efficiently serves the anticipated land use development pattern set forth on Map 84, Washington County Planned Land Use Map: 2035, in the Land Use Element (Chapter IX).
- Provide for a public transportation system in Washington County that efficiently serves County residents and the anticipated land use development pattern set forth on Map 84 in the Land Use Element, where economically feasible.
- Provide for bicycle and pedestrian facilities in Washington County that efficiently serve the anticipated land use development pattern set forth on Map 84 in the Land Use Element.
- Provide options for bicycle and pedestrian travel as an alternative to motor vehicle travel.
- Provide and maintain a safe air transportation system to meet the travel and freight service needs of County residents and businesses.
- Provide region-, nation-, and world-wide transportation access to Washington County for passengers and freight.

### **Top Programs for Implementing the Transportation Element:**

- Continue operation of the Washington County Commuter Express Bus System.
- Continue to promote interconnection between all transportation modes and systems available within the County and the Region.
- Continue the annual bridge inspection program and replace or rehabilitate bridges as necessary to ensure highway safety.
- Continue to work with WisDOT to develop an inventory of hazardous intersections and street segments, based on crash records, and to undertake improvements to eliminate hazardous conditions.
- Review the transit service improvements in Washington County recommended in the 2035 Regional Transportation System Plan and implement desired recommendations. Formally request and work with SEWRPC to update the Washington County Transit Development Plan (TDP) to incorporate recommendations to be implemented in the next five years, with an emphasis on regional connections and coordination. Continue to update the County TDP periodically.
- Educate the public on the proper use of roundabouts.
- Provide adequate warnings in hazardous areas, such as railroad crossings and in areas with limited sight distance.



The County should continue operation of the Washington County Commuter Express Bus System.

- Expand the Washington County Commuter Express Bus System in accordance with the recommendations of the Regional Transportation System Plan.
- Continue to improve public transportation for persons with disabilities to increase access to jobs and community activities.
- Conduct a feasibility study for a new express bus route along USH 41 and the development of park-ride lots at USH 41 interchanges.
- Continue to work with WisDOT to relocate or expand park-ride lots to properly accommodate buses and an adequate number of parking spaces.
- Actively seek State and Federal grant funds for bicycle and pedestrian improvements, and assist local governments in identifying and applying for State and Federal grants for the development of bicycle and pedestrian facilities. Grant programs include the Congestion Mitigation and Air Quality Improvement (CMAQ), Local Transportation Enhancements (TE) and the Bicycle and Pedestrian Facilities programs administered by WisDOT.

### **Utilities and Community Facilities Element**

#### ***Goals:***

- Maintain, enhance or expand the existing level of public services in Washington County while being responsive to the changing needs of its citizens.
- Support and encourage sustainable energy options in public and private development.
- Encourage intergovernmental coordination and cooperation.
- Preserve and enhance Washington County’s natural resources, including open space lands.
- Continue County services to maintain the high level of environmental quality in the County.
- Provide a safe and healthful environment for County residents.
- Provide opportunities for residents to enjoy outdoor recreational activities.
- Develop and implement programs and services that will contribute to the physical, psychological, and emotional well-being of County residents.
- Provide a safe and secure environment for County residents.
- Provide all County residents with cost-effective, prompt, and high quality County services.
- To cooperate with other units and agencies of government, where appropriate, to provide cost-effective government services.
- To promote better understanding among all levels of government on the roles and responsibilities of each.
- Ensure the public services offered in Washington County meet the needs of all County residents.



Washington County should continue to provide opportunities for residents to enjoy outdoor recreational activities.

#### ***Top Programs for Implementing the Utilities and Community Facilities Element:***

- Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs. Partner with local communities during implementation of the programs.
- Continue to administer Chapter 8, Human Health Hazards of the Washington County Code of Ordinances.
- Establish a cooperative process with DNR, SEWRPC, and local governments to develop a framework for coordinated planning of land use, sewage treatment and disposal, stormwater management, and water supply facilities and services.

- Continue to support and, where applicable, implement the recommendations of the Land and Water Resource Management Plan to improve water quality.
- Support and, where appropriate, implement the recommendations of the regional water supply plan to help ensure an adequate supply of safe water for County residents and businesses.
- Continue to support and, where applicable, implement the recommendations of the regional water quality management plan update to improve water quality in the County.
- Continue to enforce the County Erosion Control and Stormwater Management Ordinance (Chapter 17 of the Washington County Code of Ordinances).
- Continue to encourage local governments to develop stormwater management plans and ordinances and joint agreements to provide shared stormwater management facilities.
- Continue to work with MMSD to implement a household pharmaceutical collection program for County residents.
- Continue to support managed care programs in the County that serve people with mental illnesses, development disabilities, and juvenile offenders such as Community Aids and Youth Aids.
- Continue to provide police protection to Washington County residents through the Washington County Sheriff's Department.
- Continue to provide Emergency Management Services and coordinate with local governments and state agencies in disaster recovery.
- Continue the annual County budget process to help ensure County departments and agencies have the personnel and resources required to perform the public services offered by Washington County.
- Continue to provide public health protection to Washington County residents through the Washington County Health Department.



The County should continue to provide police protection to Washington County residents through the Washington County Sheriff's Department.

## **Economic Development Element**

### ***Goals:***

- Identify and encourage desirable and sustainable businesses and job development.
- Promote a range of safe and affordable housing choices for all income levels and age groups in the County.
- Promote an adequate supply of workers to meet the employment needs of businesses located in the County through the plan design year 2035.
- Promote an adequate number of jobs accessible to Washington County residents to serve the County's projected 2035 population of 157,265 persons.
- Create, attract, and retain desirable businesses and industries.
- Promote tourism in the County by capitalizing on tourism amenities, including historic, cultural, recreational, and natural resources.

### ***Top Programs for Implementing the Economic Development Element:***

- Continue operation of the Washington County Commuter Express (WCCE) bus system.
- Continue operation of the Washington County Shared-Ride Taxi.

- Continue to maintain the road network within the County.
- Continue to study altering or expanding various service components of the Washington County Shared-Ride Taxi System, focusing on providing transit service within the County.
- Work with appropriate organizations to study the development of employer healthcare purchasing pools in Washington County.
- Support the EDWC in promoting Washington County to businesses considering expanding or relocating to Washington County from outside the Southeastern Wisconsin Region.
- Work with appropriate partners to explore telecommunications and technology strategies for the County to ensure access to wireless voice and data communications networks for County businesses and residents, including residents who telecommute or operate a home-based business.
- Encourage local governments and business organizations to work with utility companies to ensure that new industrial parks/buildings can provide adequate electrical power to operate the equipment required by those industries identified as desired in Washington County.
- Continue to study altering or expanding various service components of the WCCE, focusing on providing service between Washington County and adjacent counties and expanding park and ride lots.
- Work with EDWC to explore opportunities to encourage business attraction that provides jobs that pay wages sufficient to meet the cost of living in Washington County.
- Support local chambers of commerce in their efforts to promote Washington County to businesses considering expansion or relocation from outside the Southeastern Wisconsin Region.
- Support EDWC programs that examine healthcare and its issues related to the business community.
- Support EDWC programs that develop telecommunications and technology strategies for the County.
- Encourage the EDWC Agribusiness Committee to develop a method to market and link Washington County agricultural products, including organic products, to restaurants and grocery stores in Washington County and surrounding areas.



The County should work with appropriate partners to explore telecommunications and technology strategies for the County.

### **Intergovernmental Cooperation Element**

#### ***Goals:***

- Encourage intergovernmental coordination and cooperation.
- Encourage shared services and facilities between units and levels of government.
- To promote better understanding among all levels of government on the roles and responsibilities of each.
- To coordinate with school districts as they plan and locate school facilities, as appropriate.

#### ***Top Programs for Implementing the Intergovernmental Cooperation Element:***

- Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs. Partner with local communities during implementation of the programs.
- Work with pharmacies, medical centers, health care providers, hospice providers, and veterinarians in Washington County to develop a Countywide recycling program for unused pharmaceuticals.

- Continue to incorporate the Mutual Aid Box Alert System (MABAS) into fire dispatching.
- Continue to study the feasibility of providing permanent household hazardous waste drop-off sites in the County for use by all County residents.
- Explore regional partnership options for recycling programs and facilities.
- Develop methods to study possible cost savings and service efficiencies of shared police and fire and rescue services between cities, towns, villages, and the County Sheriff's Department.
- Continue the countywide bridge inspection program in cooperation with local governments.



The County should continue to study the feasibility of providing permanent household hazardous waste drop-off sites in the County for use by all County residents.

- Work with DNR and SEWRPC to establish a cooperative process, involving local governments as appropriate, to develop a framework for coordinated planning of land use, sewage treatment and disposal, and water supply facilities and services.
- Continue working with SEWRPC to prepare new and updated elements of the regional plan, such as the regional water quality, water supply, natural areas, and telecommunications plans.
- Continue to promote shared services and equipment between the Washington County Sheriff's Department and city, town, and village police departments.
- Continue to maintain the County website to provide information to the public and other units and agencies of government.
- Continue working with SEWRPC to update Washington County transportation plans, such as the jurisdictional highway plan and the transit development plan.
- Continue to involve local governments when County land use ordinances are comprehensively updated.
- Continue to provide information to local governments on the general requirements of the County sanitary ordinance.

### **Implementation Element**

Section 66.1001(3) of the *Statutes* requires that the following ordinances be consistent with a unit of government's comprehensive plan by January 1, 2010:

- Official mapping established or amended under Section 62.23(6) of the *Statutes*.
- County or local subdivision regulations under Section 236.45 or 236.46 of the *Statutes*.
- County zoning ordinances enacted or amended under Section 59.69 of the *Statutes*.
- City or village zoning ordinances enacted or amended under Section 62.23(7) of the *Statutes*.
- Town zoning ordinances enacted or amended under Section 60.61 or 60.62 of the *Statutes*.
- Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the *Statutes*.

Washington County has adopted a Land Division Ordinance (Chapter 24 of the Washington County Code of Ordinances) under Section 236.45 of the *Statutes*, and a Shoreland, Wetland, and Floodplain Zoning Ordinance (Chapter 23 of the Washington County Code of Ordinances) under Section 59.692 of the *Statutes*. The Implementation Element (Chapter XV) identifies certain programs that will likely require amendments to the

ordinances in order to achieve consistency between this plan and the County ordinances. Programs that recommend continued enforcement of existing county ordinances, where no changes are needed to existing ordinances, are also identified in Chapter XV.

## **LOCAL GOVERNMENT PLANS AND RECOMMENDATIONS**

As part of the multi-jurisdictional planning process, comprehensive plans were prepared for Washington County and for each of the 11 participating local governments.<sup>3</sup> A separate plan report is being prepared for adoption by each local government, other than the Town of Germantown, that focuses on the inventory information, land use plan map, and other plan elements and recommendations developed by town plan commissions and boards or the Village of Kewaskum Plan Commission and Board. Data and recommendations developed as part of the multi-jurisdictional plan were provided to each local government for consideration. Washington County and SEWRPC staff provided technical and professional assistance during a series of joint meetings with each partnering local government Board and Plan Commission held between May and July 2007. Using GIS and Smartboard technology, local officials determined natural limitations to development and created local 2035 land use plan maps. In addition, a series of meetings were held with each local government partner to prepare a vision statement, review existing goals, and develop recommendations for their comprehensive plans. Staff from Washington County, UW-Extension, and SEWRPC provided professional assistance during these meetings.

## **PLAN ADOPTION**

A comprehensive plan must be adopted by an ordinance enacted by the governing body. The Washington County Multi-Jurisdictional Comprehensive Plan must therefore be adopted by an ordinance of the County Board of Supervisors. All nine elements must be adopted simultaneously. At least one public hearing must be held by the County Board prior to adopting the plan. Section 66.1001(4)(b) of the *Statutes* requires that an adopted comprehensive plan, or an amendment to a plan, be sent to all governmental units within and adjacent to the county or local government preparing a plan; the Wisconsin Department of Administration; the regional planning commission (SEWRPC); and the public library that serves the area in which the county or local government is located. All of these procedural requirements have been met, and are summarized earlier in this chapter.

## **PLAN UPDATES AND AMENDMENTS**

The comprehensive planning law requires that adopted comprehensive plans be reviewed and updated at least once every 10 years. County and local governments may choose to update the plan more frequently. While there is no limit on the number or frequency of amendments that may be made to a comprehensive plan, the public participation, plan review, and plan adoption procedures required for a full comprehensive plan also apply to plan amendments. The Implementation Element (Chapter XV) recommends a procedure to be used for amending the plan.

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<sup>3</sup>*The Town of Germantown intends to adopt the Washington County Multi-jurisdictional Comprehensive Plan as the Town comprehensive plan. Information on the Town of Germantown plan is included in Appendix K.*

**GLOSSARY  
AND  
LIST OF ACRONYMS**

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## GLOSSARY

Accessory Dwelling Unit. A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, which may be part of the same structure as the principal dwelling unit or a detached dwelling unit on the same lot. An accessory dwelling unit is self-contained and includes a separate outside entrance, sleeping facilities, kitchen facilities, bathroom facilities, and parking. Accessory dwelling units are typically smaller than the principal dwelling unit, and are also referred to as “mother-in-law” units.

Affordable Housing. Affordable housing is defined by the U. S. Department of Housing and Urban Development (HUD) as access to decent and safe housing that costs no more than 30 percent of a household’s gross monthly income. Housing costs for homeowners include the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities (heat and light). For renters, monthly housing costs include rent and utilities (heat and light).

Agricultural, Natural, and Cultural Resources (ANCR) Element Workgroup. The purpose of this workgroup is to focus on the development of the Agricultural, Natural and Cultural Resources Element. Responsibilities include: analyzing and reviewing trends, inventories, and forecasts pertaining to agricultural, natural and cultural resource issues; and developing preliminary recommendations for the Agricultural, Natural and Cultural Resources Element.

Aquifer. Groundwater that can be economically used as a water source.

Aquifer Recharge. The natural process of infiltration and percolation of rainwater from the land surface to underground porous layers of soil or rock, where it becomes part of the groundwater supply (or aquifer).

Backhaul Network. A backhaul network is designed to convey wireless communications data from multiple users in a relatively small service area to a centralized access point. Multiple access points in a larger service area in turn transmit wireless data to a cable Internet connection (gateway) maintained by a local exchange company. Information is also disseminated from the Internet to the access network, then to local users through the backhaul network.

Basin, Bioretention. A subsurface stormwater management basin designed to infiltrate and/or treat runoff. A bioretention basin has a layer of specially designed soil that removes pollutants from runoff. In cases where there is an inadequate separation distance between the soil layer and the groundwater table, the bioretention basin is designed to treat runoff in the soil layer and then discharge the treated runoff through an underdrain. Where the separation distance is adequate, the basin is designed to infiltrate runoff to the groundwater following treatment in the soil layer.

Basin, Detention. A stormwater management facility designed to temporarily store water before discharging it, at a controlled rate, to surface water (a stream or lake). Detention basins are classified as:

- Dry Detention Basins: Basins that drain completely between large rainstorms or snow melt events. Dry basins are not effective at removing pollutants.
- Wet Detention Basins: Basins that contain a permanent pool of water that gradually release stormwater runoff, and also trap pollutants found in runoff.

Basin, Infiltration (or Retention). A stormwater management facility designed to capture, store, and infiltrate runoff. Such a facility is generally designed to completely infiltrate runoff from more-frequent storms while runoff from larger storms is passed over a spillway. An infiltration basin removes pollutants through filtering and absorption by the underlying soil. The primary function of an infiltration basin is to reduce the total runoff volume from a site and re-direct some of the runoff to help recharge groundwater. (Also see definition of Trench, Infiltration).

Best Management Practices (BMPs). Structural or non-structural measures, practices, techniques, or devices used to avoid or minimize soil, sediment, or pollutants being carried in runoff to surface waters. Examples include the use of silt fences or hay bales to control runoff on a construction site.

Blighted Area. Any area, including a slum area, in which a majority of the structures are residential or in which there is a predominance of buildings or improvements, whether residential or nonresidential, and which, by reason of dilapidation, deterioration, age, or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

Brownfield Site. Abandoned, idle, or underused industrial or commercial properties where redevelopment is hindered by known or suspected environmental contamination.

Business Cluster. Groups of companies located in a county or region and engaged in similar or related activities. The concept behind using clusters for economic development lies in the concept that by cooperating, large and small companies in similar or related industries will achieve and gain much more by collaborating together than they would operating individually.

City. An incorporated local unit of government. Although there are many statutory provisions that deal with city powers and responsibilities, most of the requirements are set forth in the following chapters of the *Wisconsin Statutes*: Chapter 62, “Cities”; Chapter 64, “Other Forms of City Government”; and Chapter 66, “General Municipality Law.” Section 62.05 of the *Statutes* classifies cities by ranges of population. Cities of the first class are those with a population of at least 150,000 residents; cities of the second class are those with a population of 39,000 to 150,000 residents; cities of the third class are those with a population of 10,000 to 39,000 residents; and fourth class cities have a population of less than 10,000 residents. Cities are typically governed by a common council made up of alderpersons who are elected to represent specific districts within the city. A mayor serves as the chief elected official.

Composting Facility. A commercial or public solid waste processing facility where yard or garden waste is transformed into soil or fertilizer by biological decomposition.

Comprehensive Plan. The Wisconsin comprehensive planning law was enacted in 1999, and is sometimes referred to as the “Smart Growth” law. The requirements of the law are set forth in Section 66.1001 of the *Wisconsin Statutes*. The law is very prescriptive in terms of plan content, requiring nine specific plan elements: issues and opportunities; land use; housing; transportation; utilities and community facilities; agricultural, natural, and cultural resources; economic development; intergovernmental cooperation; and implementation. The law also includes requirements for public participation and plan distribution and adoption procedures. Beginning on January 1, 2010, zoning, subdivision, and official mapping ordinances adopted or enforced by a county or local unit of government must be consistent with the comprehensive plan adopted by the governing body of the county, town, village, or city.

Conservation Subdivision. A form of development in which dwelling units are concentrated and/or clustered in specific areas on relatively small lots in order to allow other portions of the development site to be preserved for common open space, including restoration and management of historic, agricultural, or environmentally sensitive features.

Critical Species Habitat Sites. Critical species habitat sites in Washington County were identified as part of the regional natural areas and critical species plan prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in 1995, and are mapped and described in Chapter III. Critical species habitat sites consist of areas outside natural areas that 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. Critical species habitat sites include the aquatic habitat sites described in Chapter III (also see definition of natural area).

Detached Dwelling Unit. A dwelling unit surrounded by freestanding walls (not attached to any other dwelling unit).

Dispute Resolution Forum Subcommittee. The Multi-Jurisdictional Advisory Committee established a Dispute Resolution Forum Subcommittee to develop the procedures and by-laws to guide the Washington County Multi-jurisdictional Dispute Panel in its consideration of the issues presented and the decision-making process in which it engages.

Economic Development. The process of creating wealth through the mobilization of human, financial, capital, physical, and natural resources to generate marketable goods and services.

Environmental Corridor. A generic term that includes “Primary Environmental Corridors,” “Secondary Environmental Corridors,” and “Isolated Natural Resource Areas,” which are defined below.

- **Primary Environmental Corridor:** A concentration of significant natural resources, such as woodlands, wetlands, prairies, and important plant and wildlife habitat. Primary environmental corridors are at least 400 acres in area, at least two miles in length, and at least 200 feet in width, and are delineated and mapped by SEWRPC.
- **Secondary Environmental Corridor:** A concentration of significant natural resources, such as woodlands, wetlands, prairies, and important plant and wildlife habitat. Secondary environmental corridors are at least 100 acres in area and at least one mile in length, except where such corridors serve to link primary environmental corridors, in which case no minimum area or length criteria apply. Secondary environmental corridors are delineated and mapped by SEWRPC.
- **Isolated Natural Resource Area:** An area containing significant remnant natural resources, such as woodlands, wetlands, prairies, and important plant and wildlife habitat. Isolated natural resource areas are between five and 100 acres in area and are at least 200 feet in width, and are delineated and mapped by SEWRPC.

Environmental Repair Sites (ERP). Sites other than Leaking Underground Storage Tanks (LUST) that have contaminated soil and/or groundwater, as determined by the Wisconsin Department of Natural Resources. Examples include industrial spills (or dumping) that need long term investigation, buried containers of hazardous substances, and closed landfills that have caused contamination. ERP sites include those contaminated by petroleum from above-ground (but not from underground) storage tanks.

Environmentally Sensitive Lands. The Wisconsin comprehensive planning law requires the Land Use Element of the plan to include a map of “floodplains, wetlands, and other environmentally sensitive lands.” Environmentally sensitive lands identified by the advisory committees that prepared this plan are shown on Map 83 in Chapter IX, and include primary and secondary environmental corridors, isolated natural resource areas, natural areas, critical species habitat sites and critical aquatic habitat sites, surface water, wetlands, woodlands, and 100-year floodplains.

Equalized Value. The estimated value of all taxable real and personal property in each taxation district, by class, as of January 1 and certified by the Wisconsin Department of Revenue on August 15 of each year. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50 percent of their full (fair market) value. Classes include residential, commercial, manufacturing, agricultural, undeveloped, agricultural forest, forest, and other (agricultural buildings and improvements and the land necessary for their location and convenience).

Eutrophication. The process by which a body of water becomes enriched in dissolved nutrients, such as phosphates, that stimulate the growth of aquatic plant life. This often results in the depletion of dissolved oxygen in the water body (pond or lake), which has a negative impact on fish and other aquatic animals.

Exceptional Water Resources. State designated surface waters that provide outstanding recreational opportunities, support valuable fisheries, and have unique hydrologic or geologic features and unique environmental settings that are not significantly impacted by human activities. The East Branch of the Milwaukee River is the only State-designated exceptional water resource in Washington County.

Flood. A general and temporary condition of inundation of normally dry land areas caused by the overflow or rise of lakes, rivers, or streams; the rapid accumulation or runoff of surface waters from any source; or the sudden increase caused by an unusually high water level in a lake, river, or stream, accompanied by a severe storm or an unanticipated force of nature.

Floodfringe. That portion of the floodplain, outside the floodway, that is subject to inundation (standing water) by the 100-year recurrence interval flood.

Floodplain. Floodplains are the wide, gently sloping areas usually lying on both sides of a river or stream channel, and include the river or stream channel. For planning and regulatory purposes, floodplains are defined as those areas subject to inundation by the 100-year recurrence interval flood event. This event has a 1 percent chance of being equaled or exceeded in any given year.

Floodway. That portion of the 100-year floodplain that carries moving water during a flood.

Goal. A broad and general expression of a community's aspirations, towards which the planning effort is directed. Goals tend to be ends rather than means.

Greenfield Site. Farmland and open space areas where there has been no prior industrial or commercial activity, and therefore where the threat of contamination is much lower than in urbanized areas.

Hamlet. An unincorporated area with compact development, predominantly residential, but also typically including limited commercial and/or institutional uses such as churches, fire stations, and small businesses. Most hamlets in Washington County were first settled in the 1800's or early 1900's.

Household. A household includes all of the people who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters.

Household, Elderly Family. A household consisting of at least two related persons with at least one person 62 years of age or older.

Household, Elderly Non-Family. A household consisting of one or two persons, non-related, with either person 62 years of age or older.

Household, Large Family. A household consisting of five or more people.

Household, Non-Family. A household consisting of unrelated persons that are less than 62 years of age.

Household, Small Family. A household consisting of two related people, neither person 62 years of age or older, or three or four related people.

Housing, Utilities and Community Facilities, and Economic Development (HUED) Element Workgroup. The purpose of this workgroup is to focus on the development of the Utilities and Community Facilities Element, Economic Development Element, and Housing Element. Responsibilities include: analyzing and reviewing trends, inventories, and forecasts pertaining to utilities, community facilities, economic development, and housing issues; and developing preliminary recommendations for the Utilities and Community Facilities Element, Economic Development Element, and Housing Element.

Impervious Surface. An area that releases as runoff all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways, parking lots, and streets are examples of surfaces that are typically impervious, unless specifically designed to be pervious (for example, using paving blocks for driveways rather than concrete or asphalt).

In-fill Development. Development of an undeveloped parcel or small area that is surrounded by existing development.

Infiltration. The entry and movement of rain or runoff into or through the soil.

Infrastructure. Facilities used for transportation, communications, and utility delivery.

Labor Force. Persons 16 years of age and older who are employed, or are unemployed and actively seeking employment, or are in the armed forces.

Land Evaluation and Site Assessment (LESA). A method developed by the USDA—Natural Resources Conservation Service (NRCS) for identifying farmland that should be protected. LESA is a numeric system for rating potential farmland protection areas by evaluating soil quality (LE or land evaluation) and geographic variables (SA or site assessment). The LESA system was used to identify the farmland protection areas recommended by this plan. Results of the analysis were simplified by classifying analyzed lands into two tiers:

- Tier I Agricultural Lands: Agricultural lands that should be considered by County and local officials as the best suited for long-term farmland protection. Farmlands designated as Tier I scored 6.8 or higher in the Washington County LESA analysis.
- Tier II Agricultural Lands: Agricultural lands that should be considered by County and local officials for farmland protection on a case-by-case basis. Farmlands designated as Tier II scored below 6.8 in the Washington County LESA analysis.

The land evaluation (LE) component of the LESA process rates each soil by type, slope, agricultural capability class, and soil productivity. The NRCS developed the LE ratings for all soils in Wisconsin, and those ratings were used in the Washington County LESA analysis. The site assessment (SA) component of the LESA process rates non-soil factors affecting a parcel's relative importance for agricultural use, and is separated into three classifications; SA-1 – agricultural productivity; SA-2 – development pressures impacting a parcel's continued agricultural use; and SA-3 – other public values of a parcel supporting retention in agriculture. Nine site assessment factors were selected by the LESA subcommittee for use in the Washington County LESA analysis. See Part 1 of Chapter VIII for a description of the County's LESA analysis and a list of the SA factors used.

Land Use and Transportation (LUT) Element Workgroup. The purpose of this workgroup is to focus on the development of the Land Use Element and Transportation Element. Responsibilities include: analyzing and reviewing trends, inventories, and forecasts pertaining to land use and transportation issues; and developing preliminary recommendations for the Land Use Element and Transportation Element.

Leaking Underground Storage Tank (LUST). A LUST site has soil and/or groundwater that has been contaminated by petroleum, which includes toxic and cancer causing substances. However, given time, petroleum contamination naturally breaks down in the environment (biodegradation). Some LUST sites may emit potentially explosive vapors. The Wisconsin Department of Natural Resources identifies and monitors LUST sites.

Local Governmental Unit. City, village, town, county or regional planning commission that may adopt, prepare, or amend a comprehensive plan.

Location Quotient. The location quotient is a measure, or calculated ratio, of an industry's concentration in an area relative to some reference area (i.e. nation or state). It compares an industry's share of local employment with its share of employment in that reference area. If a location quotient is equal to 1.0, then the industry has the same share of its area employment as the reference area. A location quotient greater than 1.0 indicates an industry with a greater share of the local area employment than the reference area.

Lot. A parcel of land having frontage on a public street, occupied or intended to be occupied by a principal structure or use and sufficient in size to meet lot width, lot frontage, lot area, setback, yard, parking, and other requirements of the town, village, or city zoning ordinance.

Mitigation. Measures taken to avoid, reduce, eliminate, or compensate for the adverse environmental effects of a proposed action. Examples of mitigation include the use of best management practices for erosion control, creating new areas for the storage of floodwaters if a portion of a floodplain is developed, or improving an off-site wetland when a wetland is filled.

Monthly Owner Costs. Selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgage, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fees or mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees).

Multi-Jurisdictional Advisory Committee (MJAC). The purpose of the Advisory Committee is to oversee activities necessary to develop and implement a comprehensive plan as defined in Section 66.1001 of the *Wisconsin Statutes*. Responsibilities include: overseeing the work of the three element workgroups and timeliness of major planning milestones; implementing the public participation plan and work program; developing the Issues and Opportunities Element, Intergovernmental Cooperation Element, and Implementation Element; monitoring of the plan for consistency among communities and guiding comprehensive plan implementation, including introduction of required resolutions and ordinance amendments.

Municipality. A city or village. Although this term is often commonly used to include cities, villages, and towns, and sometimes counties, this report consistently uses the term “municipality” to refer to cities and villages (in accordance with Section 236.02(6) of the *Wisconsin Statutes*) and the term “local government” to refer to cities, villages, and towns.

Natural Area. Natural areas in Washington County were identified as part of the regional natural areas and critical species habitat plan prepared by SEWRPC, and are mapped and described in Chapter III. 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 on 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. Although the terms are often confused, a “natural area” is different from an “isolated natural resource area.”

Navigable Waters. Lake Michigan, all natural inland lakes, and all rivers, streams, ponds, sloughs, flowages, and other waters within the jurisdictional limits of Washington County which are navigable under the laws of the State of Wisconsin. The Wisconsin Supreme Court has declared navigable all bodies of water with a bed differentiated from adjacent uplands and with levels of flow sufficient to support navigation by a recreational craft of the shallowest draft on an annually recurring basis. The Wisconsin Department of Natural Resources is responsible for determining if a waterbody is navigable.

Nonmetallic Mining. The extraction of nonmetallic mineral resources which include, but are not limited to, crushed stone (gravel), dimension stone, peat, clay or topsoil, asbestos, beryl, diamond, coal, feldspar, talc, and sand.

Objective. A more specific target, derived from a goal and necessary to achieve that goal. While still general in nature, an objective is more precise, concrete, and measurable than a goal.

Official Map. A document prepared and adopted pursuant to Section 62.23(6) of the *Wisconsin Statutes*, which shows the location of existing and planned streets, parkways, parks, playgrounds, railway rights-of-way, waterways, and public transit facilities. Generally, a local government that has adopted an official map will require a subdivider to identify planned public improvements on the subdivision plat, and dedicate the land needed for such improvements to the local government. Cities and villages, and towns that have adopted village powers, are authorized by the *Statutes* to adopt an official map. Although the terms are often confused, an official map is different than a zoning map.

Open Space. Areas in a natural condition (such as woodlands, wetlands, prairie, or surface water), or land in non-structural agricultural use (such as row crops or grazing).

Open Space Preservation. Land and water areas retained in an essentially undeveloped state for recreational use, to protect farmland, or to protect natural resources such as woodlands, wetlands, prairies, stream corridors, or floodplains.

Outdoor Recreation Element. The element of a county or local park and open space plan that recommends a system of trails, parks, and other areas and facilities for active recreation (baseball diamonds and soccer fields, for example).

Parcel. A single piece of land separately owned, either publicly or privately, and capable of being conveyed separately.

Planned Unit Development (PUD). A development that is planned, developed, and maintained as a unified project. The PUD must have a minimum size, as specified in the city, town, or village zoning ordinance, and may consist of one or more buildings and accessory uses and structures.

Policy. A rule or course of action necessary to achieve the goal and objective from which it was derived. It is more precise and measurable.

Primary Farmlands. Defined by the Washington County Farmland Preservation Plan adopted in 1981 as the best remaining farmlands in Washington County. These are the farmlands that contain the most productive soils and that form large agricultural blocks uninterrupted by potentially conflicting land uses. As a general rule, farms with highest investments in agricultural improvements, such as buildings, equipment, conservation improvements, fall within the Primary Farmland Area. Many farm operations in this area have become intensive or industrial in nature and have operational requirements that would present nuisances to non-farm residences. Most of the farms in Washington County that are over 500 acres in size are designated Primary Farmland. Farm units within the Primary Farmland Area generally contain a low percentage of non-tillable lands.

The following criteria were used County-wide to designate Primary Farmlands.

- Farmlands that make up farming blocks of at least 640 acres relatively uninterrupted by conflicting uses.
- Farms where at least 50 percent of the soil would be described by the USDA - Soil Conservation Service (now known as the Natural Resources Conservation Service (NRCS)) as “Prime Farmland” or “Farmland of Statewide Importance.”

Private Sewage System. A sewage treatment and disposal system serving a single structure with a septic tank and soil absorption field located on the same parcel as the structure. This term also means an alternative sewage system approved by the Wisconsin Department of Commerce, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure, or a system located on a different parcel than the structure. A private sewage system may be owned by the property owner or by a special purpose district (such as a sanitary district). A private sewage system is also referred to as a “private onsite wastewater

treatment system,” or “POWTS.” POWTS are regulated under Chapter Comm 83 of the *Wisconsin Administrative Code*. Washington County regulates POWTS under Chapter 25 of the County Code of Ordinances. Types of POWTS include:

- At-Grade System: Consists of a septic tank, pump chamber, pressure distribution system, and a soil absorption bed at the ground surface.
- Conventional System: Consists of a septic tank and subsurface soil absorption bed. The conventional system is a passive system that relies on gravity flow.
- Constructed Wetland System: Consists of a septic tank, one or more wetland treatment cells, and a subsurface soil absorption bed.
- Drip-Line Dispersal System: Consists of a septic tank, pump chamber, and drip-line tubing. A pump chamber delivers effluent to the drip lines in timed pressurized doses through a distribution network that contains a series of filters.
- In-Ground Pressure System: Consists of a septic tank, pump chamber, and subsurface soil absorption bed.
- Mound System: Consists of a septic tank and soil absorption bed that consists of an above-ground sand layer.
- Holding Tank System: Consists of a tank for temporary storage of sewage, which is periodically pumped out for off-site disposal.

Program. A system of projects or services necessary to achieve plan goals, objectives, and policies.

Purchase of Development Rights (PDR). PDR programs are intended to ensure the long-term preservation of agricultural or open space lands. Under a PDR program, the owner of farmland or undeveloped land receives a payment for relinquishing rights to development. Deed restrictions are used to ensure that the lands concerned remain in agricultural or other open 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, or other private organizations having an interest in preserving agricultural and other open space lands. The amounts paid to landowners under PDR programs are generally based on the difference between the market value of the land for development and its value for agricultural purposes.

PDR programs can provide assurance that farmland will be permanently retained in agriculture or open space use. Landowners receive a potentially substantial cash payment while retaining all other rights to the land, including the right to continue farming. Land included in a PDR program remains on the tax roll and continues to generate property taxes.

Recycling Facility. A facility that accepts recyclable materials and may perform some processing activities. The principal function is to separate and store materials that are ready for shipment to end-use markets, such as paper mills, aluminum smelters, or plastic remanufacturing plants. The presence of power-driven processing equipment distinguishes a processing facility from a collection facility. The facility receives and processes only residential and commercial recyclables such as food and beverage containers and paper.

Region. The area served by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), which includes all city, town, village, and county units of government in Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha counties. SEWRPC is a “Regional Planning Commission” created in accordance with Section 66.0309 of the *Wisconsin Statutes*.

Riparian. Land located adjacent to a lake, river, or stream. Several chapters of the *Wisconsin Administrative Code* use the term “riparian” to describe an owner of land abutting a lake, river, or stream.

Rural Character. A term used to describe areas where open space, farmland, and natural landscapes predominate over the built environment. Rural character includes expansive views of open space and dark skies at night. Typical rural uses include farming, forestry, resource extraction, and natural landscapes such as woodlands, wetlands, prairies, and pasture. Urban uses (including residential, commercial, industrial, and institutional) are limited to farmhouses, scattered residential development surrounded by large tracts of farmland or natural resource areas, agriculturally-related industries such as implement dealers, and small hamlet areas that provide services to surrounding farms and rural residents (such as small stores, service and repair stations, town offices and fire stations, and small restaurants and taverns).

Rural Vistas. Views of open space, farmland, and natural landscapes. (See “rural character”)

RWQMP. The “Regional Water Quality Management Plan” prepared and adopted by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). The plan is intended to be a guide to achieving clean and healthy surface waters within the seven-county Region. The plan has five elements: a land use element; a point source pollution abatement element; a non-point source pollution abatement element; a sludge management element; and a water quality monitoring element. Additional information about the plan is provided in Chapter VI.

Sanitary District. Formation of a sanitary district provides landowners outside a city or village an opportunity to form a special-purpose unit of government to provide certain urban services. A town sanitary district has authority to plan, construct, and maintain systems for garbage removal, water supply, sewage disposal, and stormwater drainage. Sanitary districts may be formed by a town board, upon a request from affected landowners, under Section 60.71 of the *Wisconsin Statutes*. Each district is governed by a commission. At the time a district is established, the town board determines whether commissioners will be appointed by the town board or elected. The town board may choose to appoint itself as the commission.

Secondary Farmlands. Defined by the Washington County Farmland Preservation Plan adopted in 1981 as areas that contain soils with a somewhat lower productivity and/or are farmlands affected by conflicting uses that may interfere with some types of agricultural expansion. These farmlands often border residential development and, in some cases, may act as a buffer between Primary Farmland and developed areas.

As a general rule, farms in the Secondary Farmland Area have larger amounts of uncultivated lands, such as woodlands and rolling land, making them well-suited for the less intensive farming operations. Secondary Farmlands often border developed residential areas, public recreation areas, primary environmental areas and other sensitive areas that will require careful management of farm operations.

The following criteria were used to map Secondary Farmlands.

- Farmlands not a part of a larger farm block of at least 640 acres.
- Farms with less than 50 percent of soil cover falling in the USDA - Soil Conservation Service (now known as the Natural Resources Conservation Service (NRCS)) classes of “Prime Farmland” or “Farmland of Statewide Significance.”
- Farmlands where production would be limited due to adjoining conflicting uses.

Service Industry Jobs. Jobs related to establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption. The sector includes both accommodation and food services establishments because the two activities are often combined at the same establishment.

Sewer Service Area. Those areas that are currently served by public sanitary sewers, and additional contiguous areas that are planned to be served by public sanitary sewers within a 20-year period. Sewers cannot be extended to areas outside the sewer service area identified in an adopted sewer service area plan. Each sewer service area is associated with a sewage treatment plant. In the southeastern part of Wisconsin, sewer service area plans are prepared by SEWRPC as a component of the regional water quality management plan, and are approved by the affected local government and by the Wisconsin Department of Natural Resources.

Shorelands. Those lands lying within the following distances from the ordinary high water mark of navigable waters: 300 feet from a river or stream, or to the landward side of the floodplain, whichever distance is greater; or 1,000 feet from a lake, pond or flowage.

Site Assessment Component and Factors. (See Land Evaluation and Site Assessment (LESA) definition).

Smart Growth. A term often used to refer to the Wisconsin comprehensive planning law (see definition of Comprehensive Plan).

Smart Growth Area. An area that will enable the development and redevelopment of lands with existing infrastructure and municipal, State, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, state governmental, and utility costs. (Definition from Section 16.965 (1)(b) of the *Wisconsin Statutes*).

Slum. Any area where dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitary facilities, or any combination of these factors, are detrimental to safety, health, and morals.

Soil Capability Classes. Soil capability classes were developed by the USDA – Soil Conservation Service (now known as the Natural Resources Conservation Service (NRCS)) to group soils to show, in a general way, their suitability for most kinds of farming. It is a practical classification based on limitations of the soils, the risk of damage when they are used, and the way they respond to treatment. Capability classes are designated by Roman numerals, I through VIII. The numerals indicate progressively greater limitations and narrower choices for agricultural use, as follows:

- Class I Soils: Soils that have few limitations that restrict their use. Class I soils are considered prime farmland.
- Class II Soils: Soils that have some limitations that reduce the choice of plants or require moderate conservation practices. Class II soils are also considered prime farmland.
- Class III Soils: Soils that have severe limitations that reduce the choice of plants, require special conservation practices, or both. Class III soils are considered farmlands of Statewide significance.
- Class IV Soils: Soils that have very severe limitations that restrict the choice of plants, require very careful management, or both.
- Class V Soils: Soils that 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.
- Class VI: Soils that 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.
- Class VII: Soils that have very severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife.
- Class VIII: Soils and landforms that have limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, or water supply, or to aesthetic purposes.

Solid Waste Processing Facility. Solid waste processing facilities are operations that physically or chemically alter solid waste, generally to facilitate transport, further processing, utilization, or disposal.

Stewardship Plan. A comprehensive management plan for the long-term maintenance of common open space areas in conservation subdivisions. Ideally, local governments should require the preparation and submittal of a Stewardship Plan for any subdivision or planned unit development that will include common open space. The

Stewardship Plan should include management goals, implementation and monitoring schedules, and an identification of the measures that will be taken to protect, maintain, and enhance natural resources within common open space (such as the control of invasive species, re-establishment of prairie areas, and the development and maintenance of trails, for example).

Street, Arterial. A public street or highway used or intended to be used primarily for fast or heavy through traffic, whose function is to convey traffic between activity centers and municipalities. Arterial streets and highways include freeways, state trunk and county trunk highways, and other heavily traveled streets.

Street, Collector. A public street that conducts and distributes traffic between land access and arterial streets.

Street, Land Access. A public street that is designed to carry traffic at a slow speed and provide frontage for access to private lots, and carries traffic having a destination or origin on the street itself.

Sustainable Development. The capacity to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Swale. A component of a stormwater management system that is designed to convey, store, treat, and/or infiltrate runoff. To effectively manage stormwater for multiple purposes, swales should be lined with turf grass or native grasses. When a swale is intended to infiltrate runoff, special measures must be applied during construction to avoid compacting the underlying soil, or to enhance the infiltration capacity of that soil.

SWOT Analysis. An acronym for Strengths, Weaknesses, Opportunities, and Threats. An analysis that provides direction and often serves as a basis for the development of plans. It assesses a community's strengths (assets or what it can do) and weaknesses (internal limitations or what it cannot do) in addition to opportunities (potential favorable conditions) and threats (external limitations or unfavorable conditions).

Technical Advisory Committee (TAC). Advisory to the Planning, Conservation and Parks Committee, the Comprehensive Planning Technical Advisory Committee members include County Board supervisors and staff from related committees and departments. The TAC reviews the preliminary draft chapters of the Washington County Comprehensive Plan.

Telecommunications. Any origination, creation, transmission, emission, storage-retrieval, or reception of signals, writing, images, sounds, or other information by wire, radio, television, or optical means.

- **Backhaul network:** A backhaul network is designed to convey wireless communication data from multiple users in a relatively small service area to a centralized access point. Multiple access points in a larger service area in turn transmit wireless data to a cable Internet connection (gateway) maintained by a local exchange company. Information is also disseminated from the Internet to the access network, then to local users through the backhaul network.
- **Broadband:** Digital video, voice, and data transmission over the Internet at speeds of 256 kilobits per second or faster.
- **3G (third generation wireless technology):** High-speed broadband service, including mobile phone service and voice, e-mail, and instant messaging transmissions. Current "state of the art" in Southeastern Wisconsin.
- **4G (fourth generation wireless technology):** Advanced broadband, high speed, digital technology, anticipated to be introduced in Southeastern Wisconsin in 2007-2008.
- **Multi-media services:** "Bundled" services that include video (allowing downloading of CDs or DVDs), imaging (creation of images by scanning or digital cameras), and streaming video ("live" video).
- **Packet-based phone systems:** Systems that are designed to accommodate voice, data, and video over the same system.
- **POTS (Plain Old Telephone Service):** Single line phones designed for voice communication.

Town. Towns are "general purpose" local governments, which means that they provide basic services used daily by all residents (Wisconsin also has "special purpose" governments that offer more targeted services, such as school districts). The duties and powers of towns are set forth in Article IV, Section 23 of the *Wisconsin Constitution*, Chapter 60 of the *Wisconsin Statutes* (which pertains specifically to town governments), and Chapter 66 of the *Wisconsin Statutes* (which applies to towns, villages, and cities). Towns are created by the *Wisconsin Constitution* to provide basic municipal government services, such as elections, property tax administration (towns collect taxes for counties, schools and other governments, as well as for their own budgets), road construction and maintenance, recycling, emergency medical services and fire protection. Some towns also offer law enforcement, solid waste collection, zoning, and other services. Towns are governed by a Town Board, typically elected at-large, made up of Town Supervisors and a Town Chairperson. The Chief Elected Official is the Town Chairperson.

Township. Townships are normally a quadrangle approximately six miles on a side containing 36 sections or 36 square miles, and were first identified as part of the U. S. Public Land Survey of Wisconsin conducted in the 1830's. Although the terms "towns" and "townships" are often used interchangeably, they have separate and distinct meanings (see the preceding definition of "town").

Traditional Neighborhood Development (TND). A compact, mixed use neighborhood where residential, commercial, and civic buildings are within close proximity to each other.

Transfer of Development Rights. The conveyance by deed, easement, or other legal arrangement of the right to develop or build from one parcel to another, expressed in number of dwelling units, where such transfer is permitted by a local zoning ordinance.

Trench, Infiltration. A subsurface stormwater management facility designed to capture and infiltrate runoff. An infiltration trench, which is generally filled with stone, is designed to infiltrate runoff from more-frequent storms while runoff from larger storms is passed over a spillway. An infiltration trench removes pollutants through filtering. An infiltration trench is used to infiltrate runoff from smaller land areas than would be treated by an infiltration basin.

Utility District. A town board may establish utility districts under Sections 60.23 and 66.0827 of the *Wisconsin Statutes* to provide public services within the district. Public services may include sanitary sewer or public water services. The town board governs utility districts. Village boards and the common council of a third or fourth class city may also establish utility districts.

Vector Control. The control of pests such as rats, flies, mosquitoes, and cockroaches that act as carriers and transfer bacteria and viruses from one host to another.

Village. An incorporated local unit of government. Although there are many statutory provisions that deal with village powers and responsibilities, most of the requirements are set forth in Chapter 61, "Villages" and Chapter 66, "General Municipality Law" of the *Wisconsin Statutes*. Villages are typically governed by a village board made up of trustees who are elected at-large. A village president serves as the chief elected official.

Village Powers. Town residents may authorize a town board to exercise village powers at an annual or special town meeting. The town board so authorized may exercise village powers under Chapter 61 of the *Wisconsin Statutes*, except those village powers "which conflict with statutes relating to towns and town boards." Under this authority, subject to applicable limitations, the town board may exercise various powers, including "police powers" to regulate for the public health, safety and welfare, and land use powers, such as establishing a plan commission to engage in master/comprehensive planning. Towns with village powers may also enact a subdivision or other land division ordinance, a town zoning ordinance, and a site plan review ordinance.

Vision Statement. An expression of words that helps to provide an overall framework for the development of local comprehensive plans. Visioning statements express the preferred future, key characteristics, and/or expectations for the future desired by each community.

Waterbody. A generic term for an area of open water, including lakes, ponds, rivers, and streams.

Waterbody Classification. Washington County has adopted three classes for waterbodies that are regulated under the County shoreland zoning ordinance (see Chapter 23 of the Washington County Code of Ordinances for complete information). The three classification groups are as follows:

- Class 1: Relatively pristine or undeveloped waterbodies to be preserved as high-quality resource waters. These waters are generally small, shallow lakes with a high-quality fishery.
- Class 2: Waterbodies that have limited development to be maintained in their current condition.
- Class 3: Waterbodies that have been historically heavily developed for residential and recreational use and are in need of restoration.
- Unclassified: A fourth class was created to accommodate all waterbodies that were not classified as Class 1, 2, or 3.

Water Quality Management Area. The area within 1,000 feet of the ordinary high water mark of a navigable lake, pond, or flowage; within 300 feet of the ordinary high water mark of a navigable river or stream, or a site that is susceptible to groundwater contamination or that has the potential to be a direct conduit for contamination to reach groundwater (from Section 281.16 of the *Wisconsin Statutes*).

Watershed. The area drained by a river and its tributaries.

Wellhead Protection Plan. A plan created to provide the basis for land use regulations to protect a public water supply or well fields. Wellhead protection regulations are typically included as an overlay district in a city, town, or village zoning ordinance.

Wetland. An area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation, and which has soils indicative of wet conditions.

Wisconsin Administrative Code. Regulations, commonly referred to as rules, written and promulgated by State agencies to supplement, implement, or interpret laws enacted by the Wisconsin Legislature. The rules are referred to based on the agency that is responsible for administering the rules. For example, “Comm” refers to rules administered by the Department of Commerce; “NR” refers to rules administered by the Department of Natural Resources, and “Trans” refers to rules administered by the Department of Transportation. Portions of the *Administrative Code* that particularly affect planning include Comm 83 (requirements for private onsite waste treatment systems); NR 115 (requirements for shoreland areas in towns and areas annexed to cities and villages after May 7, 1982); NR 116 (floodplain requirements); NR 117 (requirements for shoreland areas in cities and villages); and Trans 233 (requirements for subdivisions abutting State highways). The *Wisconsin Administrative Code* is available on the Legislature’s web page at [www.legis.state.wi.us/rsb/code/](http://www.legis.state.wi.us/rsb/code/).

Wisconsin Statutes. The body of law enacted by the Wisconsin State Legislature. Portions of the *Wisconsin Statutes* that particularly affect planning include Chapter 236 (subdivision requirements); Section 62.23 (zoning and master planning requirements for cities and villages, and towns that have adopted village powers); Section 66.1001 (comprehensive planning requirements); and Chapter 59 (zoning requirements for counties). The *Wisconsin Statutes* are available on the Legislature’s web page at <http://www.legis.state.wi.us/rsb/stats.html>.

Woodlands. Upland areas delineated and mapped by the Southeastern Wisconsin Regional Planning Commission that are at least one acre in area and covered by deciduous or coniferous trees.

Zoning. Zoning is a law that regulates the use of property in the public interest. A zoning ordinance divides a community into districts for the purpose of regulating the use of land and structures; the height, size, and placement of structures; and the density of development. A zoning ordinance typically consists of two parts: a text setting forth regulations that apply to each of the various zoning districts, together with related procedural and administrative requirements; and a map delineating the boundaries of zoning districts.

“General zoning” refers to zoning that divides a local government into a variety of residential, commercial, industrial, and other zoning districts. General zoning authority is granted by Sections 62.23 and 61.35 of the *Statutes* for cities and villages, respectively; by Section 60.61 for towns without village powers; and by Section 60.62 for towns that have adopted village powers. “Shoreland zoning” refers to zoning along navigable waters carried out in accordance with Chapter NR 115 of the *Wisconsin Administrative Code* for county regulation of shorelands in towns, and city and village regulation of shoreland-wetlands under Chapter NR 117 of the *Administrative Code*.

## LIST OF ACRONYMS

BMP – Best Management Practices (also see definition)  
CDBG – Community Development Block Grant  
CHIP – Community Health Improvement Plan  
CMOM – Capacity Management Operations and Maintenance (a Wisconsin Department of Natural Resources program for Sewage Treatment Plants)  
CRP – Conservation Reserve Program  
DATCP – Wisconsin Department of Agriculture, Trade, and Consumer Protection  
DOA – Wisconsin Department of Administration  
DNR – Wisconsin Department of Natural Resources  
DWD – Wisconsin Department of Workforce Development  
EDWC – Economic Development Washington County  
FEMA – Federal Emergency Management Agency  
LESA – Land Evaluation and Site Assessment (also see definition)  
MMSD – Milwaukee Metropolitan Sewerage District  
NCOs – Nonprofit conservation organization  
NRCS – Natural Resources Conservation Service, which is an agency of the U. S. Department of Agriculture (USDA)  
OWLT – Ozaukee Washington Land Trust  
PDR – Purchase of Development Rights  
POWTS – Private on-site wastewater treatment system (also see definitions)  
PUD – Planned Unit Development (also see definition)  
REP – Regional Economic Partnership  
RWQMP – Regional Water Quality Management Plan (also see definition)  
SEWRPC – Southeastern Wisconsin Regional Planning Commission  
TDR – Transfer of Development Rights (also see definition)  
USDA – United States Department of Agriculture  
USEPA – United States Environmental Protection Agency  
WCCE – Washington County Commuter Express  
WOW – Washington Ozaukee Waukesha Workforce Development Board  
WHEDA – Wisconsin Housing and Economic Development Agency  
WRP – Wetland Reserve Program

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## APPENDICES

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PUBLIC PARTICIPATION PLAN (PPP) SUMMARY



# Smart Growth Public Participation Plan Summary

Washington County's Multi-Jurisdictional  
Comprehensive Planning Effort

## Comprehensive Plan

The comprehensive planning law effectively requires that comprehensive plans be completed as outlined in §66.1001, and adopted by governing bodies in order for a County or local municipality to engage in zoning subdivision control, or official mapping by January 1, 2010.

Comprehensive plans provide a vision and general idea of how land should be used to assure public health, safety, and welfare.

Comprehensive plans contain these 9 elements:

1. Issues & Opportunities
2. Housing
3. Transportation
4. Utilities & Community Facilities
5. Agricultural, Natural & Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

## Statistics

From 1990 to 2000, Washington County's population grew by 23%. During the same period, the State of Wisconsin's population grew by 10%.

Population projections indicate that Washington County's population will increase 34% between the years 2000 and 2035.

Washington County's households increased from 32,997 in 1990 to 43,843 in 2000.

## What is a Public Participation Plan?

The public participation plan for the multi-jurisdictional Washington County "Smart Growth" comprehensive planning process seeks to enhance public awareness of the planning effort; educate citizens about past and current growth trends in the County; and provide opportunities for citizens to help identify key community issues.



Ultimately, this public participation plan is designed to actively engage Washington County residents, business owners, and interest groups in helping to create a vision for the future of the County. This vision will shape the comprehensive plan throughout its development, and will culminate in draft plan review and adoption meetings where citizens will have additional opportunities to provide input.

## How can I participate in the planning process?

**Ongoing, broad-based public participation activities** are open to anyone with an interest in Washington County and are proposed to take place throughout the comprehensive planning process. A wide variety of opportunities will be available, such as:

- Draft chapters and related materials for review at Washington County Planning & Parks Department, UW-Extension office, municipal halls, and libraries
- Washington County Website
- Fact sheets and newsletters
- Press releases
- Public open houses
- Presentations to schools and community groups
- Countywide survey
- Focus groups
- Visioning sessions
- Public committee meetings overseeing the drafting of individual chapters of the comprehensive plan
- Public hearings
- Written comments may be provided to the County or submitted online at any time

This is a summary document.

For a copy of the complete Washington County Multi-Jurisdictional Public Participation Plan, please visit:

[www.co.washington.wi.us/smartgrowth](http://www.co.washington.wi.us/smartgrowth)

## Public Participation Opportunities

### July 2005 - May 2008

#### *Multi-Jurisdictional Advisory Committee and Element Work Group Meetings*

The Multi-Jurisdictional Comprehensive Plan Advisory Committee (MCPAC), made up of twenty-eight individuals, including two County Board supervisors, one representative from each partnering community, and volunteer citizens, is responsible for the implementation of the work program, public participation plan and draft plan review. Three Element Work Groups oversee development of the required nine elements. These meetings are open to the public.

### December 2005 - March 2006

#### *Smart Growth Kickoff/S.W.O.T. Meetings*

The Kickoff/S.W.O.T. meetings are being held to inform the public about Smart Growth and to conduct a strengths, weaknesses, opportunities, and threats (S.W.O.T.) workshop. This workshop will provide citizens with their first opportunity to share their perceptions of their community and Washington County which will be used to guide the development process of the comprehensive plan. One meeting will be conducted Countywide and one for each participating municipality. The presentations for the partnering municipalities will focus on the information as it relates to each municipality, although Countywide information will also be provided.



### February 2006

#### *Countywide Public Opinion Survey*

A Countywide public opinion survey encompassing all nine planning elements will be conducted by telephone to a statistical sample of households in Washington County. After February 2006, surveys will also be available to complete on the Washington County Website and at municipal halls throughout the County for those residents wishing to participate in the survey who were not included in the statistical sample.

### April 2006 - June 2006

#### *Focus Groups*

Groups comprised of key stakeholders and interested citizens may be convened as needed to discuss and refine issues identified in the Countywide survey. Focus groups will be conducted as requested by the local government partners.

### July 2006

#### *Intergovernmental Cooperation Workshop*

The County will lead an intergovernmental workshop to present survey findings and discuss goals, objectives, and vision.



Contact the Washington County Planning and Parks Department for up-to-date times and locations of all meetings and activities regarding the Smart Growth Comprehensive Planning process at 262-335-4445 or on the internet at:

[www.co.washington.wi.us/smartgrowth](http://www.co.washington.wi.us/smartgrowth)

## Public Participation Opportunities (continued)

### August 2006 - September 2006

#### *Public Open House / Visioning Sessions*

Open houses/visioning meetings will be held after the survey and focus groups are completed. One meeting will be conducted Countywide and one for each participating municipality. These meetings will;

- Present survey results and focus group findings
- Generate a vision statement for the future of the community
- Assess different growth scenarios
- Conduct a visual preference survey



### December 2006 - March 2007

#### *Prepare & Distribute Fact Sheets*

Prepare and distribute fact sheets and other informational materials regarding the visions/goals/objectives for each of the partnering municipalities.

### August 2007 - September 2007

#### *Intergovernmental Workshops*

These workshops will discuss ways to implement plan element recommendations with governmental entities within and adjacent to Washington County.

### February 2008 - March 2008

#### *Public Open House / Plan Review and Refinement Meetings*

Open houses / plan review meetings will be held to review the draft plans. One meeting will be conducted Countywide and one for each partnering municipality. A presentation of the draft plans will be given as part of this process. Presentations for the partnering municipalities will focus on the plan as it relates to each municipality, although Countywide information will also be provided.



### May 2008

#### *Public Hearings*

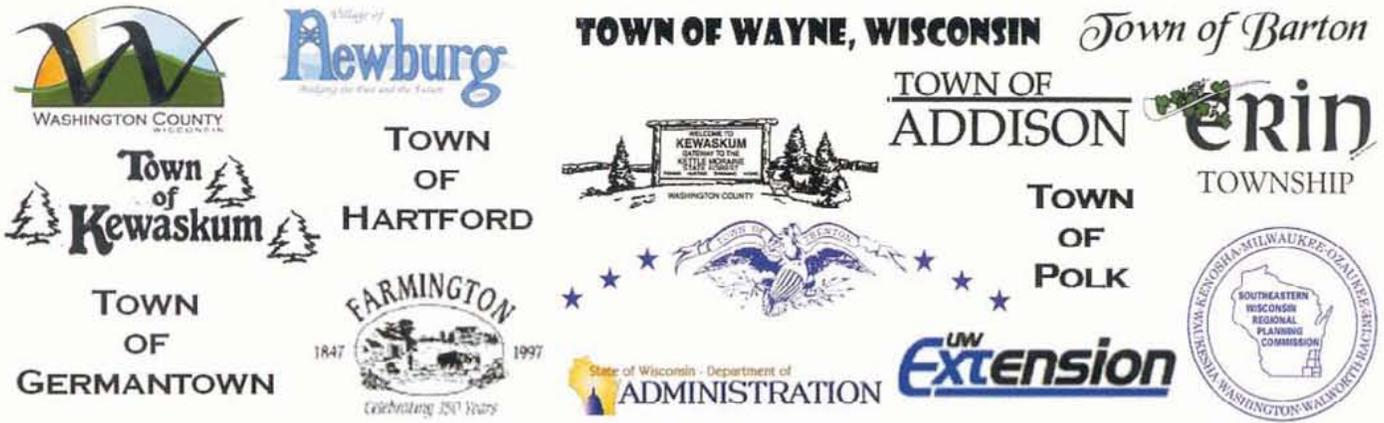
A public hearing regarding each local comprehensive plan will be conducted by the local governing body prior to approval by the Town or Village Board. A class one notice will be published in the official newspaper of the local government 30 days prior to each public hearing with the date, time, and location.

A public hearing regarding the recommended Multi-Jurisdictional County plan will be held by the Washington County Planning, Conservation, and Parks Committee prior to County Board adoption. A class one notice will be published in the official County newspaper at least 30 days prior to the public hearing. The class one notice will specify the date, time, and location of the public hearing. A summary of the plan will also be included. A news release regarding the hearing will be provided to all newspapers serving the County.

Contact the Washington County Planning and Parks Department for up-to-date times and locations of all meetings and activities regarding the Smart Growth Comprehensive Planning process at 262-335-4445 or on the internet at:

[www.co.washington.wi.us/smartgrowth](http://www.co.washington.wi.us/smartgrowth)

# Participating Municipalities and Agencies



**Would you like to be kept up-to-date on the comprehensive planning process?** Sign up for our free comprehensive planning newsletter. The aim of this quarterly newsletter is to keep you current on the Multi-Jurisdictional Comprehensive Planning (Smart Growth) process in Washington County.

This newsletter will have information on upcoming meetings and contain articles and statistics related to planning issues.

To sign up, contact Kelly Hahm, Washington County Planning and Parks Department, at 262-335-4445 or e-mail at [kelly.hahm@co.washington.wi.us](mailto:kelly.hahm@co.washington.wi.us).

**For Additional Information**  
[www.co.washington.wi.us/smartgrowth](http://www.co.washington.wi.us/smartgrowth)

<p>Debora Sielski Assistant Administrator for Planning, Washington County Planning &amp; Parks Department</p>	<p>Washington County Public Agency Center 333 E. Washington Street, Suite 2300 P.O. Box 2003 West Bend, WI. 53095</p>	<p>Phone: 262-335-4445 Fax: 262-335-6868 Toll Free: 1-800-616-0446 E-mail: <a href="mailto:deb.sielski@co.washington.wi.us">deb.sielski@co.washington.wi.us</a></p>
<p>Nancy Anderson Chief Planner, SEWRPC</p>	<p>Southeastern Wisconsin Regional Planning Commission P.O. Box 1607 Waukesha, WI. 53187-1607</p>	<p>Phone: 262-547-6721 Fax: 262-547-1103 E-mail: <a href="mailto:nanderson@sewrpc.org">nanderson@sewrpc.org</a></p>
<p>Kevin Struck Growth Management Educator, UW-Extension</p>	<p>Washington County Public Agency Center 333 E. Washington Street, Suite 1200 P.O. Box 2003 West Bend, WI. 53095</p>	<p>Phone: 262-335-4480 Fax: 262-335-4863 Toll Free: 1-800-616-0446 E-mail: <a href="mailto:kevin.struck@co.washington.wi.us">kevin.struck@co.washington.wi.us</a></p>

## **Appendix B**

**WASHINGTON COUNTY MULTI-JURISDICTIONAL  
COMPREHENSIVE PLAN COUNTY AND LOCAL GOVERNMENT  
RESOLUTIONS TO PARTICIPATED IN THE DEVELOPMENT OF A  
MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO  
SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A  
COMPREHENSIVE PLANNING GRANT**

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MARILYN H. MERTEN, COUNTY CLERK

432 E. Washington Street, P.O. Box 1986

West Bend, WI 53095-7986

Phone: (262) 335-4301 Fax: (262) 306-2208

Email: clkmarilyn@co.washington.wi.us

COUNTY OF WASHINGTON )  
 ) SS.  
STATE OF WISCONSIN )

I, Marilyn H. Merten, County Clerk of Washington County, do hereby certify that the attached is a true, correct and exact copy of:

**2004 RESOLUTION 46 - GRANT APPLICATION - AUTHORIZATION  
TO APPLY FOR COMPREHENSIVE PLANNING FUNDS**

Adopted by the **WASHINGTON COUNTY BOARD OF SUPERVISORS** on:

**SEPTEMBER 14, 2004**

Dated at West Bend, Wisconsin, this 20<sup>th</sup> day of September, 2004.

\_\_\_\_\_  
MARILYN H. MERTEN, COUNTY CLERK  
WASHINGTON COUNTY, WISCONSIN

Subscribed and sworn to before me this  
20th day of September, 2004.

  
Notary

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# WASHINGTON COUNTY, WISCONSIN

Date of enactment: \_\_\_\_\_  
Date of publication: \_\_\_\_\_

## 2004 RESOLUTION 46

### Grant Application – Authorization to Apply for Comprehensive Planning Funds

**WHEREAS**, Washington County Code Section 4.27 requires that all county grant programs or applications for funds receive prior approval by the County Board of Supervisors; and

**WHEREAS**, §59.69, Wis. Stats., authorizes the Planning, Conservation and Parks Committee to develop a comprehensive plan for Washington County; and

**WHEREAS**, pursuant to §66.1001, Wis. Stats., all units of government which engage in zoning, subdivision, or official mapping must adopt a comprehensive plan by the year 2010; and

**WHEREAS**, the Washington County Board of Supervisors has decided to prepare a comprehensive (development) plan under the authority of and procedures established by §§59.69 and 66.1001(4), Wis. Stats.; and

**WHEREAS**, the Washington County Board of Supervisors in 2003 Resolution 40 resolved that the Planning and Parks Department, under the direction of the Planning, Conservation and Parks Committee, will take the lead in coordinating the multi-jurisdictional planning effort; and

**WHEREAS**, the Washington County Board of Supervisors has established a Multi-Jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program and public participation plan in preparation for a State of Wisconsin comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, funding is available from the Wisconsin Department of Administration to financially assist the county and participating local governments in preparing comprehensive plans; and

**WHEREAS**, the likelihood of a state grant application receiving funding increases with the number of jurisdictions included in the application; and

**WHEREAS**, as part of a typical multi-jurisdictional planning process, the county government applies and administers the Multi-Jurisdictional Comprehensive Planning Grant on behalf of all local partners; and

1           WHEREAS, the grant from the Department of Administration will be used as partial  
2 funding for the development of the Multi-Jurisdictional Comprehensive Plan and an award of  
3 grant monies by the Wisconsin Department of Administration through this grant process will  
4 require matching grant funds from the county which will be fully satisfied by the in-kind serv-  
5 ices by the county and SEWRPC; and

6  
7           WHEREAS, SEWRPC will charge Washington County for the development of the  
8 comprehensive plan in an amount equal to the Department of Administration grant award, less  
9 the cost of the county to hire a consultant to conduct a countywide public opinion survey called  
10 for in the public participation plan; and

11  
12           WHEREAS, if a state grant is awarded, other funding sources to financially assist the  
13 county and participating local governments in preparing comprehensive plans, include funding  
14 from the county's SEWRPC planning budget and the Planning and Parks Department operating  
15 budget; and

16  
17           WHEREAS, if a state grant is awarded, preparation of comprehensive plans for the lo-  
18 cal government partners and the county will require a minimal out-of-pocket contribution from  
19 the local government partners, except for the cost of producing a local plan document, provid-  
20 ing public notice, any supplemental information desired by the local government partners and  
21 other costs described in the cooperative agreement between Washington County, SEWRPC and  
22 local government partners; and

23  
24           WHEREAS, any participating local government that does not adopt the Multi-  
25 Jurisdictional Comprehensive Plan or a local plan by the end of the grant period in April,  
26 2009, or any local government that withdraws from the multi-jurisdictional planning effort af-  
27 ter the grant agreement between the county and the Department of Administration has been  
28 signed, will be required to reimburse the county up to the full local government share of the  
29 grant award, depending on the stage of planning process at the time the local government with-  
30 draws from the process;

31  
32           **NOW, THEREFORE, BE IT RESOLVED** by the Washington County Board of  
33 Supervisors that the board hereby authorizes the Planning and Parks Department, under the di-  
34 rection of the Planning, Conservation and Parks Committee, to apply for Department of  
35 Administration funds to aid in the development of a Multi-Jurisdictional Comprehensive Plan  
36 on behalf of the local government partners entering into a cooperative agreement to participate  
37 in the Washington County multi-jurisdictional comprehensive planning process;

38  
39           **BE IT FURTHER RESOLVED** that acceptance of the grant referred to herein, if  
40 awarded, shall require the in-kind services of the county to cover half of the grant match,  
41 funding from the County's SEWRPC planning budget and the Planning and Parks Department  
42 operating budget;

1           **BE IT FURTHER RESOLVED** that the County Board Chairperson and County Clerk  
2 are authorized to execute any and all documents, including but not limited to the grant agree-  
3 ment, subject to the review and approval of the County Attorney's Office.  
4  
5  
6

7 VOTE REQUIREMENT FOR PASSAGE: Majority  
8

9 APPROVED:

10 Kimberly A. Nass  
11 Kimberly A. Nass, County Attorney

Introduced by members of the PLANNING,  
CONSERVATION AND PARKS COMMITTEE  
as filed with the County Clerk.

12 Dated 9/16/04

Maurice Strupp  
Maurice Strupp, Chairperson

14 Considered 9/14/04

15 Adopted 9/14/04

16 Ayes 22 Noes 5 Absent 3

17 Voice Vote \_\_\_\_\_  
18

19 (Grant application to fund the development of a Multi-Jurisdictional Comprehensive Plan.  
20 County match to be in-kind.)

**RESOLUTION NO. 2004-04**

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

**WHEREAS**, the Town Board of the Town of Addison, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Addison; and

**WHEREAS**, the Town Board of the Town of Addison acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

**WHEREAS**, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Addison, which is eligible to receive \$18,000 in grant funding; and

**WHEREAS**, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

**WHEREAS**, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

**WHEREAS**, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

**WHEREAS**, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

**WHEREAS**, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

**WHEREAS**, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Addison hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Addison hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004, developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

BE IT FURTHER RESOLVED that the Town Board of the Town of Addison hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Addison.

BE IT FURTHER RESOLVED that the Town Board of the Town of Addison authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

Dated this 16th day of September, 2004.

Motion for adoption moved by Supervisor Daniel Wolf.

Motion for adoption seconded by Supervisor Gary Karnitz.

Voting Aye: Heesen, Karnitz, Nay: None  
Wolf, Bingen

APPROVED:

Robert A. Bingen  
Robert A. Bingen, Town Chairperson

ATTEST:

Ellen Wolf  
Ellen Wolf, Town Clerk

*Prepared by the Planning Division of the Washington County  
Planning and Parks Department and the Southeastern  
Wisconsin Regional Planning Commission – August 30, 2004*

**RESOLUTION 04-01**

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

**WHEREAS**, the Town Board of the Town of Barton, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Barton; and

**WHEREAS**, the Town Board of the Town of Barton acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

**WHEREAS**, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Barton, which is eligible to receive \$18,000 in grant funding; and

**WHEREAS**, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

**WHEREAS**, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

**WHEREAS**, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

**WHEREAS**, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

**WHEREAS**, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin -Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

**WHEREAS**, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Barton hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Barton hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004,

developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Barton hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Barton.

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Barton authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

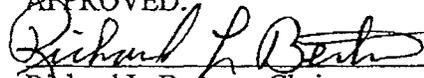
Dated this 21<sup>ST</sup> day of SEPTEMBER, 2004.

Motion for adoption moved by RUSSELL PRUST.

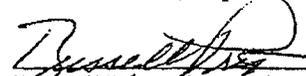
Motion for adoption seconded by Joseph H. Peters.

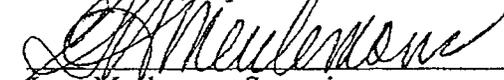
Voting Aye: ALL Nay: —

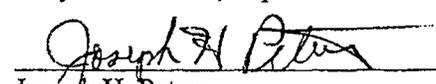
APPROVED:

  
Richard L. Bertram, Chairman

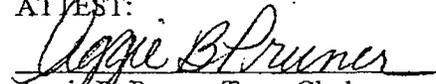
ABSENT  
Mike Dricken, Supervisor

  
Russell Prust, Supervisor

  
Jerry Meulemans, Supervisor

  
Joseph H. Peters

ATTEST:

  
Aggie B. Pruner, Town Clerk

*Prepared by the Planning Division of the Washington County  
Planning and Parks Department and the Southeastern  
Wisconsin Regional Planning Commission – August 30, 2004*

**RESOLUTION 04-04**

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

**WHEREAS**, the Town Board of the Town of Erin, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Erin; and

**WHEREAS**, the Town Board of the Town of Erin acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

**WHEREAS**, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Erin, which is eligible to receive \$18,000 in grant funding; and

**WHEREAS**, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

**WHEREAS**, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

**WHEREAS**, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

**WHEREAS**, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

**WHEREAS**, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

**WHEREAS**, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Erin hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Erin hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004,

developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Erin hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Erin.

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Erin authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

Resolution Adopted: September 27, 2004

ATTEST:

  
Dennis Kenealy, Town Chairperson, Town of Erin

  
Laura O'Mara, Town Clerk, Town of Erin

**TOWN OF FARMINGTON  
WASHINGTON COUNTY  
RESOLUTION**

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-  
JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON  
COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

**WHEREAS**, the Town Board of the Town of Farmington, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Farmington; and

**WHEREAS**, the Town Board of the Town of Farmington acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

**WHEREAS**, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Farmington, which is eligible to receive \$18,000 in grant funding; and

**WHEREAS**, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

**WHEREAS**, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

**WHEREAS**, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

WHEREAS, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

WHEREAS, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

WHEREAS, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

WHEREAS, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Farmington hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Farmington hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004, developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Farmington hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Farmington.

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Farmington authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

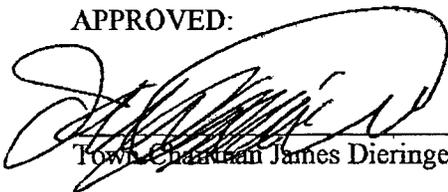
Dated this 5<sup>th</sup> day of October, 2004.

Motion for adoption moved by GARY SCHREIBER

Motion for adoption seconded by IKE ROELL

Voting Aye: 3 Nay: 0

APPROVED:

  
Town Chairman James Dieringer

ATTEST:

  
Town Clerk Joanne Oneska

*Prepared by the Planning Division of the Washington County  
Planning and Parks Department and the Southeastern  
Wisconsin Regional Planning Commission – August 30, 2004*

Town of Germantown  
Washington County, Wisconsin  
Est. 1846

RESOLUTION # 03-04-09-13

*AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.*

**WHEREAS**, the Town Board of the Town of Germantown, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Germantown; and

**WHEREAS**, the Town Board of the Town of Germantown acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

**WHEREAS**, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Germantown, which is eligible to receive \$12,000 in grant funding; and

**WHEREAS**, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

**WHEREAS**, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

**WHEREAS**, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town of Germantown, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

*N132 W19051 Rockfield Road*                      *Richfield, Wisconsin 53076*  
*Chairman, Paul J. Metz*    *Town Clerk, Joyce Dhein*  
*Supervisor, James Arens, Jr.*    *Supervisor, Dale Dhein*  
*Treasurer, Christine Bader*

**WHEREAS**, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

**WHEREAS**, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

**WHEREAS**, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Germantown hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County, the County, and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Germantown hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004, developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Germantown hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Germantown.

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Germantown authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

Dated this 13<sup>th</sup> day of September, 2004.

Motion for adoption moved by Blake Rhein.

Motion for adoption seconded by James Arens, Jr.

Voting Aye: 3 Nay: 0

APPROVED:

Paul J. Metz  
Town Chairperson

ATTEST:

Joyce B. Rhein  
Town Clerk

**RESOLUTION No. 2004-06**

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

**WHEREAS**, the Town Board of the Town of Hartford, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Hartford; and

**WHEREAS**, the Town Board of the Town of Hartford acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

**WHEREAS**, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Hartford, which is eligible to receive \$18,000 in grant funding; and

**WHEREAS**, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

**WHEREAS**, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

**WHEREAS**, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

**WHEREAS**, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

**WHEREAS**, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

**WHEREAS**, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Hartford hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Hartford hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004,

developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Hartford hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Hartford.

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Hartford authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

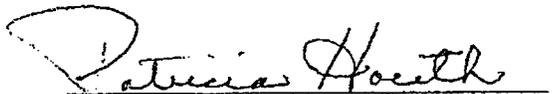
Dated this 13<sup>TH</sup> day of SEPTEMBER, 2004.

Motion for adoption moved by 

Motion for adoption seconded by 

Voting Aye: 3 Nay: 0

APPROVED:

  
Patricia Hoerth  
Town Chairperson

ATTEST:

  
Marvin Justman  
Town Clerk

*Prepared by the Planning Division of the Washington County  
Planning and Parks Department and the Southeastern  
Wisconsin Regional Planning Commission - August 30, 2004*

**RESOLUTION 2004-04**

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

**WHEREAS**, the Town Board of the Town of Kewaskum, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Kewaskum; and

**WHEREAS**, the Town Board of the Town of Kewaskum acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

**WHEREAS**, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Kewaskum, which is eligible to receive \$12,000 in grant funding; and

**WHEREAS**, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

**WHEREAS**, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to

serve as a comprehensive plan for the County and for each participating Town and Village; and

**WHEREAS**, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

**WHEREAS**, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

**WHEREAS**, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

**WHEREAS**, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Kewaskum hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Kewaskum hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004, developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Kewaskum hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Kewaskum.

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Kewaskum authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

Dated this 20th day of September, 2004.

Motion for adoption moved by James Koepke

Motion for adoption seconded by William H. Butzlaff

Voting Aye: 3 Nay: 0

APPROVED:

Michael Lettow  
Michael Lettow, Chairman

James C. Koepke  
James Koepke, Supervisor

William H. Butzlaff  
William H. Butzlaff, Supervisor

ATTEST:

Sandra Stern  
Sandra Stern, Town Clerk

*Prepared by the Planning Division of the Washington County  
Planning and Parks Department and the  
Southeastern Wisconsin Regional Planning Commission  
- August 30, 2004*

**RESOLUTION NO. 04-03  
TOWN OF POLK  
WASHINGTON COUNTY, WISCONSIN**

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

**WHEREAS**, the Town Board of the Town of Polk, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Polk; and

**WHEREAS**, the Town Board of the Town of Polk acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

**WHEREAS**, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Polk, which is eligible to receive \$18,000 in grant funding; and

**WHEREAS**, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

**WHEREAS**, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

**WHEREAS**, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

**WHEREAS**, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

**WHEREAS**, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

**WHEREAS**, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Polk hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Polk hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004,

developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Polk hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Polk.

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Polk authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

Dated this 12 day of October, 2004.

Motion for adoption moved by Supervisor Theodore Merten.

Motion for adoption seconded by Supervisor Harold Groth.

Voting Aye: 3 Nay: 0

APPROVED:

William D. Heff  
Town Chairperson

ATTEST:

Catherine Whelan  
Town Clerk

*Prepared by the Planning Division of the Washington County  
Planning and Parks Department and the Southeastern  
Wisconsin Regional Planning Commission – August 30, 2004*

*10-19-04* RESOLUTION

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

**WHEREAS**, the Town Board of the Town of Trenton, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Trenton; and

**WHEREAS**, the Town Board of the Town of Trenton acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

**WHEREAS**, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Trenton, which is eligible to receive \$18,000 in grant funding; and

**WHEREAS**, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

**WHEREAS**, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

**WHEREAS**, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

**WHEREAS**, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

**WHEREAS**, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

**WHEREAS**, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Trenton hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Trenton hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004,

developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Trenton hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Trenton.

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Trenton authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

Dated this 19 day of OCTOBER, 2004.

Motion for adoption moved by JOHN NORMAN.

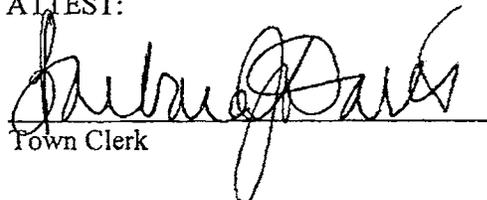
Motion for adoption seconded by ED DOERR.

Voting Aye: 3 Nay: 0.

APPROVED:

  
Town Chairperson

ATTEST:

  
Town Clerk

**RECEIVED**  
OCT 28 2004

WASHINGTON COUNTY  
PLANNING AND PARKS DEPT

*Prepared by the Planning Division of the Washington County  
Planning and Parks Department and the Southeastern  
Wisconsin Regional Planning Commission – August 30, 2004*

Town of Wayne, Washington County, Wisconsin

Resolution 2004 – 6

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

WHEREAS, the Town Board of the Town of Wayne, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Town of Wayne; and

WHEREAS, the Town Board of the Town of Wayne acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

WHEREAS, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Wayne, which is eligible to receive \$12,000 in grant funding; and

WHEREAS, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

WHEREAS, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

WHEREAS, if a State grant is awarded, preparation of comprehensive plans for the Town and County will require a minimal out-of-pocket contribution from the Town, except for the cost of producing any local plan documents and any supplemental information desired by the Town; and

WHEREAS, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

WHEREAS, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

WHEREAS, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

WHEREAS, as part of participating in the Washington County multi-jurisdictional planning process, the Town has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Town Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board of the Town of Wayne hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

**BE IT FURTHER RESOLVED** that the Town Board of the Town of Wayne hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004,

developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

BE IT FURTHER RESOLVED that the Town Board of the Town of Wayne hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Town of Wayne.

BE IT FURTHER RESOLVED that the Town Board of the Town of Wayne authorizes the Town Board Chair to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

Dated this 15 day of September, 2004.

Motion for adoption moved by Scott Weiss.

Motion for adoption seconded by Leander Herriges.

Voting Aye: All Nay: None.

Leander Herriges  
Leander Herriges, Chairman

Carl Klemme  
Carl Klemme, Supervisor

Scott Weiss  
Scott Weiss, Supervisor

Attest: Christian T. Kuehn  
Christian T. Kuehn, Clerk

*Prepared by the Planning Division of the Washington County  
Planning and Parks Department and the Southeastern  
Wisconsin Regional Planning Commission – August 30, 2004*

*Posted 9-19-04*

**RESOLUTION No. 2004-17**

**AUTHORIZATION TO PARTICIPATE IN THE DEVELOPMENT OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AND TO SUPPORT WASHINGTON COUNTY'S APPLICATION FOR A COMPREHENSIVE PLANNING GRANT.**

WHEREAS, the Village Board of the Village of Kewaskum, in cooperation with Washington County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC), acknowledges the benefits of cooperative comprehensive planning by the preparation of a Multi-jurisdictional Comprehensive Plan for the general purpose of guiding and accomplishing coordinated, adjusted, and harmonious development within Washington County and the Village of Kewaskum; and

WHEREAS, the Village Board of the Village of Kewaskum acknowledges the requirements of Wisconsin's Comprehensive Planning Law in accordance with §66.1001, and §16.965(4) of the Wisconsin Statutes, including the adoption of a comprehensive plan; and that funding is available from the Wisconsin Department of Administration to financially assist the County and participating local governments in preparing comprehensive plans; and

WHEREAS, Washington County will apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Village of Kewaskum, which is eligible to receive \$18,000 in grant funding; and

WHEREAS, an award of grant monies by the Wisconsin Department of Administration through this grant process will require matching grant funds from the County which will be fully satisfied by the in-kind services by the County and SEWRPC; and

WHEREAS, if a State grant is awarded, those grant monies will be used by Washington County and SEWRPC to prepare a Multi-jurisdictional Comprehensive Plan for Washington County that will contain sufficient detail to serve as a comprehensive plan for the County and for each participating Town and Village; and

WHEREAS, if a State grant is awarded, preparation of comprehensive plans for the Village and County will require a minimal out-of-pocket contribution from the Village, except for the cost of producing any local plan documents and any supplemental information desired by the Village; and

**WHEREAS**, any participating local government that does not adopt the multi-jurisdictional plan or a local plan by the end of the grant period in April 2009, or any local government that withdraws from the multi-jurisdictional planning effort after the grant agreement between the County and the Department of Administration has been signed, will be required to reimburse the County up to the full local government share of the grant award, depending on the stage of planning process at the time the local government withdraws from the process; and

**WHEREAS**, Washington County and local municipalities have established a Multi-jurisdictional Comprehensive Planning Work Group that has been meeting monthly to prepare a work program, public participation plan, and comprehensive planning grant application due November 1, 2004; and

**WHEREAS**, the Multi-jurisdictional Work Program developed by the Multi-jurisdictional Comprehensive Planning Work Group including partnering local municipalities, Washington County, the Southeastern Wisconsin Regional Planning Commission and the University of Wisconsin-Extension includes written details outlining the planning process, underlying assumptions, committee structure, report format, schedule and responsibilities of Washington County, SEWRPC and local government partners; and

**WHEREAS**, as part of participating in the Washington County multi-jurisdictional planning process, the Village has the option of contracting with SEWRPC to prepare an individual plan document based on the County plan for review and adoption by the Village Board, which will satisfy the requirements specified in Wisconsin's Comprehensive Planning Law.

**NOW, THEREFORE, BE IT RESOLVED** that the Village Board of the Village of Kewaskum hereby agrees to participate in the development of a Multi-jurisdictional Comprehensive Plan in cooperation with other communities in Washington County; the County; and SEWRPC pursuant to §66.1001, and §16.965(4) of the Wisconsin Statutes, provided the County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

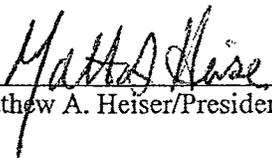
**BE IT FURTHER RESOLVED** that the Village Board of the Village of Kewaskum hereby agrees to the procedures and responsibilities outlined in the Multi-jurisdictional Work Program, dated August 2004, developed by the Multi-jurisdictional Comprehensive Planning Work Group as its planning

procedures, provided Washington County is awarded a 2005 comprehensive planning grant by the State of Wisconsin;

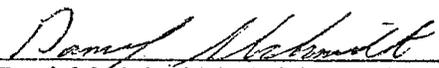
**BE IT FURTHER RESOLVED** that the Village Board of the Village of Kewaskum hereby agrees to authorize Washington County to apply for Department of Administration funds to aid in the development of a Multi-jurisdictional Comprehensive Plan on behalf of the Village of Kewaskum.

**BE IT FURTHER RESOLVED** that the Village Board of the Village of Kewaskum authorizes the Village President to execute the appropriate cooperative agreement and any and all documents to accomplish the proposal outlined herein for this multi-jurisdictional comprehensive planning process.

PASSED, ADOPTED AND APPROVED this 20th day of September 2004 by the Kewaskum Village Board.

  
Mathew A. Heiser/President

ATTEST:

  
Daniel S. Schmidt/Administrator/Clerk

Motion for adoption by Trustee Andy Pesch  
Motion for adoption seconded by Thomas Piwoni  
Roll Call Vote was 5 "Aye" 1 "Nay" 0 "Absent"  
Trustee Kevin Scheunemann voting "Nay"

*Prepared by the Planning Division of the Washington County  
Planning and Parks Department and the Southeastern  
Wisconsin Regional Planning Commission – August 30, 2004*

## Appendix C

### STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODE STRUCTURE

#### Agriculture, Forestry and Fishing

Group 01	Agricultural Production – Crops
Group 02	Agricultural Production – Livestock
Group 07	Agricultural Services
Group 08	Forestry
Group 09	Fishing, Hunting, and Trapping

#### Mining

Group 10	Metal Mining
Group 12	Coal Mining
Group 13	Oil and Gas Extraction
Group 14	Nonmetallic Minerals, Except Fuels

#### Construction

Group 15	General Building Contractors
Group 16	Heavy Construction, Except Building
Group 17	Special Trade Contractors

#### Manufacturing

Group 20	Food and Kindred Products
Group 21	Tobacco Products
Group 22	Textile Mill Products
Group 23	Apparel and Other Textile Products
Group 24	Lumber and Wood Products
Group 25	Furniture and Fixtures
Group 26	Paper and Allied Products
Group 27	Printing and Publishing
Group 28	Chemicals and Allied Products
Group 29	Petroleum and Coal Products
Group 30	Rubber and Miscellaneous Plastic Products
Group 31	Leather and Leather Products
Group 32	Stone, Clay, and Glass Products
Group 33	Primary Metal Industries
Group 34	Fabricated Metal Products
Group 35	Industrial, Commercial, and Computer Equipment
Group 36	Electronic and Other Electric Equipment
Group 37	Transportation Equipment
Group 38	Instruments and Related Products
Group 39	Miscellaneous Manufacturing Industries

#### Transportation, Communication, Electric, Gas and Sanitary Services

Group 40	Railroad Transportation
Group 41	Local and Inter-Urban Passenger Transit
Group 42	Trucking and Warehousing
Group 43	U.S. Postal Service
Group 44	Water Transportation
Group 45	Transportation by Air
Group 46	Pipelines, Except Natural Gas
Group 47	Transportation Services
Group 48	Communications
Group 49	Electric, Gas, and Sanitary Services

#### Wholesale Trade

Group 50	Wholesale Trade-Durable Goods
Group 51	Wholesale Trade-Nondurable Goods

#### Retail Trade

Group 52	Building Materials and Garden Supplies
Group 53	General Merchandise Stores
Group 54	Food Stores
Group 55	Automotive Dealers and Service Stations
Group 56	Apparel and Accessory Stores
Group 57	Furniture and Home Furnishings Stores
Group 58	Eating and Drinking Places
Group 59	Miscellaneous Retail

#### Finance, Insurance and Real Estate

Group 60	Depository Institutions
Group 61	Non-depository Institutions
Group 62	Insurance Carriers
Group 64	Insurance Agents, Brokers, and Service
Group 65	Real Estate
Group 67	Holding and Other Investment Offices

#### Services

Group 70	Hotels and Other Lodging Places
Group 72	Personal Services
Group 73	Business Services
Group 75	Auto Repair, Service, and Parking
Group 76	Miscellaneous Repair Services
Group 78	Motion Pictures
Group 79	Amusement and Recreation Services
Group 80	Health Services
Group 81	Legal Services
Group 83	Social Services
Group 84	Museum, Botanical, Zoological Gardens
Group 86	Membership Organizations
Group 87	Engineering and Management Services
Group 89	Services Not Elsewhere Classified (NEC)

#### Public Administration

Group 91	Executive, Legislative, and General
Group 92	Justice, Public Order, and Safety
Group 93	Finance, Taxation, and Monetary Policy
Group 94	Administration of Human Resources
Group 95	Environmental Quality and Housing
Group 96	Administration of Economic Programs
Group 97	National Security and International Affairs

#### Non-classifiable Establishments

Group 99	Non-classifiable Establishments
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**Appendix D**

**PARK AND OPEN SPACE SITES OWNED BY LOCAL GOVERNMENTS AND SCHOOL DISTRICTS,  
AND PRIVATELY OWNED PARK AND OPEN SPACE SITES IN WASHINGTON COUNTY: 2007**

**Table D-1**

**PARK AND OPEN SPACE SITES OWNED BY CITIES, VILLAGES,  
TOWNS, AND SCHOOL DISTRICTS IN WASHINGTON COUNTY: 2007**

Number on Map D-1	Site Name	Ownership <sup>a</sup>	Location <sup>b</sup>	Area (acres) <sup>c</sup>
	Town of Addison			
1	Addison Elementary School .....	08	1118363	35
2	Allenton Elementary School .....	08	1118153	11
3	Allenton Park and Town Hall .....	06	1118153	11
4	Riveredge Park .....	06	1118164	1
5	Town-Owned Land North.....	06	1118161	10
6	Town-Owned Land South.....	06	1118164	16
	Town of Barton			
7	Smith Lake Boat Access.....	06	1219264	1
	Town of Erin			
8	Druid Lake Access.....	06	0918061	1
9	Erin Elementary School .....	08	0918171	15
10	Erin Town Hall and Park .....	06	0918094	69
11	Tower Park .....	06	0918043	41
	Town of Farmington			
12	Farmington Elementary School .....	08	1220152	17
13	Fireman's Park.....	06	1220033	3
14	Green Lake Boat Access.....	06	1220343	1
15	Town-Owned Land .....	06	1220202	4
	Town of Germantown			
16	Rockfield Elementary School.....	08	0920093	13
	Village of Germantown			
17	Alt Bauer Park.....	05	0920273	19
18	County Line Elementary School .....	08	0920344	2
19	Fireman's Park.....	05	0920221	18
20	Friedenfeld Park .....	05	0920243	53
21	Germantown High School.....	08	0920213	56
22	Germantown Little League Park .....	05	0920153	10
23	Haupt-Strasse Park .....	05	0920222	12
24	Kennedy Middle School.....	08	0920221	18
25	Kinderberg Park.....	05	0920263	23
26	MMSD Conservation Site <sup>d</sup> .....	05	0920233	55
27	MMSD Conservation Site <sup>d</sup> .....	05	0920283	34
28	MMSD Conservation Site <sup>d</sup> .....	05	0920044	32
29	MMSD Conservation Site <sup>d</sup> .....	05	0920091	75
30	MMSD Conservation Site <sup>d</sup> .....	05	0920142	52
31	MMSD Conservation Site <sup>d</sup> .....	05	0920153	7
32	MMSD Conservation Site <sup>d</sup> .....	05	0920152	49
33	MMSD Conservation Site <sup>d</sup> .....	05	0920154	23
34	MacArthur Elementary School.....	08	0920233	5
35	Menomonee River Parkway .....	05	0920222	19
36	Schoen Laufen Park .....	05	0920282	39
37	Spassland Park.....	05	0920341	25
38	Weidenbach Park .....	05	0920312	5
39	Wilderness Park.....	05	0920121	204

Table D-1 (continued)

Number on Map D-1	Site Name	Ownership <sup>a</sup>	Location <sup>b</sup>	Area (acres) <sup>c</sup>
	City of Hartford			
40	Candy Cane Lane Park .....	04	1018213	1
41	Centennial Park .....	04	1018212	4
42	Central Middle School .....	08	1018294	55
43	Chasa Memorial Park .....	04	1018212	1
44	Country View Park .....	04	1018163	26
45	Gib Mahr Field .....	08	1018291	2
46	Hartford Community Development Housing .....	04	1018201	2
47	Hartford High School Fields .....	08	1018292	32
48	Independence Park .....	04	1918281	70
49	Jordan Park .....	04	1018201	1
50	Lakeview Access .....	04	1018232	1
51	Lincoln Athletic Fields .....	08	1018291	4
52	Lincoln School .....	08	1018291	19
53	Maple Park .....	04	1018292	2
54	Recreation Center .....	04	1018201	5
55	Rossman School .....	08	1018212	7
56	Rubicon River Parkway .....	04	1018211	17
57	Sawyer Park .....	04	1018213	1
58	Veteran's Memorial Park .....	04	1018291	6
59	West Side Park .....	04	1018201	10
60	Willow Brook Park .....	04	1018213	12
61	Wilson Wetlands .....	04	1018282	1
62	Woodlawn Union Park .....	04	1018174	19
	Town of Hartford			
63	2 <sup>nd</sup> Street Boat Access .....	06	1018224	1
64	Town of Hartford Park .....	06	1018223	12
65	Town of Hartford Wetland Mitigation Site .....	06	1018232	26
	Town of Jackson			
66	Jackson Town Hall and Park .....	06	1020272	49
	Village of Jackson			
67	Cedar Creek Parkway .....	05	1020204	10
68	Hickory Lane Park .....	05	1020202	14
69	Jackson Park .....	05	1020184	25
70	Jackson Elementary School .....	08	1020173	4
71	Meadowview Park .....	05	1020191	2
72	Reis Memorial Park .....	05	1020173	1
	Village of Kewaskum			
73	Kettle Kountry Estates Neighborhood Park .....	05	1219101	3
74	Kewaskum Creek Park .....	05	1219094	6
75	Kewaskum Elementary School .....	08	1219091	4
76	Kewaskum Middle and High Schools .....	08	1219091	38
77	Kewaskum Kiwanis Community Park .....	05	1219093	35
78	Knights Avenue Neighborhood Park .....	05	1219092	1
79	River Hill Park .....	05	1219094	13
80	Wildlife Drive Neighborhood Park .....	05	1219091	10
	Town of Polk			
81	Town Hall Park .....	06	1019143	21
	Town of Richfield <sup>e</sup>			
82	Amy Belle School .....	08	0919253	6
83	Bark Lake Park .....	06	0919233	5

Table D-1 (continued)

Number on Map D-1	Site Name	Ownership <sup>a</sup>	Location <sup>b</sup>	Area (acres) <sup>c</sup>
	Town of Richfield (continued)			
84	Friess Lake Elementary School.....	08	0919093	67
85	Herman Wolf Park.....	06	0919122	9
86	Richfield Historical Park.....	06	0919092	28
87	Plat Elementary School.....	08	0919304	5
88	Richfield Elementary School.....	08	0919131	5
89	Heritage Park.....	06	0919164	36
	Village of Slinger			
90	Community Park.....	05	1019181	8
91	Fireman's Park.....	05	1019184	25
92	James Street Park.....	05	1019182	1
93	Slinger Middle School.....	08	1019174	20
94	Rueckl Field.....	05	1019174	4
95	Slinger Schools.....	08	1019184	32
	Town of Trenton			
96	Lawrence Stockhausen Park.....	06	1120053	7
97	Public Access to Wallace Lake.....	06	1120062	1
98	Trenton Town Park.....	06	1120152	13
	Town of Wayne			
99	Kohlsville Town Park.....	06	1218274	2
100	Wayne Elementary School.....	08	1218104	7
	City of West Bend			
101	Albecker Natural Area.....	04	1119193	90
102	Badger Middle School.....	08	1119144	12
103	Barton Elementary School.....	08	1119024	4
104	Barton Park.....	04	1119024	6
105	Bicentennial Park.....	04	1119154	30
106	Decorah Hills Park.....	04	1119231	11
107	Decorah School.....	08	1119243	6
108	Fair Park School.....	08	1119123	3
109	Forest View Park.....	04	1119244	12
110	Glacial Blue Hills Recreation Area.....	04	1119032	209
111	Grant Playlot.....	04	1119111	1
112	Greentree Elementary School.....	08	1119112	11
113	Gregg Preserve.....	04	1119244	21
114	Hawthorne Heights Open Space.....	04	1119231	6
115	Kenny Park.....	04	1119143	9
116	Lac Lawrann Conservancy.....	04	1119122	105
117	Maplewynde Playlot.....	04	1119243	1
118	McLane Elementary School.....	08	1119144	5
119	Milwaukee Riverfront Parkway.....	04	1119114	55
120	Minz Park.....	04	1119252	14
121	Muenk Park.....	04	1119023	1
122	Old Settler's Park.....	04	1119141	1
123	Open Space Site.....	08	1119142	12
124	Park Site F.....	04	1120303	11
125	Park Site O.....	04	1119261	78
126	Quaas Creek Park.....	04	1120184	66
127	Quaas Creek Parkway.....	04	1119254	86
128	Regner Park.....	04	1119114	91
129	Reservoir Open Space.....	04	1119232	3

**Table D-1 (continued)**

Number on Map D-1	Site Name	Ownership <sup>a</sup>	Location <sup>b</sup>	Area (acres) <sup>c</sup>
	City of West Bend (continued)			
130	Riverside Park .....	04	1119131	99
131	Rolfs Park .....	04	1119221	39
132	Royal Oaks Park .....	04	1119121	28
133	Silver Creek Parkway .....	04	1119151	8
134	Silverbrook Creek Parkway .....	04	1119142	14
135	Silverbrook Middle School .....	08	1119142	8
136	Sunset Park .....	04	1119023	18
137	Sunset Parkway .....	04	1119112	38
138	University Fen .....	04	1119151	24
139	Veteran's Memorial Park .....	04	1119141	1
140	Villa Park .....	04	1119091	15
141	Vogt Open Space .....	04	1119233	17
142	West Bend East-West High Schools .....	08	1119241	106
143	Wingate Park .....	04	1120074	7
144	Wingate Creek Parkway .....	04	1120074	7
145	Ziegler Park .....	04	1119242	14
	Town of West Bend			
146	Big Cedar Lake Boat Access .....	06	1119311	1
147	Big Cedar Lake Boat Access .....	06	1119203	1
148	Big Cedar Lake Boat Access .....	06	1119203	1
149	Silver Lake Highlands Subdivision Park .....	06	1119274	4
150	Silver Maple School .....	08	1119352	1
151	Town of West Bend Land .....	06	1119221	45
152	Town of West Bend Land .....	06	1119343	7
153	Town of West Bend Land .....	06	1119182	48
	Village of Newburg <sup>f</sup>			
154	Dr. Weber Park .....	05	1120121	3
	Total- 154 Sites	--	--	3,452

<sup>a</sup>The ownership code numbers signify the following: 04-City, 05-Village, 06-Town, and 08-School District.

<sup>b</sup>The first six numbers are the U.S. Public Land Survey Township, Range, and Section in which the site is located. The last number indicates the quarter section location. A "1" indicates the northeast quarter, a "2" indicates the northwest quarter, a "3" indicates the southwest quarter, and a "4" indicates the southeast quarter.

<sup>c</sup>Sites less than one acre are rounded to one acre, all other areas are rounded to the nearest whole number.

<sup>d</sup>Sites were acquired by the MMSD for open space/stormwater management purposes. They have been transferred to the Village of Germantown.

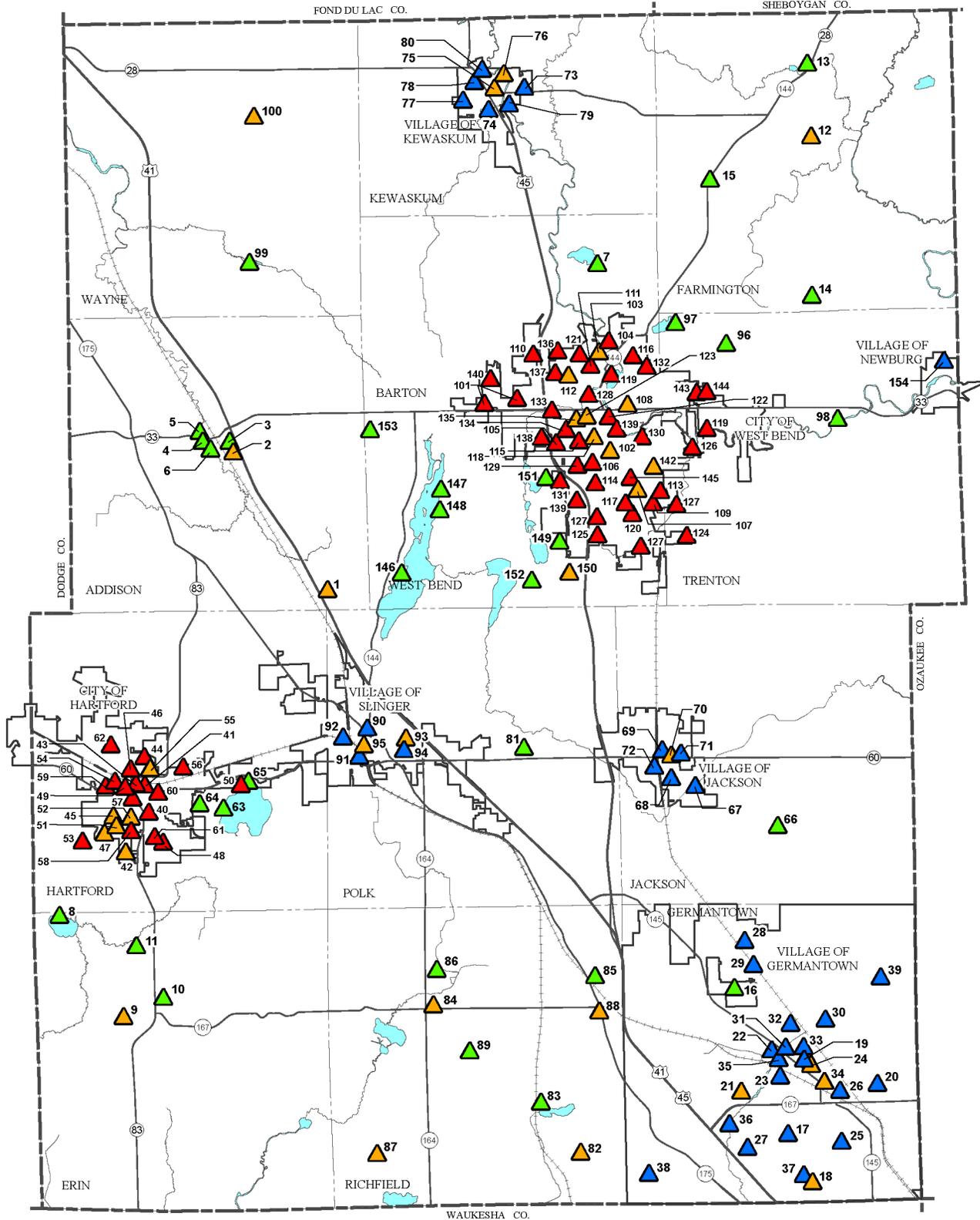
<sup>e</sup>Richfield incorporated as a Village in February 2008.

<sup>f</sup>There are no parks in that portion of the Village of Newburg in Ozaukee County.

Source: SEWRPC.

# Map D-1

## PARK AND OPEN SPACE SITES OWNED BY CITIES, VILLAGES, TOWNS, AND SCHOOL DISTRICTS IN WASHINGTON COUNTY: 2007



- ▲ CITY-OWNED SITE
- ▲ VILLAGE-OWNED SITE
- ▲ TOWN-OWNED SITE
- ▲ PUBLIC SCHOOL-OWNED SITE
- 30** SITE REFERENCE NUMBER  
(SEE TABLE D-1)
- SURFACE WATER

Source: SEWRPC.

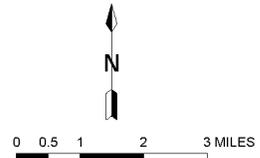


Table D-2

PRIVATE OUTDOOR RECREATION AND OPEN SPACE SITES IN WASHINGTON COUNTY: 2007<sup>a</sup>

Number on Map D-2	Site Name	Ownership <sup>b</sup>	Location <sup>c</sup>	Area (acres) <sup>d</sup>
	Town of Barton			
1	Faith Haven .....	10	1219312	59
2	Highway 45 Golf .....	11	1119022	14
3	Jansen Family Park .....	12	1119091	48
4	Lake Lenwood Beach and Campground .....	11	1119014	57
5	Timber Trail Campground.....	11	1219331	77
6	Union Rod and Gun Club.....	10	1219342	80
7	West Bend-Barton Sportsmen's Club.....	10	1219341	92
	Town of Erin			
8	Camp Quad .....	12	0918283	333
9	Erin Hills Golf Course .....	11	0918172	628
10	Erin Meadows Subdivision Park .....	12	0918271	3
11	Heileger-Huegel Ski Club .....	12	0918123	80
12	Lake Erin Estates Subdivision Park.....	12	0918074	55
13	Monches Fish and Game Club .....	10	0918311	161
14	Sconfinato Park .....	12	0918201	21
15	Spring Ridge Park.....	12	0918153	5
	Town of Farmington			
16	Boltonville Sportsmen's Club Park.....	10	1220091	14
17	Camp Awana .....	10	1220122	251
18	Fillmore Sportsmen's Club.....	10	1220013	89
19	Lazy Days Campground .....	11	1220333	178
20	Star Valley Subdivision Park.....	12	1220284	23
21	Stoneridge Golf Course .....	11	1220332	167
22	Lakehaven Subdivision Beach and Park.....	12	1220343	66
23	Pheasant Ridge Subdivision Park .....	12	1220292	14
24	Turner Park .....	11	1220231	16
25	Wildlife, Inc. ....	10	1220032	70
26	Shalom Wildlife Sanctuary.....	10	1220291	96
	Village of Germantown			
27	Bethlehem Evangelical Lutheran School.....	10	0920261	3
28	Esquire Estates Subdivision Park.....	10	0920272	8
29	Forest Heights Subdivision Park.....	10	0920243	1
30	Germantown Learning Center Daycare.....	12	0920191	8
31	Germantown Sportsmen's Club.....	10	0920081	7
32	Lake Park Golf Course .....	12	0920214	253
33	Legend Acres Subdivision Park.....	10	0920271	5
34	Mountain Brook Subdivision Park.....	10	0920301	11
35	Riversbend Golf Course .....	11	0920333	39
36	St. Boniface Grade School .....	10	0920202	3
	City of Hartford			
37	Peace Lutheran School .....	10	1018174	9
38	St. Killian School.....	10	1018201	3
	Town of Hartford			
39	Hartford Country Club.....	11	1018293	225
40	John Daehn Boat Launch .....	11	1018261	1
41	Park View Heights Subdivision Park .....	12	1018264	5
42	Reef Point Resort .....	11	1018224	2

Table D-2 (continued)

Number on Map D-2	Site Name	Ownership <sup>b</sup>	Location <sup>c</sup>	Area (acres) <sup>d</sup>
	Town of Jackson			
43	David's Star Lutheran Elementary School.....	10	1020341	68
44	Hidden Glen Golf Club.....	12	1020242	197
45	Jackson Historical Society.....	10	1020281	1
46	Kettle Moraine Lutheran High School.....	10	1020214	57
47	Living Word Lutheran High School.....	10	1020174	36
48	Magna Vista Subdivision Park.....	12	1020082	3
49	Pleasant Hollow Subdivision Park.....	12	1020071	7
50	Pleasant Valley Tennis Club.....	10	1020063	10
51	Trinity Lutheran School.....	10	1020023	3
	Village of Jackson			
52	Glen Brook Subdivision Park.....	12	1020191	8
53	Highland Creek Farms Subdivision Park.....	12	1020172	5
54	Morning Star Lutheran School.....	10	1020173	5
	Town of Kewaskum			
55	Hon-E-Kor Golf Course.....	11	1219103	252 <sup>e</sup>
56	Sunburst Ski Area.....	11	1219211	46
57	West Bar Sporting Club.....	10	1219193	78
	Village of Kewaskum			
58	Holy Trinity School.....	10	1219094	7
59	Rustic Timbers Apartments Playground.....	12	1219161	1
60	St. Lucas School.....	10	1219091	2
	Town of Polk			
61	Cedar Lake Hills Subdivision Park.....	10	1019053	4
62	Country Sport.....	11	1019211	23
63	Scenic View Country Club.....	11	1019283	182
	Town of Richfield <sup>f</sup>			
64	Arrowhead Springs Country Club.....	11	0919114	68
65	Crown of Life Evangelical Lutheran School.....	10	0919211	2
66	Friess Lake Advancement Association.....	12	0919184	3
67	Friess Lake Association Park.....	10	0919174	8
68	Kettle Hills Golf Course.....	11	0919141	367
69	Little Red Schoolhouse Daycare.....	12	0919343	3
70	Loggers Park.....	11	0919123	32
71	Wisconsin Province of the Society of Jesus.....	10	0919353	134
72	Richfield Sportsmen Club.....	10	0919102	159
73	St. Augustine School.....	10	0919073	3
74	St. Gabriel School.....	10	0919221	15
75	Wally and Bea's.....	11	0919181	1
76	YMCA Camp Minikani.....	10	0919251	115
	Village of Slinger			
77	Little Switzerland Ski Area.....	11	1019172	60
78	Slinger Speedway.....	11	1019083	28
79	St. Paul's School.....	10	1019173	6
80	St. Peters School.....	10	1019181	3
	Town of Trenton			
81	West Bend Lakes Golf and Recreation.....	12	1120152	86
82	YMCA Triangle Y Ranch.....	10	1120281	158
	City of West Bend			
83	Blue Dog Golf.....	12	1119251	12

Table D-2 (continued)

Number on Map D-2	Site Name	Ownership <sup>b</sup>	Location <sup>c</sup>	Area (acres) <sup>d</sup>
	City of West Bend (continued)			
84	West Bend Christian School.....	10	1119134	1
85	Good Shepherd Lutheran School.....	10	1119133	1
86	Holy Angels School.....	10	1119141	4
87	Kettle Moraine Ice Center.....	12	1119261	4
88	Kettle Moraine YMCA.....	10	1119141	11
89	Kiwanis Field.....	10	1119132	4
90	Moose Lodge 1398.....	10	1119143	1
91	Regalware.....	12	1119122	11
92	St. Francis Cabrini School.....	10	1119231	5
93	St. John's Lutheran School.....	10	1119231	3
94	St. Mary Immaculate Conception.....	10	1119111	1
95	West Bend Mutual Insurance.....	12	1119271	155
	Town of West Bend			
96	Benevolent Corporation of Cedar Campus.....	10	1119291	234
97	Fox Hill Milwaukee Ski Club.....	12	1119323	18
98	Jo Jo's Bar and Grill.....	11	1119342	3
99	Knight Boat Rental – Little Cedar Lake.....	11	1119332	1
100	Silverbrook Girl Scout Camp.....	10	1119222	267
101	Silver Lake Yacht Club.....	12	1119272	1
102	South Shore Heights Subdivision Park.....	12	1119332	1
103	Undeveloped Subdivision Park.....	12	1119341	10
104	West Bend Country Club.....	12	1119213	199
	Village of Newburg <sup>g</sup>			
105	Holy Trinity Catholic Church.....	10	1120124	2
106	Newburg Fireman's Park.....	10	1120121	12
107	Newburg Sportsmen's Club.....	10	1120122	45
108	St. John's Lutheran School.....	10	1120124	2
	Total- 108 Sites	--	--	6,534

<sup>a</sup>Sites owned by private organizations for resource protection purposes are listed on Table 49 and shown on Map 30 in Chapter III.

<sup>b</sup>The ownership code numbers signify the following: 10-Organizational, 11-Commercial, and 12-Private.

<sup>c</sup>The first six numbers are the U.S. Public Land Survey Township, Range, and Section in which the site is located. The last number indicates the quarter section location. A "1" indicates the northeast quarter, a "2" indicates the northwest quarter, a "3" indicates the southwest quarter, and a "4" indicates the southeast quarter.

<sup>d</sup>Sites less than one acre are rounded to one acre, all other areas are rounded to the nearest whole number.

<sup>e</sup>A 234-acre portion of the site is located in the Town of Kewaskum and the remaining 18 acres are located in the Village of Kewaskum.

<sup>f</sup>Richfield incorporated as a Village in February 2008.

<sup>g</sup>There are no parks in that portion of the Village of Newburg in Ozaukee County.

Source: SEWRPC.



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**Appendix E**

**CODES FOR YEAR 2000 LAND USE MAPS IN CHAPTER IV**

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**Table E-1**  
**LAND USE GROUPINGS SHOWN ON MAP 37 AND MAP 39**  
**(2000 LAND USES)**

Generalized Land Use Category	Land Use Codes (See Table E-2)
Single-Family Residential	111, 199
Two-Family Residential	120
Multi-Family Residential and Mobile Homes	141, 142, 431, 150
Commercial	210, 220, 432
Industrial	310, 340, 433
Streets and Highways	411, 414, 418
Railway	441, 443, and 445
Communications, Utilities, and Other Transportation	425, 426, 430, 434, 435, 463, 465, 485, 510
Governmental and Institutional	611, 612, 641, 642, 661, 662, 681, 682, 436
Recreational	711, 712, 731, 732, 781, 782, 437
Open Lands	921, 922, 299, 399, 499, 599, 699, 799
Agricultural	811, 815, 816, 820, 841, 871
Wetlands	910
Woodlands	940
Surface Water	950
Extractive	360

Table E-2

CODES USED TO PREPARE YEAR 2000 SEWRPC LAND USE INVENTORY

Land Use Code	Land Use Description
<u>Residential</u>	
111 .....	Single-Family
120 .....	Two-Family
141 .....	Multi-Family Low Rise (1-3 stories)
142 .....	Multi-Family High Rise (4 or more stories)
150 .....	Mobile Homes
199 .....	Residential Land Under Development
<u>Commercial</u>	
210 .....	Retail Sales and Service—Intensive
220 .....	Retail Sales and Service—Nonintensive
299 .....	Retail Sales and Service Land Under Development
<u>Industrial</u>	
310 .....	Manufacturing
340 .....	Wholesaling and Storage
360 .....	Extractive
399 .....	Industrial Land Under Development
<u>Transportation</u>	
Motor Vehicle-Related	
411 .....	Freeway
414.....	Standard Arterial Street and Expressway
418.....	Local and Collector Streets
425.....	Bus Terminal
426.....	Truck Terminal
Off-Street Parking	
430 .....	Multiple Land Use-Related
431 .....	Residential-Related
432 .....	Retail Sales and Service-Related
433 .....	Industrial-Related
434 .....	Transportation-Related
435 .....	Communication and Utilities-Related
436 .....	Governmental and Institutional-Related
437 .....	Recreation-Related
Rail-Related	
441 .....	Track Right-of-Way
443 .....	Switching Yards
445 .....	Stations and Depots
Air-Related	
463 .....	Air Fields
465 .....	Air Terminals and Hangars
485 .....	Ship Terminal
499 .....	Transportation Land Under Development

**Table E-2 (continued)**

Land Use Code	Land Use Description
<u>Communication and Utilities</u>	
510 .....	Communication and Utilities
599 .....	Communication and Utility Land Under Development
<u>Government and Institutional</u>	
Administrative, Safety, and Assembly	
611 .....	Local
612 .....	Regional
Educational	
641 .....	Local
642 .....	Regional
Group Quarters	
661 .....	Local
662 .....	Regional
Cemeteries	
681 .....	Local
682 .....	Regional
699 .....	Governmental and Institutional Land Under Development
<u>Recreational</u>	
Cultural/Special Recreation Areas	
711 .....	Public
712 .....	Nonpublic
Land-Related Recreation Areas	
731 .....	Public
732 .....	Nonpublic
Water-Related Recreation Areas	
781 .....	Public
782 .....	Nonpublic
799 .....	Recreation Land Under Development
<u>Agricultural</u>	
811 .....	Cropland
815 .....	Pasture and Other Agriculture
816 .....	Lowland Pasture
820 .....	Orchards and Nursery
841 .....	Special Agriculture
871 .....	Farm Building
<u>Open Lands</u>	
910 .....	Wetlands
Unused Lands	
921 .....	Urban
922 .....	Rural
930 .....	Land Fills and Dumps
940 .....	Woodlands
950 .....	Surface Water

**Table E-2 (continued)**

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Land Use Code	Land Use Description
<u>Supplemental Land Use Suffix Codes<sup>a</sup></u>	
X.....	High-density Residential (7.0-17.9 dwelling units per net residential acre)
M.....	Medium-density Residential (2.3-6.9 dwelling units per net residential acre)
L.....	Low-density Residential (0.7-2.2 dwelling units per net residential acre)
S.....	Suburban-density Residential (0.2-0.6 dwelling units per net residential acre)
F.....	Woodlands
G.....	Wetlands
H.....	Unused Lands

---

<sup>a</sup>Supplemental land use suffix codes F, G, and H identify natural resource features and open space lands which may occur within certain urban uses. Residential density codes X, M, and L apply only to single-family residential development (Code 111).

Source: SEWRPC.

## **Appendix F**

# **DRAFT GOALS AND OBJECTIVES DEVELOPED BY PARTNERING COMMUNITIES FOR TOWN AND VILLAGE COMPREHENSIVE PLANS**

Note: The draft goals and objectives in this Appendix were developed by participating local governments in the Spring and Summer of 2007 for use in preparing Town and Village comprehensive plans. The draft goals and objectives presented herein may have changed during the review and approval process for local plans. Consult the published town and village comprehensive plans for the goals, objectives, policies, and programs adopted by each participating local government.

See Appendix K for Goals and Objectives Adopted by the Town of Germantown.

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## Appendix F-1

### TOWN OF ADDISON PLANNING GOALS AND OBJECTIVES

**Goal:** Allow for the continuation of agriculture as a distinct land use and a viable sector of the economy.

- **Objective:** Preserve in agricultural use those lands best suited to agricultural uses within the Town to protect both the rural character and the economic base.
- **Objective:** Protect existing farm operations and farmland from fragmentation by discouraging the encroachment of non-agricultural uses.
- **Objective:** Create true agricultural zoning requiring a large minimum lot size to reduce conflicts caused by adjacent development that is incompatible with agricultural uses.

**Goal:** Preserve suitable land areas for agricultural uses and to reduce conflict with development and the inefficiencies of urban sprawl.

- **Objective:** Preserve in agricultural use those lands best suited to agricultural uses within the Town to protect both the rural character and the economic base.
- **Objective:** Protect existing farm operations and farmland from fragmentation by discouraging the encroachment of non-agricultural uses.
- **Objective:** Direct development to areas served by sewer now or within the timeframe of the Plan.
- **Objective:** Provide for smaller lot sizes in sewerred areas to allow for affordable single-family and multi-family housing.
- **Objective:** Create true agricultural zoning requiring a large minimum lot size to reduce conflicts caused by adjacent development that is incompatible with agricultural uses.

**Goal:** Provide for necessary growth while preserving the Town's significant agricultural soils.

- **Objective:** Protect existing farm operations and farmland from fragmentation by discouraging the encroachment of non-agricultural uses.
- **Objective:** Direct development to areas served by sewer now or within the timeframe of the Plan.
- **Objective:** Provide for smaller lot sizes in sewerred areas to allow for affordable single-family and multi-family housing.

**Goal:** Minimize the despoiling of environmentally sensitive areas.

**Goal:** Protect the aesthetic value of the unique Kettle Moraine topography.

**Goal:** Maintain open space within and around development.

**Goal:** Allow existing extractive operations (quarries) to continue with limited ability to expand. Continuation, or when permitted, expansion, of extractive land uses must not detract from the rural character of the Town, degrade the natural resource base, disrupt traffic flow, or pose safety concerns.

**Goal:** Encourage preservation of historic or cultural structures and archaeological sites.

- **Objective:** Upon request, forward appropriate Town records of historical value to interested organizations.

**Goal:** Reduce conflict from incompatible adjacent land uses.

- **Objective:** Create true agricultural zoning requiring a large minimum lot size to reduce conflicts caused by adjacent development that is incompatible with agricultural uses.

- **Objective:** Create a spatial distribution of land uses which will serve to protect and encourage the wise use of the Town's natural resource base, including its soils, streams, wetlands, and wildlife.

**Goal:** Assure the availability of safe and affordable housing for residents and allocate sufficient land area to accommodate current and future populations.

- **Objective:** Provide low to medium density suburban and rural residential development in specified areas.
- **Objective:** Designate areas which will support the private sector in the construction of housing to serve the varied and special needs of future residents.
- **Objective:** Protect the character of residential neighborhoods by precluding the encroachment of incompatible land uses, and minimizing adverse impacts on the environment.

**Goal:** Preserve the village atmosphere and economic importance of downtown Allenton.

- **Objective:** Designate areas for future business and industry to broaden the tax base and provide needed goods and services.

**Goal:** Provide for diversified, balanced, environmentally compatible business development that will offer a variety of goods and services through conveniently located, well-designed business clusters while providing the Town of Addison with a net revenue surplus, provide needed services for Town residents, and limited employment opportunities for its labor force.

- **Objective:** The land use map shall allocate sufficient land area to accommodate business activities that effectively provide goods, services, and employment.
- **Objective:** Business development will be planned and managed to assure its compatibility and balance with neighboring development.
- **Objective:** Encourage and support retention of existing business development.
- **Objective:** Promote the aesthetics of business development.
- **Objective:** Expand business development in a manner that broadens and balances the tax base.

**Goal:** Continue to maintain and improve Town roads in a timely and well-planned manner.

- **Objective:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings, as required; and seek outside funds to help with road improvements.

**Goal:** Continue to provide quality emergency services for Town residents and businesses.

- **Objective:** Require developers to pay for improvements needed to support new development requests.

**Goal:** Continue to provide utilities and community facilities appropriate for a rural town.

- **Objective:** Require developers to pay for improvements needed to support new development requests.

**Goal:** Strive for intergovernmental cooperation with neighboring communities.

- **Objective:** Encourage joint planning efforts with neighboring communities.
- **Objective:** Continue shared services with neighboring communities.

**Goal:** Ensure the Town of Addison's comprehensive plan remains relevant.

- **Objective:** Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

## Appendix F-2

### TOWN OF BARTON PLANNING GOALS AND OBJECTIVES

**Goal:** Preserve rural character and support country living by retaining farmland.

- **Objective:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape.
- **Objective:** Agricultural lands not classified as prime agricultural lands or farmland of statewide or local significance may be protected.
- **Objective:** The preservation of prime agricultural lands ensures that the most productive existing farmlands will remain available for the provision of food and fiber; contributes to the agricultural and agricultural-related economy of the area; maximizes the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimizes conflicts between farming operations and activities associated with urban and suburban land uses; and contributes to energy conservation, since prime agricultural soils require less energy to farm than do other soils.
- **Objective:** General agricultural lands of local significance, although not meeting criteria for prime agricultural lands, constitute an important part of the agricultural base of the Town and thereby warrant preservation in agricultural use. Farms with soils having limited agricultural capability which are devoted to orchards and specialty crops typify this category of farmland. The preservation of such farmland also serves to maintain the local economic base, preserves the rural life-style and community character, controls urban and suburban sprawl, and controls the public costs typically associated with urban and suburban sprawl.

**Goal:** Protect, preserve, and wisely use the Town's natural resource base.

- **Objective:** Spatially distribute land use types.
- **Objective:** Maintain an ecological balance.
- **Objective:** Open rural lands contribute to the preservation of non-agricultural environmental areas by providing an important open space buffer around urban and suburban development. The preservation of agricultural lands, including open rural lands of marginal agricultural value, promotes a compact and efficient form of urban and suburban development and discourages diffused urban and suburban growth, thus avoiding the potential adverse impacts of urban and suburban sprawl development.
- **Objective:** Nonmetallic mining sites will not have a long-term negative impact on identified environmental features and surrounding properties within the Town of Barton.

**Goal:** Support rural recreational uses that are appropriate for the Town, which will allow Town residents adequate opportunity to participate in outdoor recreation activities.

- **Objective:** Allow outdoor rural recreation sites and related open space areas that promote physical and mental health, while protecting and preserving valuable natural resource amenities and contributing to the orderly growth of the Town.
- **Objective:** Well designed and properly located outdoor recreation sites also provide a sense of community, bringing people together for social and cultural as well as recreational activities, and thus contribute to the desirability and stability of the Town of Barton as a whole.

**Goal:** Encourage preservation of historic or cultural structures and archaeological sites.

- **Objective:** Upon request, forward appropriate Town records of historical value to interested organizations.

**Goal:** Encourage a range of housing types to serve the varied and special needs of area residents.

- **Objective:** Support appropriate County, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.

**Goal:** The Town encourages economic development in appropriate areas as identified on the future land use map.

- **Objective:** Monitor the impacts (noise, traffic, etc.) of home-based businesses.
- **Objective:** Make the Town's vision statement, comprehensive plan, and future land use map available to developers with potential business proposals.

**Goal:** Communicate with existing local businesses and work to retain them, if possible.

**Goal:** An integrated transportation system which, through its location, capacity, and design, will effectively serve the existing and proposed Town land use pattern and promote the implementation of the Town Land Use Plan, meeting the anticipated travel demand generated by the existing and proposed land uses.

- **Objective:** An integrated transportation system serves to freely interconnect the various land use activities within the Town's Young America "hamlet," neighborhoods, the Town as a whole, and region, thereby providing the attribute of accessibility essential to the support of these activities.
- **Objective:** Urban and suburban development should be located so as to maximize the use of the existing transportation systems.

**Goal:** Meet anticipated travel demand with an integrated transportation system.

- **Objective:** An integrated transportation system serves to freely interconnect the various land use activities within the Town's Young America "hamlet," neighborhoods, the Town as a whole, and region, thereby providing the attribute of accessibility essential to the support of these activities.

**Goal:** Continue to maintain and improve Town roads in a timely and well-planned manner.

- **Objective:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings, as required; and seek outside funds to help with road improvements.

**Goal:** Continue to provide quality emergency services for Town residents and businesses.

- **Objective:** Require developers to pay for improvements needed to support new development requests.
- **Objective:** Adequate stormwater drainage facilities should be provided for all development.

**Goal:** Foster compact development patterns.

- **Objective:** Maximize the use of the existing transportation systems.
- **Objective:** The planned supply of land set aside for any given use should approximate the known and anticipated demand for that use.
- **Objective:** A distribution of the various land uses to assure the economical provision of services, and compatible arrangement of land uses which fosters compact development patterns as well as logical transitions between the varying intensities and character of land uses.
- **Objective:** An appropriate allocation of land uses that acts to avoid or minimize dangers to health, safety, and welfare and to maximize accessibility to supporting land uses.
- **Objective:** The appropriate allocation of uses to land, through the use of transitional land uses, open space, clustering, or distance and landscaped buffer areas between land uses of differing land use intensities to enhance the quality of life.

**Goal:** Maintain the Town's governing authority over the Town of Barton.

- **Objective:** Seek to reach boundary agreements with abutting incorporated areas.

- **Objective:** Assure the continued maintenance and improvements of the Town tax base and deter annexation.
- **Objective:** Retain community character.

**Goal:** Work cooperatively with neighboring communities when possible.

- **Objective:** Encourage shared services with neighboring communities.
- **Objective:** Seek to reach boundary agreements with abutting incorporated areas.

**Goal:** Ensure the Town of Barton's comprehensive plan remains relevant.

- **Objective:** Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

### Appendix F-3

#### TOWN OF ERIN PLANNING GOALS AND OBJECTIVES

**Goal:** To preserve both the rural character and economic base of the Town.

- **Objective:** Affirm and encourage traditional and alternative forms of agriculture.
- **Objective:** Allow and attract businesses that support the primary economic activities in the Town: agriculture, tourism, recreation, and residents' needs.

**Goal:** To maintain the unique beauty of the Town.

- **Objective:** Recognize that the primary and secondary environmental corridors represent a comprehensive open space system that is the main element defining the rural character and scenic beauty of the Town.
- **Objective:** Recognize and preserve the critical role that farmland, open space, historical architecture, scenic vistas and landscapes, natural resources and features, rustic roads, the Loew Lake Unit of the Kettle Moraine State Forest, the Ice Age Trail, Holy Hill, and the archaeological and cultural features play in defining and enhancing the Town's historic and rural character.
- **Objective:** Nonmetallic mining sites will not negatively impact the environmental features within the Town of Erin or its existing developments.

**Goal:** To reduce ecological problems by managing development in floodplains, shorelands, and primary environmental corridors of the Town.

- **Objective:** Nonmetallic mining sites will not negatively impact the environmental features within the Town of Erin or its existing developments.
- **Objective:** Protect environmentally sensitive areas that are not suitable for growth.
- **Objective:** Visual character—Locate buildings to minimize the disruption to the lakeshore environment.

**Goal:** To encourage voluntary conservation measures.

- **Objective:** Recognize that the primary and secondary environmental corridors represent a comprehensive open space system that is the main element defining the rural character and scenic beauty of the Town.
- **Objective:** Recognize and preserve the critical role that farmland, open space, historical architecture, scenic vistas and landscapes, natural resources and features, rustic roads, the Loew Lake Unit of the Kettle Moraine State Forest, the Ice Age Trail, Holy Hill, and the archaeological and cultural features play in defining and enhancing the Town's historic and rural character.
- **Objective:** Design to preserve open space.
- **Objective:** Visual character—Locate buildings to minimize the disruption to the lakeshore environment.

**Goal:** To promote good soil and water conservation practices that preserve water quality in the Town.

- **Objective:** Nonmetallic mining sites will not negatively impact the environmental features within the Town of Erin or its existing developments.
- **Objective:** Protect environmentally sensitive areas that are not suitable for growth.
- **Objective:** Visual character—Locate buildings to minimize the disruption to the lakeshore environment.

**Goal:** Encourage preservation of historic or cultural structures and archaeological sites.

- **Objective:** Recognize and preserve the critical role that farmland, open space, historical architecture, scenic vistas and landscapes, natural resources and features, rustic roads, the Loew Lake Unit of the Kettle Moraine State Forest, the Ice Age Trail, Holy Hill, and the archaeological and cultural features play in defining and enhancing the Town's historic and rural character.

**Goal:** To limit residential development to densities and in locations compatible with the rural character of the Town, and therefore avoid the need to provide urban facilities and services to such development.

- **Objective:** Limit residential development to densities and locations compatible with the rural character of the Town.

**Goal:** To avoid the creation of water pollution and public health problems by limiting residential development to soils that are well suited to development when served by on-site sewage disposal systems and private wells.

- **Objective:** Limit residential development to densities and locations compatible with the rural character of the Town.

**Goal:** To preserve and protect the capacity and safety of the transportation system within the Town.

- **Objective:** Plan ahead for future roadside vegetation.
- **Objective:** Preserve the scenic nature of the Town roads while maintaining safety.
- **Objective:** Build and maintain quality roads.
- **Objective:** Maintain existing Rustic Roads.
- **Objective:** Work with local and state governments to create an efficient arterial to STH 16 or other major highway.
- **Objective:** Plan new roads so that new and existing roads connect wherever feasible.

**Goal:** Continue to maintain and improve Town roads in a timely and well-planned manner.

- **Objective:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings, as required; and seek outside funds to help with road improvements.

**Goal:** To promote good stormwater management and drainage practices.

- **Objective:** Require developers to pay their “fair share” for improvements needed to support new development requests.

**Goal:** To achieve a logical relationship between existing and new land uses.

- **Objective:** Limit residential development to densities and locations compatible with the rural character of the Town.

**Goal:** In cooperation with neighboring communities, support a range of housing types to serve the varied and special needs of area residents.

- **Objective:** Support appropriate county, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.
- **Objective:** Limit residential development to densities and locations compatible with the rural character of the Town.

**Goal:** To promote intergovernmental communication.

- **Objective:** Work with local and state governments to create an efficient arterial to STH 16 or other major highway.
- **Objective:** Recognize that extraterritorial zoning powers affect the Town of Erin.

**Goal:** Ensure the Town of Erin’s comprehensive plan remains relevant.

- **Objective:** Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

## Appendix F-4

### TOWN OF FARMINGTON PLANNING GOALS AND OBJECTIVES

**Goal:** Respect a farmer's "right to farm."

**Goal:** Preserve open and agriculturally utilized lands, which enhance the character and desirability of the Town of Farmington, and is in the best interests of all residents.

- **Objective:** Preserve farmland.
- **Objective:** Strive to preserve open space.
- **Objective:** Strive to preserve land through voluntary means and/or through compensation.

**Goal:** Preserve rural character, which are those qualities that make it feel as though one is living in the "country" as opposed to an "urban" setting. (Such qualities may include farming operations, undeveloped open space, lakes, minimal public lighting, low traffic volume, and quiet surroundings.)

**Goal:** Strive to preserve environmentally sensitive areas.

- **Objective:** Approved nonmetallic mining sites will not negatively impact important environmental features or existing developments within the Town of Farmington.
- **Objective:** Strive to preserve land through voluntary means and/or through compensation.

**Goal:** Encourage preservation of historic or cultural structures and archaeological sites.

- **Objective:** Upon request, forward appropriate Town records of historical value to interested organizations.

**Goal:** In cooperation with neighboring communities, encourage a range of housing types to serve the varied and special needs of area residents.

- **Objective:** Support appropriate County, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.

**Goal:** The Town prefers small-scale economic development that does not negatively impact on the Town's rural character or natural resources.

- **Objective:** Monitor the impacts (noise, traffic, etc.) of home-based businesses.
- **Objective:** Make the Town's vision statement, comprehensive plan, and future land use map available to developers with potential business proposals.
- **Objective:** Only consider new or expanded industrial development in the existing industrial area.
- **Objective:** Limit commercial development to existing hamlets and clusters along highly traveled State and County roads.

**Goal:** Continue to maintain and improve Town roads in a timely and well-planned manner.

- **Objective:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR), continue to update road ratings, and to seek outside funds to help with road improvements.

**Goal:** Continue to provide adequate law enforcement and emergency services for Town residents and businesses.

**Goal:** Minimize the future costs of providing services to residents.

- **Objective:** Require developers to pay for improvements needed to support new development requests.

**Goal:** Thoroughly consider the long-term consequences of land use decisions.

- **Objective:** Recognize that land use decisions have an impact on more people than just the buyer and seller.

**Goal:** Work to achieve consensus on specific proposals for development or preservation of property.

- **Objective:** Preserve the natural beauty of the Town of Farmington by adding more land use control.
- **Objective:** Justification for the preservation of existing land uses should be clearly documented in the Town's Comprehensive Plan and related ordinances.

**Goal:** Land use changes are consistent with the Town's Comprehensive Plan and Zoning Ordinance. Any inconsistencies are acknowledged during decision making.

**Goal:** Work cooperatively with neighboring communities when possible.

- **Objective:** Encourage shared services with neighboring communities.
- **Objective:** Consult neighboring communities and appropriate organizations on the Town's Comprehensive Plan, with the understanding that the adopted Plan reflects what the residents of the Town of Farmington have decided is best for the Town.

**Goal:** Ensure the Town of Farmington's comprehensive plan remains relevant.

- **Objective:** Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.
- **Objective:** Regularly review the Town's Comprehensive Plan and related ordinances, discuss the development pressures in the Town, and strive to stay current with new land use controls and techniques.

**Goal:** The Plan Commission and Town Board are proactive in requesting citizen input, ensuring that Town residents are comfortable giving input and have confidence in their comments being heard.

- **Objective:** Provide a structured format for citizens to make their opinions known at meetings where land use changes are being discussed.
- **Objective:** Properly publicize agendas and minutes of meetings at which land use and zoning are discussed.

## Appendix F-5

### TOWN OF HARTFORD PLANNING GOALS AND OBJECTIVES

**Goal:** Preserve agricultural lands and protect farming operations.

- **Objective:** Retain agricultural lands for exclusive agricultural use, concentrating on productive farm attributes (LESA) and areas that are free from non-farm development.
- **Objective:** Allow farm-related and farm family residences in agricultural areas.
- **Objective:** Maintain adequate distance between non-farm development and farming operations to reduce potential conflicts.

**Goal:** Maintain and preserve the Town's overall rural character.

- **Objective:** Strive to preserve agricultural lands, environmental resources, and other open spaces.
- **Objective:** Buildings should be sited to minimize impact on the Town's rural landscape.
- **Objective:** Major developments should generally be directed to neighboring municipalities offering public services.
- **Objective:** Support private initiatives to protect rural lands through the use of conservation strategies such as easements, covenants, and deed restrictions.
- **Objective:** Strive to preserve and protect the scenic and aesthetic resources of the Town.

**Goal:** Protect environmental resources.

- **Objective:** Preserve wetlands.
- **Objective:** Prohibit development within floodplains and on steep slopes.
- **Objective:** Promote the preservation and restoration of wildlife habitat.
- **Objective:** Encourage landowners to preserve woodlands.
- **Objective:** Protect the quality of ground and surface waters from pollution.
- **Objective:** Enforce reclamation plans for gravel pits and nonmetallic mines.
- **Objective:** Support the implementation of the Federal Clean Air Act.

**Goal:** Allow gravel pits and nonmetallic mining in areas where impacts are minimal on adjacent land uses.

**Goal:** Encourage preservation of historic or cultural structures and archaeological sites.

- **Objective:** Upon request, forward appropriate Town records of historical value to interested organizations.

**Goal:** Permit limited residential development in the Town.

- **Objective:** Allow some residential development in appropriate areas as indicated on the future land use map.
- **Objective:** Residential development should not detract from the Town's rural nature or conflict with environmental objectives.

**Goal:** In cooperation with neighboring communities, support an appropriate range of housing types to serve the varied and special needs of area residents.

- **Objective:** Support appropriate County, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.

**Goal:** Maintain a safe and efficient transportation system in the Town.

- **Objective:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings, as required; and seek outside funds to help with road improvements.

**Goal:** Provide for commercial development in select locations.

- **Objective:** Accommodate neighborhood-scale commercial development, which serve local residents and are consistent with the capacity of Town infrastructure.
- **Objective:** Direct high-intensity commercial development to surrounding communities where utilities are available.
- **Objective:** Require site plan approval for all new commercial development.

**Goal:** Industrial development should be located in areas where adequate transportation facilities are available and surrounding uses are compatible.

- **Objective:** Provide for small-scale, light industrial development.
- **Objective:** Require site plan approval for all new industrial development.

**Goal:** Maintain services in the Town, including law enforcement and emergency services, Pike Lake patrols, road improvement and repair, and recycling services.

- **Objective:** Prohibit development in areas not easily accessed by emergency and other service vehicles.
- **Objective:** Work with the City of Hartford and Village of Slinger to provide for sanitary sewer needs within the Town.
- **Objective:** Strive to match the level of public services with the basic needs of new development and population increases.
- **Objective:** Require developers to pay for improvements needed to support new development requests.

**Goal:** Establish and/or continue cooperative planning with surrounding communities.

- **Objective:** Continue joint planning efforts with the City of Hartford.
- **Objective:** Continue joint planning efforts with the Village of Slinger.
- **Objective:** Coordinate planning of the St. Lawrence area and the CTH K corridor with the Town of Addison.

**Goal:** Ensure the Town of Hartford's comprehensive plan remains relevant.

- **Objective:** Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

## Appendix F-6

### TOWN OF KEWASKUM PLANNING GOALS AND OBJECTIVES

**Goal:** Protect the Town of Kewaskum's agricultural lands and farming operations.

- **Objective:** Identify agricultural soils (Class I and II soils)
- **Objective:** Discourage non-farm related residential and commercial development in areas designated for agricultural use.
- **Objective:** Encourage the development of hobby farms on areas with agricultural soils.
- **Objective:** Require 10-acre minimum density in farmland areas.

**Goal:** Maintain and enhance the rural landscape of the Town of Kewaskum.

- **Objective:** Require residential development standards and designs which protect and maximize natural, scenic, and open space qualities.
- **Objective:** Prohibit residential and commercial strip development along all roadways.
- **Objective:** Direct retail and industrial development to established or designated areas.
- **Objective:** Require site plan review for new development.
- **Objective:** Nonmetallic mining sites will not negatively impact the environmental features within the Town of Kewaskum or its existing developments.

**Goal:** Preserve the Town of Kewaskum's environmental resources.

- **Objective:** Limit development in designated environmental corridors.
- **Objective:** Prohibit development in wetlands and floodplains.
- **Objective:** Require a reforestation plan for all development sites over five acres in woodlands.
- **Objective:** Nonmetallic mining sites will not negatively impact the environmental features within the Town of Kewaskum or its existing developments.

**Goal:** Protect the Kettle Moraine State Forest from encroaching development.

- **Objective:** Support the Department of Natural Resources' acquisition boundary for State Forest lands.
- **Objective:** Allow agriculture, forestry, and similar activities on lands adjacent to the State Forest.
- **Objective:** Use strict density and site design requirements for development along the edge of the State Forest.

**Goal:** Encourage preservation of historic or cultural structures and archaeological sites.

**Goal:** Accommodate residential development only in areas designated for Residential Use.

- **Objective:** Discourage non-farm residential development in areas designated for agricultural use.
- **Objective:** Provide for only single-family housing development to maintain low population densities and low service requests.

**Goal:** Provide for business and industrial development only in designated locations.

- **Objective:** Locate business and industrial development at locations that are served by an adequate transportation system.
- **Objective:** Accommodate small business development which serves local residents and does not require significant public services.

- **Objective:** Require site plan approval for all new business and industrial development.
- **Objective:** Review business and industrial development to ensure a minimal impact on adjacent land uses.

**Goal:** In cooperation with neighboring communities, provide for a range of housing types to serve the varied and special needs of area residents.

- **Objective:** Support appropriate county, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.

**Goal:** Maintain a safe and efficient transportation system in the Town of Kewaskum through cooperative planning with local, county, and state officials.

- **Objective:** Locate business and industrial development at select locations along state and county highways.
- **Objective:** Limit the number of driveways and access points on roadways.

**Goal:** Continue to maintain and improve Town roads in a timely and well-planned manner.

- **Objective:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings, as required; and seek outside funds to help with road improvements.

**Goal:** Provide adequate emergency services for Town residents and businesses.

**Goal:** Provide utilities and community facilities appropriate for a rural town.

- **Objective:** Require developers to pay their “fair share” for improvements needed to support new development requests.

**Goal:** Maintain the existing boundaries of the Town of Kewaskum.

- **Objective:** Work with neighboring communities on development and growth issues which affect land use in the Town.
- **Objective:** Create and maintain a buffer area of residential use on properties immediately adjacent to the Village of Kewaskum.

**Goal:** Ensure the Town of Kewaskum’s comprehensive plan remains relevant.

- **Objective:** Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

## Appendix F-7

### TOWN OF POLK PLANNING GOALS AND OBJECTIVES

**Goal:** Preserve rural character and support country living by retaining viable farmland.

- **Objective:** Provide zoning that supports local family farm operations, small specialty farms, and hobby farms to maintain agriculture as a part of the rural landscape.

**Goal:** Restrict building on poor soils or in other areas poorly suited for development.

**Goal:** Preserve natural vegetation and cover and promote the natural beauty of the Town.

**Goal:** Attain a proper adjustment of land use and development to the supporting and sustaining natural resource base.

- **Objective:** Nonmetallic mining sites will not negatively impact the environmental features within the Town of Polk or its existing developments.

**Goal:** Encourage preservation of historic or cultural structures and archaeological sites.

**Goal:** Support and/or encourage intergovernmental cooperation to provide for adequate transportation, water supply, storm water management, parks, playgrounds, and other public facilities and services.

**Goal:** In cooperation with neighboring communities, encourage a range of housing types to serve the varied and special needs of area residents.

- **Objective:** Support appropriate county, private, and church efforts and consider new programs that provide needed assistance for elderly and disabled residents who wish to stay in their own homes.

**Goal:** Secure adequate fire and police protection.

- **Objective:** Require developers to pay their “fair share” for improvements needed to support new development requests.

**Goal:** The Town of Polk supports small-scale economic development that does not negatively impact the Town’s rural character or natural resources.

- **Objective:** Monitor the impacts (noise, traffic, etc.) of home-based businesses
- **Objective:** Make the Town’s vision statement, comprehensive plan, and future land use map available to developers with potential business proposals.

**Goal:** Communicate with existing local businesses and work to retain them, if possible.

**Goal:** Manage congestion on local town roads.

**Goal:** Continue to maintain and improve Town roads in a timely and well-planned manner.

- **Objective:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings, as required; and seek outside funds to help with road improvements.

**Goal:** Further the orderly planning and appropriate use of land.

**Goal:** Through policy, prevent damage from flooding, water pollution, disease, and other hazards to persons or properties.

- **Objective:** Use the future land use map as a tool to implement the goals of the Town's comprehensive plan.

**Goal:** Implement the Town comprehensive plan, enforce Town development standards, and consider the recommendations of County, watershed, and regional plans.

- **Objective:** Encourage dialog about land use regulation issues and boundary issues between local governments.
- **Objective:** Strive for orderly and sequential annexations.

**Goal:** Ensure the Town of Polk's comprehensive plan remains relevant.

- **Objective:** Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

## Appendix F-8

### TOWN OF TRENTON PLANNING GOALS AND OBJECTIVES

**Goal:** A balanced allocation of space to the various land use categories in order to meet the social, physical, and economic needs of the residents of the Town of Trenton.

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

**Goal:** Provide a balanced allocation of space to each land use category in order to meet the social, physical, and economic needs of the Town.

**Goal:** A spatial distribution of various yet compatible land uses which are properly related to supporting transportation, utilities, and public facility systems.

- **Objective:** Urban development should maximize the use of existing transportation and utility systems.
- **Objective:** Properly allocate urban land uses to avoid or minimize hazards and dangers to health, safety, and welfare and maximize amenity and convenience.

**Goal:** Encourage residential development only at densities and in locations compatible with the basically rural character of the Town and thus avoid the need to provide costly urban facilities and services to such development.

**Goal:** Encourage new intensive urban development—residential development on small lots, commercial development, and industrial development—in planned urban service areas where essential urban services, including municipal sanitary sewer and public water systems, already are available or are planned to be provided in the near future. Some of the current services provided by the Town of Trenton are fire protection, police, and normal public works services such as road maintenance and snow plowing.

**Goal:** Encourage the protection, preservation, and wise use of the natural resources in the Town of Trenton.

- **Objective:** Properly allocate land uses to maintain an ecological balance between human activities and the natural environment.
- **Objective:** The proper relation of urban and rural land use development to soil type and distribution can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of an irreplaceable resource.

**Goal:** Preserve high-quality open space lands to protect the underlying natural resource base and enhance the social and economic well-being and environmental quality of the area.

- **Objective:** Preserve environmental corridors and the elements of the natural resource base to reduce flood damage and soil erosion, protect water supplies and air quality, enhance wildlife populations, and continue to provide scientific, educational, and recreational opportunities.
- **Objective:** Preserve prime agricultural lands to ensure that the most productive existing farmlands will remain available for food production; contribute to the economy of the area; maximize the return on capital invested in agricultural irrigation and drainage systems and soil and water conservation practices; minimize conflicts between farming operations and urban land uses; and contribute to energy conservation.

**Goal:** Preserve prime agricultural lands in order 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.

**Goal:** Preserve the remaining primary environmental corridors in the Town and, to the extent practicable, to preserve the remaining secondary environmental corridors and isolated natural resource areas in order to maintain the overall quality of the environment.

**Goal:** Provide an integrated system of public outdoor recreation sites and related open space areas that will provide the residents of the Town with adequate opportunity to participate in a wide range of outdoor recreation activities.

- **Objective:** The opportunity to attain and maintain good physical and mental health is an inherent right of all residents of the Town of Trenton. Provide outdoor recreation sites and related open space areas that contribute to the attainment and maintenance of physical and mental health by providing opportunities to participate in a wide range of activities.
- **Objective:** Provide an integrated park and related open space system, properly related to the natural resource base, which generates the dual benefits of satisfying recreational demands in an appropriate setting while protecting and preserving valuable natural resources.
- **Objective:** Provide an integrated system of outdoor recreation sites and related open space areas that contribute to the orderly growth of the Town of Trenton area by lending form and structure to urban development patterns.
- **Objective:** Properly design and locate public outdoor recreation sites that provide a sense of community, bringing people together for social and cultural as well as recreational activities, and thus contribute to the desirability and stability of neighborhoods.
- **Objective:** Provide a system of linear recreation corridors and open space lands that connect existing and proposed park sites, and also protect the natural resource base and scenic areas.

**Goal:** Provide opportunities for outdoor recreational activities in the Town, including a park site for organized activities and hiking and biking trails.

**Goal:** Provide an integrated transportation system that meets the travel demand generated by the existing and proposed land use pattern.

- **Objective:** Provide an integrated area transportation system that interconnects and supports the various land use activities in the neighborhoods, cities, villages, and towns of the region.

**Goal:** Provide the facilities necessary to maintain high quality fire protection throughout the urban service areas.

- **Objective:** Provide adequate fire protection in the urban service areas.

**Goal:** Provide adequate location and choice of housing and housing types for all residents, regardless of age, income, or household size.

- **Objective:** Adequate choice in size, cost, and location of housing units will assure equal housing opportunity.

## Appendix F-9

### TOWN OF WAYNE PLANNING GOALS AND OBJECTIVES

**Goal:** Protect farmable lands by using conservation subdivision techniques specific to preserving agriculture.

**Goal:** Nonmetallic mining sites will not have a negative long-term impact on important environmental features or existing developments within the Town of Wayne.

- **Objective:** Mining operations will comply with existing ordinances and carry out reclamation plans.

**Goal:** Encourage preservation of historic or cultural structures and archaeological sites.

- **Objective:** Upon request, forward appropriate Town records of historical value to interested groups.
- **Objective:** Help residents develop a sense of the history of the Town of Wayne as outlined in the Town's sesquicentennial book.

**Goal:** In cooperation with neighboring communities, encourage a range of housing types to serve the varied and special needs of area residents.

**Goal:** The Town prefers economic development that does not negatively impact the Town's rural character or natural resources.

- **Objective:** Monitor the impacts (noise, traffic, etc.) of home-based businesses.
- **Objective:** Make the Town's vision statement, comprehensive plan, and future land use map available to developers with potential business proposals.

**Goal:** Provide law enforcement and emergency services for Town residents and businesses.

**Goal:** Provide community facilities that are appropriate for a rural town.

- **Objective:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update road ratings and to seek outside funds to help with road improvements.
- **Objective:** Require developers to pay for improvements needed to support new development requests.
- **Objective:** Work to provide a state-of-the-art communications system for Town residents.

**Goal:** Provide a public recreational area.

**Goal:** Work cooperatively with neighboring communities.

- **Objective:** Encourage shared services with neighboring communities.

**Goal:** Ensure the Town of Wayne's comprehensive plan remains relevant.

- **Objective:** Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.
- **Objective:** Make the Town's comprehensive plan available on the County's Website.

VILLAGE OF KEWASKUM PLANNING GOALS AND OBJECTIVES

**Goal:** Encourage the protection, preservation, and thoughtful use of the natural resources and prime agricultural lands in the planning area, understanding that the preservation of sufficient high-quality open space lands for protection of the underlying and sustaining natural resource base may enhance the social and economic well-being and environmental quality of the area.

- **Objective:** The proper allocation of land uses can assist in maintaining an ecological balance between human activities and the natural environment. Such ecological balance and natural beauty are important determinants of a community's ability to provide a pleasant and habitable environment for all forms of life. Preservation of the most significant aspects of the natural resource base, that is, primary environmental corridors and prime agricultural lands, further contributes to the maintenance of the ecological balance, natural beauty, and economic well-being of the Village and environs.
- **Objective:** The proper relation of urban and rural land use development to soils can serve to avoid costly environmental and developmental problems, aid in the establishment of better settlement patterns, and promote the wise use of an irreplaceable resource.
- **Objective:** Lakes and streams and their associated floodplains and shorelands contribute to the community's environmental health in a number of ways. They add to the atmospheric water supply through evaporation; provide a suitable environment for desirable and sometimes unique plant and animal life; provide the population with opportunities for certain scientific, cultural, and educational pursuits; constitute prime recreational areas; provide a desirable aesthetic setting for certain types of land use development; serve to store and convey floodwaters; and provide a source of water.
- **Objective:** Wetlands perform a variety of important functions that make them invaluable resources. These functions include: supporting a wide variety of desirable and sometimes unique plant and animal life; assisting in the stabilization of lake levels and streamflows; trapping and storing plant nutrients in runoff, thus reducing the rate of enrichment of surface waters and obnoxious weed and algae growth; contributing to the atmospheric oxygen supply; contributing to the atmospheric water supply; reducing stormwater runoff by providing area for floodwater impoundment and storage; trapping soil particles suspended in runoff and thus reducing stream sedimentation; and providing the population with opportunities for certain scientific, educational, and recreational pursuits.
- **Objective:** Woodlands assist in maintaining unique natural relationships between plants and animals; reduce stormwater runoff; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply through transpiration; aid in reducing soil erosion and stream sedimentation; provide the resource base for the forest product industries; provide the population with opportunities for certain scientific, educational, and recreational pursuits; and provide a desirable aesthetic setting for certain types of land use development.
- **Objective:** Wildlife, when provided with a suitable habitat, will supply the population with opportunities for certain scientific, educational, and recreational pursuits; comprises an integral component of the life systems which are vital to beneficial natural processes, including the control of harmful insects and other noxious pests and the promotion of plant pollination; provides food sources; offers an economic resource for the recreation industries; and serves as an indication of environmental health.
- **Objective:** Allocate land uses in ways that assist in maintaining natural beauty and the ecological balance between human activities and the natural environment, including soils, lakes and streams, wetlands, woodlands, wildlife, primary and secondary environmental corridors, and isolated natural resource areas, thereby contributing to the health and economic well-being of the Village and environs.
- **Objective:** Thoughtful consideration for the preservation of prime agricultural lands should be given, thereby minimizing conflicts between farming operations and activities associated with urban land uses, and contribute to energy conservation since prime agricultural soils require less energy to farm than do other soils.

**Goal:** Provide an organized system of public outdoor recreation sites and related open space areas for the population of the Kewaskum planning area.

- **Objective:** Public outdoor recreation sites should be thoughtfully designed and located. Public outdoor recreation sites should also provide a sense of community, bring people together for social and cultural as well as recreational activities, and contribute to the desirability and stability of residential neighborhoods and the communities in which such facilities are provided.
- **Objective:** Provide a system of recreational corridors located on or adjacent to linear resource-oriented open space lands for certain recreational activities, such as hiking, biking, and cross-country skiing. Such corridors can also serve to connect existing and proposed public parks.

**Goal:** Encourage the preservation of the historical heritage of the Kewaskum area.

- **Objective:** Encourage the protection, enhancement, perpetuation, and use of sites and improvements of special historical interest or value.

**Goal:** Provide adequate location and choice of housing and housing types for varied age and income groups of different size households.

- **Objective:** Adequate choice in the type, size, cost, and location of housing units will assure equal housing opportunity.

**Goal:** Maintain, enhance and continue to diversify the economy consistent with other Village goals and objectives in order to provide a stable economic base.

- **Objective:** Make the Village's vision statement, comprehensive plan, and future land use map available to developers with potential business proposals.

**Goal:** Retain and encourage new opportunities for local employment of citizens.

**Goal:** Provide adequate pedestrian areas and aesthetic features, which encourage consumer, activity and community character within main street areas.

**Goal:** Develop strategies to promote business retention, expansion and recruitment.

- **Objective:** Make the Village's vision statement, comprehensive plan, and future land use map available to developers with potential business proposals.

**Goal:** Provide an integrated transportation system which, through its location, capacity, and design, will effectively serve the travel demand generated by existing and proposed land uses.

- **Objective:** Land use patterns should be supported by appropriate transportation systems and utilities, which should form a basic framework for land use development.
- **Objective:** Residential uses should have reasonable access through the appropriate component of the transportation system to local service uses; employment, commercial, cultural, and governmental centers; and schools.
- **Objective:** Provide opportunities for bicycling and walking to be a viable, convenient and safe transportation choice within the Village.

**Goal:** Continue to maintain and improve Village streets in a timely and well-planned manner.

- **Objective:** As required by State law, continue to use the Wisconsin Information System for Local Roads (WISLR); continue to update street ratings, as required; and seek outside funds to help with street improvements.

**Goal:** Provide facilities necessary to maintain high-quality fire protection throughout the Village and other communities within its service area.

**Goal:** Provide library services to meet the social, educational, informational, technological, and recreational needs of the Kewaskum area.

- **Objective:** The provision of library facilities and services should be accessible to every person residing within a library's service area.

**Goal:** Continue to provide law enforcement and emergency services for Village residents and businesses.

- **Objective:** Require developers to pay for improvements needed to support new development requests.

**Goal:** Ensure the provision of reliable, efficient and well-planned utilities to adequately serve existing and future development.

**Goal:** Provide high quality Village facilities and services that meet the existing and future demands of residents, business owners, landowners and visitors.

- **Objective:** Ensure proper disposal of wastewater to ensure public health and protect ground and surface water quality.
- **Objective:** Promote stormwater management practices, which reduce property damage and ensure a high level of water quality.
- **Objective:** Ensure that the water supply for the Village has sufficient capacity, remains potable, and is available to meet the needs of current and future residents.

**Goal:** Promote cost effective solid waste disposal and recycling services and systems that protect the public health, natural environment and general appearance of land use within the Village.

**Goal:** A balanced allocation of space to the various land use categories which meets the social, physical, and economic needs of the Kewaskum area.

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

**Goal:** A spatial distribution of the various land uses which results in a compatible arrangement of land uses and one which is properly related to the supporting transportation, utility, and public facility systems.

- **Objective:** The location and extent of commercial, educational, transportation, and recreational facilities are important determinants of the quality of urban life in the Kewaskum area and should be designed to meet the needs of the Kewaskum area.
- **Objective:** Locate urban land uses to avoid or minimize hazards and danger while maximizing convenience and accessibility.

**Goal:** Direct growth away from environmentally sensitive areas such as wetlands, floodplains, and steep slopes in order to protect the associated benefits and functions they provide.

**Goal:** Coordinate and communicate planning activities with other communities in the County, and State and Federal agencies to realize individual and shared visions, goals and objectives; to address regional issues that cross political boundaries and jurisdictions; to ensure efficient use of resources; and to provide for increased certainty between all levels of government, developers, and landowners.

- **Objective:** Encourage shared services with neighboring communities.

**Goal:** Ensure the Village of Kewaskum's comprehensive plan remains relevant.

**Goal:** Promote consistency between and integration of the plan recommendations and local ordinances.

- **Objective:** Routinely consult the comprehensive plan when carrying out Village government functions and developing the Village budget.

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**Appendix G**

**SUMMARY OF ZONING DISTRICT  
REGULATIONS IN PARTICIPATING LOCAL  
GOVERNMENT ZONING ORDINANCES**

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Table G-1

TOWN OF ADDISON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
A-1 Agricultural District	Agricultural crop production and livestock raising, dairy farming, single-family dwellings, and essential services	Accessory apartments, airports and airstrips, bed and breakfast establishments, cellular and digital communication antennas, and energy conservation uses	35 acres	1,000 minimum for one-story dwellings; 1,200 for multi-story dwellings; 800 first floor minimum for multi-story dwellings
R-1 Rural Residential District	Large rural residential lots and smaller farm activities, such as truck farming, horse farming, hobby farming, and orchards	Airports and airstrips, animal hospitals, boarding stables, boat and recreational vehicle storage, clustered residential developments, housing for farm laborers, and energy conservation uses	5 acres	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 800 first floor minimum for multi-story dwellings
R-2 Single-Family Residential District (Unsewered)	Single-family development not to exceed 0.92 dwelling units per acre and served by onsite soil absorption sewage disposal systems and private wells, foster family homes, and family day care homes	Community living arrangements with a capacity for nine or more persons, energy conservation uses, and utilities provided all principal structures and uses are not less than 50 feet from any residential district lot line	40,000 square feet	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 1,000 first floor minimum for multi-story dwellings
R-3 Single-Family Residential District (Sewered)	Single-family development not to exceed 3.6 dwelling units per acre and served by municipal sanitary sewerage and water systems, community living arrangements serving eight or fewer persons, foster family homes, and family day care homes	All R-2 conditional uses and rest homes, nursing homes, clinics and commercial children's nurseries	12,000 square feet	1,200 minimum for one-story dwellings; 1,800 for multi-story dwellings; 800 first floor minimum for multi-story dwellings
R-4 Two-Family Residential District (Sewered)	Two-family development not to exceed 5.8 dwelling units per acre and served by municipal sanitary sewerage and water systems, community living arrangements serving eight or fewer persons, foster family homes, and family day care homes	All R-3 conditional uses	15,000 square feet 7,500 square feet per dwelling unit	1,000 minimum; 1,000 first floor minimum
R-5 Multi-Family Residential District	None	Multi-family dwellings not to exceed 10.9 dwelling units per acre, community living arrangements, foster family homes, home occupations, satellite dish antennas, nursing homes, clinic, and commercial children's nurseries	15,000 square feet 4,000 square feet per dwelling unit	2,000 minimum; 650 minimum for efficiency or one-bedroom units; 900 minimum for two-bedroom or larger unit
B-1 Allenton Central Business District	Retail, offices, services, and cultural, entertainment, and other urban activities	Drive-in and drive-thru services, gasoline service stations, public transit terminals, cellular and digital communication antennas, commercial recreation facilities, government structures, and parks and playgrounds	N/A	N/A
B-2 General Business District	Same as B-1 District	Gasoline service stations, public transit terminals, construction services, lumber yards, self-service storage facilities, government structures, utility substations, and vehicles sales and service	N/A	N/A
M-1 Industrial District	Manufacturing, industrial, and related uses of limited nature and size	Animal reduction facilities, asphalt batch plants and concrete ready-mix plants, cellular and digital communication antennas, concrete product production, incinerators, recycling centers, and utility substations	40,000 square feet	N/A
Q-1 Quarrying and Non-metallic Mining District	None <sup>a</sup>	Crushing and processing of minerals; manufacture of cement and concrete building blocks; peat and soil removal; clay and gravel extraction; sand, gravel, stone and rock stockpiles; and washing, refining, or processing of rock, slate, gravel, sand, and minerals	N/A	N/A
L-1 Landfill District	None <sup>b</sup>	Sanitary landfills and structures and lands designated on the approved site restoration and reuse plan	20 acres	N/A

**Table G-1 (continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
P-1 Institutional District	Public or private schools, colleges or universities; churches; funeral homes; hospitals, sanatoriums, nursing homes, and clinics; libraries, community centers, museums, and public art galleries; public administrative offices, parks, and service buildings; and public utility offices	Airports and airstrips, cellular and digital communication antennas, cemeteries and crematories, elderly housing not to exceed 14 dwelling units per acre, parks and playgrounds, and communication towers	12,000 square feet (sewered) 1.5 acres (unsewered)	1,200 minimum for one-story building; 1,800 for multi-story building; 1,000 first floor minimum for multi-story buildings
P-2 Park District	Botanical gardens, fairgrounds, historic monuments or sites, parks and playgrounds, golf course without country club facilities, athletic fields, swimming beaches, and tennis courts	Archery ranges, boat mooring and rental, campgrounds, marinas, music halls, stadiums, zoological and botanical gardens with a minimum parcel area of three acres, golf courses with country club facilities, and utility substations and municipal wells	N/A	N/A
C-1 Lowland Conservancy Overlay District	Uses that preserve, protect, and enhance the ponds, streams, and wetland areas, such as hiking, fishing, trapping, harvesting of wild crops, silviculture, and construction of piers and docks	Roads necessary for the continuation of the Town road system, maintenance and non-residential buildings used solely for natural resource preservation, public and private parks, public utilities and facilities, and railroad lines	N/A	N/A
C-2 Upland Conservancy Overlay District	Uses that preserve, protect, and enhance woodlands, areas of rough topography, and scenic areas, such as agricultural uses, forest management, fish hatcheries, single-family dwellings, and keeping and raising domestic stock for agribusiness, breeding, recreation, or show	Bed and breakfast establishments and clustered residential developments containing four or more lots <sup>c</sup>	5 acres	1,200 minimum for one-story building; 1,800 for multi-story building; 1,000 first floor minimum for multi-story buildings
PUD Planned Unit Development Overlay District	Uses permitted in PUD Overlay District shall conform to uses generally permitted in the underlying basic use district	Not specified	Varies-see zoning ordinance	N/A

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Addison zoning ordinance and map for specific zoning information.

<sup>a</sup>All quarrying and nonmetallic mining activities are conditional uses and must be approved under the application process for quarrying and nonmetallic mining.

<sup>b</sup>All landfill activities are conditional uses and require an operational plan and restoration and reuse plan.

<sup>c</sup>Cluster developments shall not exceed one dwelling unit per five acres, individual lots shall be a minimum of 1.5 acres, and developments shall have no more than 12 lots.

Source: Town of Addison Zoning Ordinance, adopted in May 1998 with amendments through December 2005, and SEWRPC.

Table G-2

TOWN OF BARTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
R-1 Rural Countryside Single-Family Residential District	One-family detached dwellings (new dwellings require at a minimum a two car attached garage), agricultural crop production, bicycle and hiking trails, foster homes, community living arrangements serving eight or fewer persons, home occupations, swimming pools, wildlife sanctuaries, and required off-street parking	Community living arrangements serving nine or more persons, accessory building(s) exceeding 1,200 square feet, private kennels, lands and buildings used for agricultural purposes, private clubhouses, and private stables	10 acres	2,000 minimum plus 200 per each bedroom additional to three for 1-story; 2,400 minimum and 1,200 minimum first floor for multi-story plus 160 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-2 Countryside Single-Family Residential District	All R-1 principal uses	All R-1 conditional uses	5 acres	1,600 minimum plus 250 per each bedroom additional to three for 1-story; 1,920 minimum and 960 minimum first floor for multi-story plus 120 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600
R-3 Estate Single-Family Residential District	All R-1 principal uses	All R-1 conditional uses	3 acres	1,445 minimum plus 210 per each bedroom additional to three for 1-story; 1,700 minimum and 935 minimum first floor for multi-story plus 125 per each bedroom additional to three; Add 210 to minimum first floor area and total area for dwellings with basements under 600
R-4 Suburban Estate Single-Family Residential District	All R-1 principal uses	Community living arrangements serving nine or more persons, accessory building(s) exceeding 900 square feet, lands and buildings used for agricultural purposes, private clubhouses, and private stables	40,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
R-5 Suburban Single-Family Residential District	All R-1 principal uses	Community living arrangements serving nine or more persons, accessory building(s) exceeding 900 square feet, lands and buildings used for agricultural purposes, and private clubhouses	30,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,600 minimum and 800 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 250 to minimum first floor area and total area for dwellings with basements under 600
R-6 Transitional Urban to Suburban / Rural Residential District	All R-1 principal uses	All R-5 conditional uses	15,000 square feet	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,500 minimum and 900 minimum first floor for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600 <sup>b</sup>
R-7 Urban Single-Family Residential District	All R-1 principal uses	All R-5 conditional uses	15,000 square feet	Same as R-6 <sup>b</sup>
R-8 Hamlet and Waterfront Residential Neighborhood Conservation District	All R-1 principal uses	All R-5 conditional uses and two-family attached dwellings	6,000 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum and 725 minimum first floor for multi-story plus 150 per each bedroom additional to three; Add 150 to minimum first floor area and total area for dwellings with basements under 600
R-9 Medium Density Urban Residential District	All R-1 principal uses, two-family attached dwellings, and community living arrangements serving 15 or fewer persons	All R-5 conditional uses	3,630 square feet	1,000 minimum plus 150 per each bedroom additional to three for 1-story; 1,400 minimum for multi-story plus 150 per each bedroom additional to three; Add 150 to total area for dwellings with basements under 600 <sup>c</sup>

Table G-2 (continued)

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
R-10 High Density Urban Residential District	Two-family attached dwellings, agricultural crop production (cash grains), bicycle and hiking trails, foster homes, community living arrangements serving 15 or fewer persons, home occupations, swimming pools, and wildlife sanctuaries	All R-5 conditional uses, community living arrangements serving 16 or more persons, multiple-family dwellings, one-family detached dwellings, and row dwellings not greater than six dwelling units	2,900 square feet	900 minimum plus 200 per each bedroom additional to one for structures with three to four dwelling units; 850 minimum plus 200 per each bedroom additional to one for structures with five to eight dwelling units; 800 minimum plus 200 per each bedroom additional to one for structures with nine to twelve dwelling units; 750 minimum plus 200 per each bedroom additional to one for structures with 13 or more dwelling units
NHB Neighborhood and Hamlet Business District	Retail and service uses, insurance services, real estate, travel agencies, banks, investment offices, health services, hiking trails, historic sites, and nature areas	Gasoline stations, child day care services, physical fitness activities, and convenience stores with gasoline	10,000 square feet (sewered) 40,000 (no sewer)	900 minimum plus 200 per each additional bedroom for structures with three or less dwelling units; Use requirements for R-10 District for structures with more than three dwelling units; Maximum gross floor area ratio of 0.31 and maximum net floor area of 0.53 <sup>d</sup>
CB Community Business District	Retail and service uses, insurance services, real estate, travel agencies, furniture and home furnishing stores, auto and home supply stores, building materials and garden supplies, banks, investment offices, health services, hiking trails, historic sites, and nature areas	Agricultural services, lawn and garden services, postal service, gas production and distribution, car dealers, banking institutions with drive through facilities, and auto repair shops	40,000 square feet	Living area requirements same as NHB District; Maximum gross floor area ratio of 0.34 and maximum net floor area of 0.53 <sup>e</sup>
FB Freeway Interchange Business District	Retail and service uses, insurance services, real estate, travel agencies, furniture and home furnishing stores, auto and home supply stores, building materials and garden supplies, banks, investment offices, health services, hiking trails, historic sites, and nature areas	Agricultural services, lawn and garden services, postal service, gas production and distribution, car dealers, banking institutions with drive through facilities, and auto repair shops	40,000 square feet <sup>f</sup>	Living area requirements same as NHB District; Maximum gross floor area ratio of 0.34 and maximum net floor area of 0.42
LM Limited Manufacturing District	Textile manufacturing, printing and publishing, electronic equipment, grocery stores, business services, job training services, and municipal recycling facilities	Agricultural services, general building contractors and special trade contractors, food product manufacturing, trucking and warehousing, and automotive dealers and service stations	40,000 square feet	Maximum gross floor area ratio of 0.42 and maximum net floor area of 0.85 <sup>g</sup>
BP Business Park District	Clothing and apparel, industrial machinery and equipment, electronic equipment, warehousing, travel agencies, insurance services, investment offices, computer facilities management, health services, hiking trails, and nature areas	Fabricated metal products, gas transmission and distribution, office equipment, and sports and recreational goods	40,000 square feet	Maximum gross floor area ratio of 0.47 and maximum net floor area of 0.85 <sup>h</sup>
QE Quarrying and Extractive District	Quarrying and other extractive and related operations. All uses in this district are conditional.	Non-metallic mineral mining, concrete block and brick, ready mix concrete, fuel oil dealers	10 acres for quarrying / extractive uses; 40,000 square feet for all other uses	Maximum gross floor area ratio of 0.37 and maximum net floor area of 0.74
I Institutional District	Elementary and secondary schools, historic sites, governmental offices, assemblies less than 100 persons, churches, cemeteries, essential services, hiking and nature trails, historic sites, nature areas, and recycling facilities	Correctional institutions, post offices, telecommunications facilities, and assemblies more than 100 persons	40,000 square feet	Living area requirements same as NHB District; Maximum gross floor area ratio of 0.38 and maximum net floor area of 0.63 <sup>i</sup>
PR Park and Recreational District	Historic sites, public parks, assemblies less than 100 persons, athletic fields, boat access sites, bike and nature trails, essential services, nature areas, picnic areas, playfields, and playgrounds	Telecommunications facilities, golf courses, recreation centers, assemblies more than 100 persons, fairgrounds, shooting ranges, private parks, private clubhouses, and equestrian trails	2 acres for all outdoor uses; 40,000 square feet for all indoor uses	Maximum gross floor area ratio of 0.31 and maximum net floor area of 0.57

**Table G-2 (continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
EA Exclusive Agricultural Preservation District	Agricultural production (crops and livestock), fruit and vegetable markets, roadside stands for sale of agricultural products, accessory building(s) exceeding 1,200 square feet, bicycle and hiking trails, community living arrangements serving eight or fewer persons, foster homes, hobby farms, nature areas, swimming pools, and wildlife sanctuaries	Additional single-family dwellings, two-family attached dwellings, community living arrangements serving nine or more persons, housing for farm laborers, and private clubhouses and boathouses	35 acres	1,400 minimum plus 200 per each bedroom additional to three for 1-story; 1,500 minimum and 900 minimum first floor for multi-story plus 200 per each bedroom additional to three; Add 200 to minimum first floor area and total area for dwellings with basements under 600; Maximum gross floor area ratio of 0.05 for single-family dwelling structures and 0.10 for farm-related structures
AT Agricultural Transition District	All EA permitted uses	All EA conditional uses	35 acres	Living area requirements same as EA District; Maximum gross floor area ratio of 0.05 for single-family dwelling structures and 0.10 for farm-related structures
GA General Agricultural District	All EA permitted uses and one-family detached dwellings	All EA conditional uses	20 acres	Living area requirements same as EA District; Maximum gross floor area ratio of 0.05 for single-family dwelling structures
PUD Planned Unit Development District	All R-1 permitted uses, multiple-family dwellings, community living arrangements serving 15 or fewer persons, row dwellings not greater than six dwelling units, retail and service uses, food stores, automotive dealers and service stations, personal services, health services, and other selected industries and services	Community living arrangements serving 9 or 16 or more persons, lands and buildings used for agricultural uses, one-family detached dwellings, private clubhouses and boathouses, selected fabricated metal products, auto repair and services, and other selected industries and services	Varies-see zoning ordinance	Maximum gross floor area ratio and net floor area of 0.23 and 0.42 (respectively) for office, 0.31 and 0.57 for commercial and retail sales and services, 0.50 and 0.91 for industrial, 0.23 and 0.42 for institutional <sup>l</sup>

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Barton zoning ordinance and map for specific zoning information.

<sup>a</sup>R-6 contains four separate "Open Space Subdivision" options with varying floor area and lot dimension requirements. Please check the Town of Barton Zoning Ordinance for more information.

<sup>b</sup>R-7 contains three separate "Conventional Subdivision" options with varying floor area and lot dimension requirements. Please check the Town of Barton Zoning Ordinance for more information.

<sup>c</sup>R-9 contains two development options with varying floor area and lot dimension requirements. The requirements shown are for the permitted use "Conventional Subdivision." Please check the Town of Barton Zoning Ordinance for more information.

<sup>d</sup>For commercial apartments permitted on a second level only, the maximum gross floor area ratio shall be 0.50 and the maximum net floor area ratio shall be 0.74.

<sup>e</sup>For commercial apartments permitted on a second level only, the maximum gross floor area ratio shall be 0.37 and the maximum net floor area ratio shall be 0.74.

<sup>f</sup>Minimum lot size may be reduced to 30,000 square feet for restaurants if primary access to the property is afforded by a single access drive shared with an abutting property.

<sup>g</sup>For warehousing uses, the maximum gross floor area ratio shall be 0.89 and the maximum net floor area ratio shall be 1.48.

<sup>h</sup>For warehousing uses, the maximum gross floor area ratio shall be 0.81 and the maximum net floor area ratio shall be 1.48.

<sup>i</sup>For commercial apartments, the maximum gross floor area ratio shall be 0.37 and the maximum net floor area ratio shall be 0.74.

<sup>j</sup>For mixed compatible uses, apply the appropriate standard for each individual land use type and its corresponding site area as listed.

Source: Town of Barton Zoning Ordinance, adopted in 1995 with amendments through June 1999, and SEWRPC.

Table G-3

TOWN OF ERIN ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
A Agricultural	Single-family farm dwelling with garage, crop production, livestock, dairying, fish farming, fish hatcheries, field nurseries, orchards, and accessory structures	Churches and schools, cemeteries, agricultural warehouses, livestock operations over 300 head and poultry raising over 1,000 birds, housing for farm laborers, and seasonal roadside stands, and man-made ponds	5 acres	N/A
AN Agricultural No Development	All A District uses, except no new single-family dwellings may be created.	All A District conditional uses	5 acres	N/A
R-1 Residential	Single-family dwellings with garage, accessory structures not exceeding 864 square feet, yard and gardening equipment storage structures not exceeding 120 square feet, home occupations, bus shelter, and group homes serving eight or fewer residents	Churches and schools, public parks and playgrounds, and accessory structures exceeding 864 square feet	1.5 acres	1,200 minimum for one-story; 1,400 minimum for one and one-half, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level, 800 first floor; and 1,200 minimum for tri-level, 800 first floor with full basement. 1,400 minimum for one-story; 1,400 minimum for one and one-half, 1,150 first floor; 1,400 minimum for two-story, 1,000 first floor with slab at grade
R-3 Residential	All R-1 principal uses	All R-1 principal uses	3 acres	Same as R-1
R-5 Residential	All R-1 principal uses, and livestock limited to no more than one large-sized animal per two acres up to 20 animals	All R-1 conditional uses	5 acres	Same as R-1
R-10 Residential	All R-5 principal uses	All R-1 conditional uses	10 acres	Same as R-1
R-20 Residential	All R-5 principal uses	All R-1 conditional uses	20 acres	Same as R-1
R-DL Druid Lake Residential	Residential dwellings, essential services (i.e. public utilities), legal structures and uses in existence prior to the effective date of the ordinance, private garages (attached or detached), and carports and school bus shelters	N/A	1.5 acres	1,200 minimum with 1,000 on lower level plus attached or detached garage 3,000 maximum
Single-Family Cluster Sub-Division	Single-family dwellings with attached or detached garages, existing single-family farmstead dwellings	Other agricultural or recreational uses occurring on open space areas or out-lots requiring the installation of buildings, structures, or other facilities, or, grading or other land disturbing activities, commercial storage contained within barns or other agricultural structures, home occupations	1.5 acres	N/A
B Business / Commercial	-- <sup>a</sup>	All non-manufacturing industries, trades, and services as defined in the Standard Industrial Classification Manual	1.5 acres	N/A
I Industrial	-- <sup>a</sup>	All manufacturing uses as classified by the Standard Industrial Classification Manual	1.5 acres	N/A
I-1 Institutional	Public schools (K-12), governmental public service facilities, including public works facilities, public safety facilities, community centers, and emergency shelters	Hospitals, sanitariums, medical clinics, community-based residential facilities, assisted living centers, churches, traditional libraries, museums and art galleries, non-public schools and educational facilities, daycare and preschools, and activities associated with the principal use or conditional use established to complement/support the principal or conditional use	40,000 square feet	N/A
Park-Recreational District	Parks, playgrounds, neighborhood tot lots, picnicking areas, playfields, hiking and nature trails and walks, cross country ski trails, non-motorized bike and equestrian trails, botanical gardens, nature conservancies and arboretums, outdoor ice skating, sledding, tobogganing and ski hills (without facilities), and historic monuments	All permitted uses, if operated privately or if operated as part of or in association with a business or commercial enterprise; best access/rental sites; hunting clubs and archery and firearm ranges; clubhouses and similar facilities	N/A	N/A

**Table G-3 (continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
UC Upland Conservancy	Agriculture uses in accordance with the Washington County Conservation Standards, hunting and fishing, preservation of scenic and historic areas, forest and game management, park and recreation areas, and single-family dwellings with garage	Clustering of homes on 1.5 acre lots	5 acres	N/A
LC Lowland Conservancy	Agricultural uses and structures as they existed in 1979, wild crop harvesting, nature trails, forest management practices, wildlife preserves, hunting and fishing, public park and recreation areas without buildings, and soil and water conservation practices	Drainage projects and basins, ponds and fish hatcheries, water impoundments, private recreational facilities such as golf courses or recreational camps, and utility transmission lines and related facilities	N/A	N/A
F Floodland	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance	N/A	N/A
SO Shoreland Overlay	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance, in addition to the underlying district, whichever is more restrictive	Uses in compliance with the Washington County Shoreland/Floodplain Ordinance, in addition to the underlying district, whichever is more restrictive	N/A	N/A

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Erin zoning ordinance and map for specific zoning information.

<sup>a</sup>No principal uses permitted.

Source: Town of Erin Zoning Ordinance, adopted September 1992 with amendments through September 2004, and SEWRPC.

Table G-4

TOWN OF FARMINGTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
RD Residential District	Single-family dwellings, manufactured single-family dwellings, public parks and playgrounds, community living arrangements serving eight or fewer persons, and home occupations	Two-family dwellings, community living arrangements serving more than eight persons, bed and breakfast inns, schools and public buildings, public utility structures, churches, accessory apartments, and day care facilities	40,000 square feet for parcels created prior to ordinance adoption; 1.5 acres after adoption	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor
CE Country Estate Residential District	Single-family dwellings, manufactured homes, community living arrangements serving eight or fewer persons, and home occupations	Utility substations, solar collectors, community living arrangements serving more than eight persons, bed and breakfast inns, PUDs, day care facilities, and accessory apartments	3 acres	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor; 1,400 minimum for bi-level; 1,400 minimum for tri-level with 1,200 minimum living area on two levels and balance on third level
AG Agricultural District	Dairying, grazing, crop farming, commercial feedlots under 900 head, orchards, roadside produce stands, single-family dwellings, churches and schools, and public parks	Agricultural supporting services, bed and breakfast establishments, kennels, home industry businesses, livestock operations over 900 head, storage and sale of feed and fertilizer, and two-family dwellings	40,000 square feet for parcels created prior to ordinance adoption and used for single-family dwellings; 5 acres after adoption	1,200 minimum for one-story; 1,400 minimum for two-story, 800 first floor; 1,400 minimum for bi-level; 1,400 minimum for tri-level with 1,200 minimum living area on two levels and balance on third level; 20 percent maximum building coverage of lot
CD Commercial District	Banks and financial institutions, department stores, grocery stores and other retail, law offices, feed mills, theaters, restaurants, office buildings, single-family dwellings, and governmental offices	Automobile sales and rental establishments, automobile parts and service, gasoline service stations, kennels, and motels and hotels	40,000 square feet for parcels created prior to ordinance adoption; 1.5 acres after adoption	1,200 minimum for commercial use and one-story residential use; 1,400 minimum for multi-story structures
ID Industrial District	Warehouses and all CD permitted uses, except churches, schools, and residential uses	Manufacturing, wholesale establishments and warehouses, light industry and service uses, public facilities and uses, agriculture related industry and service uses, and quarrying	40,000 square feet for parcels created prior to ordinance adoption; 1.5 acres after adoption	20 percent maximum building coverage of lot
PUD Planned Unit Development Overlay District	As determined by the Town Board and Plan Commission	As determined by the Town Board and Plan Commission	2 acres <sup>a</sup>	N/A

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Farmington zoning ordinance and map for specific zoning information.

<sup>a</sup>Two acres refers to minimum size of the Planned Unit Development (PUD) Overlay District; individual lots within the PUD may be less than two acres.

Source: Town of Farmington Zoning Ordinance, adopted October 2005, and SEWRPC.

Table G-5

TOWN OF GERMANTOWN ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
Conservancy District	Grazing, harvesting of wild crops, hunting and fishing, sustained yield forestry, dams and hydro-electric power transmission, telephone, telegraph and power transmission, and non-residential buildings used for raising lowland animals, fowl, or fish	--	N/A	N/A
A Residence District	Single-family residences, farming and dairying, public parks and playgrounds, truck gardening and nurseries, roadside sale of farm products, and home occupations	--	3 acres, exclusive of street rights-of-way	1,400 minimum for single story; 1,800 minimum with 900 first floor minimum for two story and split level dwellings; 100 minimum per bedroom
B Residence District	All A Residence District uses, cemeteries not exceeding 10 acres, tourist homes, and motels	--	Same as A Residence District	Same as A Residence District
Agricultural District	All A and B Residence District uses, livestock, poultry raising, golf courses, airports, kennels, and animal hospitals	--	Same as A Residence District	Same as A Residence District
Local Business District	All A and B Residence District uses, multi-family dwellings, automobile sales and service, banking institutions, police or fire stations, restaurants, taverns, and furniture retailers	Adult businesses	Same as A Residence District	1,400 minimum per family for residential portion of buildings used for both residential and business purposes
Commercial and Light Manufacturing District	All A and B Residence District, Agricultural District, and Local Business District uses, and any other uses except heavy manufacturing and junk and auto wrecking yards	--	Same as A Residence District	Minimum required for residential purposes
Industrial District	Any use permitted in A and B Residence, Business, Agricultural, or Commercial and Light Manufacturing District, quarries, sand or gravel pits, excavation for the purposes of removing stone or gravel, and most other commercial or industrial uses	--	Same as A Residence District	None except residences shall comply with B Residence District requirements

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Germantown zoning ordinance and map for specific zoning information.

<sup>a</sup>No conditional uses are identified in the Zoning Ordinance.

Source: Town of Germantown Zoning Ordinance, adopted July 1954 and amended February 1960 and November 1961, and SEWRPC.

Table G-6

TOWN OF HARTFORD ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
AP Agricultural Preservation District	General agricultural practices and single-family homes unrelated to farming that existed prior to September 9, 1979	Intensive agricultural practices, agricultural rental buildings, farm dwellings, two-family dwellings, manufactured homes, farm-based businesses and farm markets, seed and feed sales, non-metallic mining, wind and solar energy facilities, landing strips, and utilities	35 acres	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings
AT Agricultural Transition District	Same as AP District	Agricultural rental buildings, farm dwellings, two-family dwellings, manufactured homes, farm-based businesses and farm markets, seed and feed sales, non-metallic mining, private and public institutional uses, public recreation, wind and solar energy facilities, landing strips, and utilities	35 acres	Same as AP District
RR Rural Residential District	Single family dwellings, agricultural rental buildings, home occupations, public institutional uses, and public recreation	Two-family dwellings, manufactured homes, bed and breakfast establishments, day care centers, kennels, veterinarian services, cemeteries, private institutional uses, and wind and solar energy facilities	40,000 square feet (two acre maximum lot size)	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings; 20 percent maximum building coverage of lot
R Residential District	Single family dwellings, community living arrangements serving eight or fewer residents, home occupations, private and public institutional uses, and public recreation	Two-family dwellings, community living arrangements serving more than eight residents, bed and breakfast establishments, and day care centers	40,000 square feet for unsewered; 12,000 square feet for sewer	Same as RR District
C Commercial District	Office buildings, home occupations, retail sales and service, indoor entertainment, seed and feed sales, veterinarian services, accessory residences, and private and public institutional uses	Hotels and motels, kennels, auto repair and sales/service stations, farm machinery services, trade and contractor establishments, agricultural product processing, and mini-warehouse	40,000 square feet for unsewered; 12,000 square feet for sewer	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings (accessory residences); 35 percent maximum building coverage of lot
LI Light Industrial District	Agricultural bulk product collection, storage, and transfer; light industry; auto repair and service; warehousing, wholesaling and trucking; wood processing plants; office buildings; commercial parking; retail sales and service, and indoor entertainment	Asphalt and concrete plants, recycling and waste recovery facilities, and salvage or junk yards	40,000 square feet for unsewered; 5,000 square feet for sewer	50 percent maximum building coverage of lot
WC Wetlands Conservancy District	Hiking, fishing, pasturing of livestock, wild crop harvesting, silviculture, and piers and docks	Construction of roads necessary to conduct silvicultural activities or agricultural cultivation, nonresidential buildings, parks and recreation areas, and utilities	N/A	N/A
OR Outdoor Recreation District	Public recreation	Single family dwellings, outdoor commercial recreation, and commercial riding stables	40,000 square feet	1,000 minimum for one story dwellings; 1,200 for multi-story dwellings (residential dwellings only) 20 percent maximum building coverage of lot

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Hartford zoning ordinance and map for specific zoning information.

<sup>a</sup>Communication towers and antennas exceeding 35 feet in height are allowed as conditional uses in all districts except the Residential and Rural Residential Districts and the Wetlands Conservancy District. Accessory energy systems are allowed as conditional uses in all districts except the Wetlands Conservancy District.

Source: Town of Hartford Zoning Ordinance, adopted in January 1999 and amended in March 2006, and SEWRPC.

Table G-7

TOWN OF KEWASKUM ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
EA Agricultural Preservation District	Beekeeping; dairy farming; essential services; farm dwelling w/garage; floriculture; grazing or pasturing; plant nurseries; raising of domestic livestock or poultry; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; raising of vegetables; sod farming; and grape growing	Additional existing dwellings; agricultural warehousing; airports, airstrips, and landing fields; animal hospitals, kennels, and veterinary services; bed and breakfast establishments; boarding stables; boat and recreation vehicle storage; communication antennas or towers; energy conservation uses; fish hatcheries, game farms, and hunting clubs; home occupations and home industries; housing for farm laborers, seasonal and migratory farm workers; manure storage facilities; quarrying; off-road vehicle racing or operation; parking; pea vineries, creameries, and condenseries; planned unit developments; raising fur-bearing animals; raising domestic livestock or poultry in excess of 500 animal units; raising livestock (exotic animals); recycling centers, salvage operations, and automobile wrecking yards; roadside stands; satellite dish antennas larger than 32 inches in diameter; sawmills; and utilities	10 acres	1,200 minimum
A-1 Agricultural / Open-Space District	Beekeeping; contract sorting, grading, and packaging of fruits and vegetables; corn shelling, hay baling, and threshing services; dairy farming; dwelling w/garage; essential services; floriculture; grazing or pasturing; grist milling services; horticultural service; orchards; plant nurseries; raising of domestic livestock; raising of grain, grass, mint, and seed crops; raising of tree fruits, nuts, and berries; raising of vegetables; sod farming; and grape growing	Agricultural warehousing; airports, airstrips, and landing fields; animal hospitals, kennels and veterinary services; bed and breakfast establishments; boarding stables; boat and recreation vehicle storage; communication antennas or towers; energy conservation uses; fish hatcheries, game farms, and hunting clubs; home industries; housing for farm laborers, and seasonal and migratory farm workers; manure storage facilities; quarrying; off-road vehicle racing or operation; pea vineries, creameries, and condenseries; planned unit developments; raising of domestic livestock; raising of fur-bearing animals; raising of livestock (exotic); salvage yards, recycling centers, and automobile wrecking yards; and utilities	3-acre minimum parcel size with an overall density of no more than one home per five acres <sup>3</sup>	1,200 minimum
R-1 Single-Family Residential District	Single-family dwellings with an attached or detached garage; and essential services	Bed and breakfast establishments; energy conservation; home industries; public parks; rest homes, nursing homes, clinics and commercial children's nurseries; planned unit developments; and utilities	1 acre	1,200 minimum
B-1 Business District <sup>b</sup>	Agricultural equipment sales and service; antique and collectors stores; automotive sales and service; barber shops; beauty shops; bowling alleys; building supply stores, excluding lumber yards; business offices; cocktail lounges and taverns; garden centers; gasoline stations; gift stores; self-service storage facilities; tailor or dressmaking shops; and transportation facilities for buses, limousines, or taxis	Adult entertainment establishments; animal hospitals, veterinary services, and boarding of animals; commercial recreation facilities; communications antennas and towers; construction services; energy conservation uses; fuel oil, bottled gas, LP gas and ice dealers; lumber yards, millwork, saw mills, and planing mills; outdoor display of retail merchandise; planned unit developments; recycling collection point; residential quarters; solar energy collectors; and utility substations, municipal wells, pumping stations, and towers	1 acre	N/A
M-1 Manufacturing District <sup>b</sup>	General light manufacturing; commercial green houses; food locker plants; printing and publishing; self-service storage facilities; warehousing; and wholesaling	Animal reduction facilities, forges, foundries, slaughter houses, stockyards, and tanneries; automobile wrecking yards; communication antennas and towers; composting sites; energy conservation uses; incinerators, landfills, salvage yards and sewage disposal plants; lumber yards and building supply yards; machine shops, tool and die manufacturing; manufacturing of specified materials; planned unit developments; transportation terminals, and truck terminals and freight forwarding services; and utility substations, municipal wells, pumping stations, and towers	1 acre	N/A
I-1 Institutional District <sup>b</sup>	Public or private schools; churches, cemeteries, and crematoriums; funeral homes; hospitals, sanatoriums, nursing homes, and clinics; libraries, community centers, museums, and public art galleries; public administrative offices, public parks, and public service buildings, including fire and police stations; and public utility offices	Airports, airstrips, and landing fields; cemeteries and crematoriums; communication antennas and towers; penal and correctional institutions; solar energy collectors; transmitting towers, receiving towers, and relay and microwave towers, and broadcast studios; and utility substations, municipal wells, pumping stations, and water	1 acre	1,200 minimum

**Table G-7 (continued)**

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
P-1 Park District <sup>b</sup>	Botanical gardens; golf courses without country club facilities; historic monuments or sites; nature trails; outdoor skating rinks; park and playgrounds; picnicking areas; athletic fields; sledding, tobogganing, skiing or snowboarding; swimming pools; tennis courts; and existing single-family dwellings	Archery ranges; golf courses with country club facilities; utility substations and municipal wells; and solar energy collectors	3 acres <sup>c</sup>	N/A
C-1 Lowland Conservancy Overlay District	Uses that preserve, protect, and enhance the ponds, streams, and wetland areas, such as hiking, fishing, trapping, harvesting of wild crops, silviculture, and construction of piers and docks	Roads necessary for the continuation of the Town road system, maintenance and non-residential buildings used solely for natural resource preservation, public and private parks, public utilities and facilities, fish hatcheries, and game farms	N/A	N/A

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Kewaskum zoning ordinance and map for specific zoning information.

<sup>a</sup>Parcels with greater than 50 percent total area within an environmental corridor shall have a minimum area of five acres and a minimum lot width of 330 feet.

<sup>b</sup>Site plan review and approval is required for all buildings in non-residential districts.

<sup>c</sup>Parcels within an environmental corridor shall have a minimum area of five acres and a minimum lot width of 350 feet.

Source: Town of Kewaskum Zoning Ordinance, dated February 19, 2007, and SEWRPC.

Table G-8

## VILLAGE OF KEWASKUM ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses <sup>a</sup>	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
A-1 Agricultural / Transitional District	Agriculture, dairying, floriculture and nurseries, livestock raising, general farm buildings, and existing dwellings	Seasonal produce stands, fish hatcheries, game farms, veterinarian services, and energy conversion systems, and utility substations	5 acres	N/A
RS-1 Single-Family Residential District	Single-family dwellings, community living arrangements serving eight or fewer persons, foster family homes, and family day care homes	Bed and breakfast establishments, community living arrangements serving more than eight persons, freestanding solar energy systems, and utility substations	10,000 square feet	1,200 minimum for one-story and 750 first floor minimum
RS-2 Single-Family Residential District	Single-family dwellings, two-family dwellings existing prior to 1978, community living arrangements serving eight or fewer persons, foster family homes, and family day care homes	All RS-1 conditional uses	7,200 square feet	1,000 minimum for one-story and 600 first floor minimum
RD-1 Two-Family Residential District	Two-family dwellings, single-family dwellings, community living arrangements serving eight or fewer persons, foster family homes, and family day care homes	All RS-1 conditional uses and conversion of single-family dwellings into two family dwellings	12,000 square feet	1,000 minimum for one-story and 600 first floor minimum
RM-1 Multi-Family Residential District	Multi-family dwellings, two-family dwellings, community living arrangements serving 15 or fewer persons, foster family homes, and family day care homes	Community living arrangements serving 16 or more persons, housing for the elderly, bed and breakfast establishments, freestanding solar energy systems, and utility substations	12,000 square feet for two-family; 12,000 square feet for multi-family with a minimum of 2,000 square feet per unit for efficiency and one-bedroom; 3,000 square feet per unit for two-bedroom; and 3,500 square feet per unit for three-bedroom or more	1,800 minimum for two-family and 900 per unit; 450 square feet per unit for multi-family, efficiency; 500 square feet per unit for multi-family, one-bedroom; 650 square feet per unit for multi-family, two-bedroom; 800 square feet per unit for multi-family, three-bedroom or more
B-1 Limited Business District	Retail stores and shops not to exceed 1,500 square feet; business and professional offices not to exceed 1,000 square feet; and civic, social, and fraternal associations	Retail stores and shops exceeding 1,500 square feet, business and professional offices exceeding 1,000 square feet, animal hospitals, bed and breakfast establishments, funeral homes, roadside produce stands, construction services, and cellular towers	10,000 square feet	N/A
B-2 Community Business District	All B-1 permitted uses, retail stores and shops not to exceed 10,000 square feet, office and customer service facilities, auto and marine craft sales and services, and hotels and motels	Retail stores and shops exceeding 10,000 square feet, drive-through facilities, animal hospitals, auto service stations, roadside produce stands, and adult-oriented establishments	10,000 square feet	N/A
B-3 Central Business District	All B-2 permitted uses <sup>b</sup>	All B-2 conditional uses except adult-oriented establishments, office and customer service facilities exceeding 1,000 square feet, auto and marine craft sales and service, bed and breakfast establishments, and housing for the elderly	5,000 square feet	N/A
B-4 General Business and Warehousing District	Establishments for the wholesaling, retail sales, and warehousing of automobiles and marine craft, alcoholic beverages, produce, groceries, and furniture	Lawn and garden supplies, animal hospitals, dairy products and processing, freight yards, and meat products	10,000 square feet	N/A
M-1 Limited Manufacturing District	Manufacture, production or fabrication of products and wholesaling, warehousing, or storage of goods and materials	Asphalt plants, canneries, commercial service facilities, energy conversion systems, forges and foundries, lumber yards, outdoor storage, recycling centers, and adult-oriented establishments	10,000 square feet	N/A
M-2 General Manufacturing District	All M-1 permitted uses and all manufacturing, production, fabricating, and storage uses not permitted in any other industrial district (except explosives, flammable liquids, and gaseous or vaporous substances)	All M-1 conditional uses	20,000 square feet	N/A
M-3 Extractive District	Essential services	Quarrying of gravel, mineral ore, sand, or stone; washing, refining, or processing of minerals; aggregate, ready-mix, and asphalt plants; manufacture of concrete blocks; and utility substations	- <sup>c</sup>	N/A

**Table G-8 (continued)**

District	Typical Principal Uses <sup>a</sup>	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
I-1 Institutional District	Adult and child care center, hospitals and nursing homes, libraries, community centers, museums, schools, public administrative offices and service buildings, post offices, religious institutions, and water storage tanks and towers	Cemeteries and funeral homes, housing for the elderly, health clubs, recycling centers, and energy conversion systems	10,000 square feet	1,200 minimum for one-story; 1,800 minimum for multi-story and 1,000 first floor minimum
P-1 Park and Recreation District	Botanical gardens; hiking, biking, and nature trails; outdoor skating rinks; parks; and wildlife and plant life preserves	Archery ranges, campgrounds, country clubs, fairgrounds, golf courses, indoor firearm ranges, museums, athletic fields, resorts, swimming beaches and pools, and zoos	- - <sup>e</sup>	N/A
C-1 Lowland Conservancy District	Construction and maintenance of piers, fences, and docks; ditching, dredging, and excavating to maintain drainage; hiking, fishing, and boating; harvesting of wild crops; and silviculture	Construction and maintenance of streets and bridges, nonresidential buildings, utilities, and railroads and the establishment and development of public and private parks and recreation areas	N/A	N/A
C-2 Upland Conservancy District	Forest managements, hiking, fishing, trapping, park and recreation areas, recreational trails, wildlife and plant preserves, and single-family dwellings	Clustered residential developments, fish hatcheries, bed and breakfast establishments, freestanding solar energy systems, and utility substations	5 acres	1,400 minimum for one-story and 900 first floor minimum
FW Floodway Regulatory Area	Drainage, navigation, streambank protection, wild crop harvesting, and the following uses <sup>d</sup> : agriculture, fish hatcheries, horticulture, hiking and fishing, open recreational uses, sod farms, sustained yield forestry, and wildlife preserves	Municipal water distribution, sanitary sewage collection lines, and navigational structures, water measuring and control facilities, and other open space uses	N/A	N/A
FC Floodplain-Conservancy Regulatory Area	All FW permitted uses	All FW conditional uses and sewage treatment facilities, floodproofed municipal wells, and energy conversion systems	N/A	N/A
UF Urban-Floodplain Regulatory Area	Any use of land, except development involving structure, that is permitted in the underlying basic use district	Residential, commercial, institutional, and industrial structures permitted in the underlying district and provided that floodplain fringe areas are filled to an elevation at least two feet above regional flood elevation; energy conversion systems; municipal water supply and sanitary sewerage collection lines, and sewage treatment facilities	N/A	N/A
RBT Residential / Business Transition Overlay District	Existing single- and two-family dwelling and associated accessory uses that existed prior to the adoption date of this Ordinance	Conditional uses permitted in underlying district, modifications to existing structures, and new accessory uses associated with existing dwellings	- - <sup>e</sup>	N/A
PUD Planned Unit Development Overlay District	None	Any use permitted in an underlying basic use zoning district may be permitted as a conditional use in a PUD	Varies-see zoning ordinance	N/A

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village of Kewaskum zoning ordinance and map for specific zoning information.

<sup>a</sup>New lots created in Shoreland areas annexed into the Village after May 7, 1982, may need to provide larger lot sizes than those listed on this table. Also, structures to be developed on lands in Shoreland areas annexed in to the Village after May 7, 1982, must provide a shore yard setback of at least 75 feet from the ordinary highwater mark or shoreline of navigable waters.

<sup>b</sup>Retail stores and shops shall not exceed 1,500 square feet of primary floor area; business, professional, medical, public service, banking, and savings and loan offices shall not exceed 1,000 square feet of primary floor area; studios for commercial photography, advertising, art, music, dancing, and other such uses, including related schools, shall not exceed 1,000 square feet of primary floor area; and outdoor display of retail merchandise for sale and automobile and large marine craft rental, repair, and sales shall be excluded.

<sup>c</sup>Lots shall provide sufficient area for the principal structure and its accessory structure, operation, off-street parking and loading areas, and all required yards.

<sup>d</sup>These uses are permitted provided that they are permitted uses in the underlying basic use district, and further provided that such use shall not involve the erecting or placing of a structure in or over the floodway.

<sup>e</sup>As per underlying basic zoning district.

Source: Village of Kewaskum Zoning Ordinance adopted May 2004, and SEWRPC.

Table G-9

TOWN OF POLK ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
A-1 General Agricultural District	Agriculture, general farming, dairying, floriculture and horticulture, forestry, hatcheries, livestock raising, accessory buildings or uses, and single-family residences	Campgrounds, fish hatcheries, forest reserves, picnic areas, junk yards and dumping areas, equipment storage, boarding and riding stables, in-law units, and communication towers	5 acres	1,200 minimum for one-story with full basement, 1,400 minimum for one-story without basement; 1,400 minimum for 1.5-story, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level and tri-level with at least 400 basement area, 1,400 minimum without basement, 750 first floor for one bedroom dwelling, 990 first floor for two bedroom dwelling, and 1,250 first floor for three or more bedroom dwelling
R-1 Single-Family Residential District	Single-family residences and accessory buildings and uses	Residential planned unit developments (PUD) such as cluster developments with a minimum development area of 10 acres and minimum lot size of 40,000 square feet for unsewered properties and 8,000 square feet for sewerer properties	60,000 square feet	1,200 minimum for one-story with full basement, 1,400 minimum for one-story without basement; 1,400 minimum for 1.5-story, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level and tri-level with at least 400 basement area
I-1 Institutional District	Schools, colleges, universities, hospitals, sanitariums, religious institutions, penal institutions, cemeteries and crematories, agriculture, general farming, medical offices, and subacute rehabilitation facilities	Communication towers	10 acres	N/A
B-1 Business District	Retail establishments, personal services, restaurants, residential quarters for owner/employee and rental apartments, buildings or uses accessory to business, agriculture, and general farming	Adult entertainment establishments, truck terminals for five or more trucks, and communication towers	N/A	1,200 minimum for one-story with full basement, 1,400 minimum for one-story without basement; 1,400 minimum for 1.5-story, 950 first floor; 1,400 minimum for two-story, 800 first floor; 1,200 minimum for bi-level and tri-level with at least 400 basement area
M-1 Industrial District	Printing and publishing; machinery and equipment storage; auto body repairs; manufacture; fabrication, processing, assembly, packaging, packing, warehousing, and wholesaling of goods and products; and agriculture and general farming	Freight yards and freight terminal, breweries, crematories, residential quarters for owner/employee, ready mix plants, and communication towers	N/A	N/A
Q-1 Quarrying District	Removal of rock, slate, gravel, sand, and topsoil and accessory or related uses, subject to issuance of a quarrying permit. Agricultural uses are permitted by right.	Communication towers	N/A	N/A
L-1 Sanitary Landfill District	None	Sanitary landfills and structures and lands used for purposes designated in an approved restoration and reuse plan	N/A	N/A
P-1 Park District	Archery ranges, beaches, boating, campgrounds, conservatories, golf courses, hunting, riding academies, sports fields, zoological and botanical gardens, and commercial recreation facilities	Communication towers	4 acres	N/A

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Polk zoning ordinance and map for specific zoning information.

Source: Town of Polk Zoning Ordinance, adopted September 1971 with amendments through April 2007, and SEWRPC.

Table G-10

## TOWN OF TRENTON ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
EA Exclusive Agricultural District	Apiculture; dairy farming; floriculture; grazing and pasturing; livestock and poultry raising; nurseries; orchards; raising of grain, grass, mint, and seed crop; raising of tree fruits, nuts, and berries; sod farming; vegetable raising; viticulture; general farm buildings; existing single-family dwellings and additional single-family dwellings for farm operator or relative; and essential services	Additional dwelling for child or parent of farm operator; utility substations, wells, pumping stations, and towers; accessory apartments; conversion of a single-family dwelling to a two-family dwelling; bed and breakfast establishments; specialized agriculturally related uses; farm machinery services; veterinary offices; landscaping, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; earth-sheltered structures; commercial raising and propagation of animals; and animal boarding	35 acres	1,200 minimum; 800 first floor minimum for multi-story dwellings
AT Agricultural Transition District	All EA permitted uses	All EA District conditional uses	35 acres	1,200 minimum; 800 first floor minimum for multi-story dwellings
A-1 Agricultural District	All EA permitted uses; agricultural warehousing; egg production; feed lots; contract sorting, grading and packaging of produce; corn shelling, hay baling, and threshing services; grist milling; horticultural services; poultry hatchery services; single-family dwellings; and essential services	Airports, airstrips, and landing fields; utility substations, wells, pumping stations, and towers; conversion of a single-family dwelling to a two-family dwelling; accessory apartments; bed and breakfast establishments; animal boarding; commercial raising and propagation of animals; soil removal; landscaping, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; and earth-sheltered structures	35 acres	1,200 minimum; 800 first floor minimum for multi-story dwellings
R-1 Single-Family Residential District (Unsewered)	Single-family dwellings (excluding mobile homes), two-family dwellings extant prior to adoption of zoning ordinance, essential services, and community living arrangements or day care centers serving eight or fewer persons	Government and cultural uses; schools and churches; clubs and lodges; utility substations, wells, pumping stations, and towers; accessory apartments; community living arrangements serving more than eight persons; bed and breakfast establishments; beauty and barber shops; soil removal; landscaping, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; earth-sheltered structures; and home occupations and professional home offices	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
R-2 Single-Family Residential District (Unsewered)	Single-family dwellings with attached garage; community living arrangements serving eight or fewer persons; essential services; keeping and raising of domestic stock for agri-business, show, or breeding; and essential services	All R-1 District conditional uses	40,000 square feet	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
R-3 Rural Residential District	All R-2 District permitted uses	All R-1 District conditional uses	3 acres	1,400 minimum; 1,000 first floor minimum for multi-story dwellings
R-4 Single-Family Residential District (Sewered)	Single-family dwellings with attached garage, community living arrangements serving eight or fewer persons, and essential services	All R-1 District conditional uses	20,000 square feet	1,100 minimum; 700 first floor minimum for multi-story dwellings
R-5 Single-Family Residential District (Sewered)	Single-family dwellings with attached garage; essential services	Government and cultural uses; schools and churches; utility substations, wells, pumping stations, and towers; clubs and lodges; beauty and barber shops; soil removal; landscaping, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; and home occupations and professional home offices	12,000 square feet	1,000 minimum; 700 first floor minimum for multi-story dwellings
R-6 Two-Family Residential District (Unsewered)	Two-family dwellings with attached garage; essential services	All R-5 District conditional uses	60,000 square feet	1,100 minimum per dwelling unit or 2,200 minimum per structure
R-7 Two-Family Residential District (Sewered)	Two-family dwellings with attached garage; essential services	Government and cultural uses; schools and churches; clubs and lodges; utility substations, wells, pumping stations, and towers; rest homes; beauty and barber shops; soil removal; landscaping, lawn care, masonry, contractor, and other businesses which may utilize off-site workers; and home occupations and professional home offices	20,000 square feet	1,000 minimum per dwelling unit or 2,000 minimum per structure

**Table G-10 (continued)**

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
R-8 Multiple-Family Residential District	Multiple-family dwellings	All R-5 District conditional uses	1.5 acres for 4-unit dwellings plus 0.5 acre per each additional two units <sup>b</sup>	1,000 minimum for three-bedroom apartments; 800 minimum for two-bedroom apartments; 600 minimum for one-bedroom apartments
B-1 Local Business District	General retail sales and services, entertainment uses, restaurants, clinics, business offices, and banking institutions	Government and cultural uses; utility substations, wells, pumping stations, and towers; funeral homes; drive-in banks; equipment rental; gasoline service stations; self-storage; construction contractors' shops and yards; soil removal; adult entertainment establishments; animal hospitals; and specified commercial recreational facilities	2 acres for business shopping centers or districts; no minimum specified for individual business sites	700 minimum for accessory dwellings located within the business structure
B-2 Highway Business District	Gasoline service stations, motels and hotels, building supply stores, automotive sales and services, restaurants, and taverns	Government and cultural uses; utility substations, wells, pumping stations, and towers; drive-in theaters; funeral homes; drive-in banks; transmission towers; equipment rental; automotive body repair; self-storage; construction contractors' shops and yards; adult entertainment establishments; animal hospitals; specified commercial recreational facilities; and soil removal	40,000 square feet	1,000 minimum for accessory dwelling detached from business structure
M-1 Industrial District	Auto body repair and upholstery; cleaning, pressing, and dyeing; bakeries; greenhouses; manufacturing of cosmetics, electrical appliances and devices, glass, jewelry, instruments, and nonalcoholic beverages; distributors; farm machinery and repair; food locker plants; laboratories; leather fabrication; machine shops; warehousing; packaging; painting; pharmaceutical processing; printing and publishing; storage and sale of machinery and equipment; tobacco and toiletries; and wholesaling	Airports, airstrips, and landing fields; government and cultural uses; utility substations, wells, pumping stations, and towers; water treatment facilities; public passenger transportation terminals; transmission towers; equipment rental; animal hospitals; dumps; recycling centers; soil removal; manufacturing, processing, and storage of specified materials; freight yards, terminals, and transshipment depots; commercial service facilities; and wind energy conversion systems	40,000 square feet	50 percent maximum building coverage of lot
I-1 Rural Institutional District (Unsewered)	Schools, colleges and universities; churches; funeral homes; hospitals and clinics; libraries, community center, museums, and public administrative offices; and public utility offices	Airports, airstrips, and landing fields; utility substations, wells, pumping stations, and towers; water treatment facilities; penal and correctional institutions; cemeteries and crematories; clubs and lodges; accessory apartments; soil removal; bed and breakfast establishments; funeral homes; transmission towers; and recycling centers	40,000 square feet	Residential uses shall comply with requirements of the R-2 District
I-2 Urban Institutional District (Sewered)	All I-1 District permitted uses	Airports, airstrips, and landing fields; utility substations, wells, pumping stations, and towers; water treatment facilities; cemeteries and crematories; clubs and lodges; rest homes; accessory apartments; bed and breakfast establishments; soil removal; funeral homes; and transmission towers	12,000 square feet	Residential uses shall comply with requirements of the R-5 District
P-1 Park District	Botanical gardens; exhibition halls; fairgrounds; golf courses; historic monuments or sites; trails; tot lots; outdoor skating rinks; park and playgrounds; picnicking areas; athletic fields; public art galleries; sledding, skiing, or tobogganing; swimming beaches and pools; tennis courts; and indoor recreation	Government and cultural uses; utility substations, wells, pumping stations, and towers; schools and churches; soil removal; and specified public recreational facilities	N/A	N/A
CES Country Estate District	Single-family dwellings with attached garage, keeping and raising of a limited number of domestic stock, and essential services	Public, private commercial, and private noncommercial group outdoor recreational facilities; schools; religious institutions; public administrative offices and services; private lodges and clubs; commercial development of historic restoration; bed-and-breakfast establishments; nursing and rest homes and homes for the aged; public utility offices and installations; and commercial riding stables	10 acres	1,800 minimum; 1,200 first floor minimum for multi-story dwellings
CES-5 Country Estate District (Hobby Farms – Country Homes)	Single-family dwellings with attached garage, community living arrangements serving eight or fewer persons, keeping and raising of a limited number of domestic stock, and essential services	All CES District conditional uses, except commercial riding stables	5 acres	1,600 minimum; 1,200 first floor minimum for multi-story dwellings

**Table G-10 (continued)**

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
CES-10 Country Estate District (Hobby Farms – Country Estates)	Single-family dwellings with attached garage, keeping and raising of a limited number of domestic stock, and essential services	All CES District conditional uses	10 acres	1,800 minimum; 1,400 first floor minimum for multi-story dwellings
PDO Planned Development Overlay District	Uses permitted in a PDO Overlay District shall conform to uses generally permitted in the underlying basic use district	N/A	5 acres for residential or commercial; 20 acres for industrial; 20 acres for mixed compatible use	- - <sup>c</sup>
C-1 Conservancy District	Farming and related agricultural uses in accordance with conservation standards; existing residences; forest and game management; hunting, fishing, and hiking; parks; stables; utilities; nonresidential buildings used solely in conjunction with raising water fowl or fish; harvesting of wild crops; and recreational-related structures not requiring a basement	Animal hospitals and kennels; archery and firearm ranges; golf courses; land restoration; marinas; ski hills and trails; utility substations, wells, pumping stations, and towers; recreation camps; campgrounds; riding stables; planned residential developments; sewage disposal plants; governmental, cultural, and public uses; soil removal; utilities; hunting and fishing clubs; professional home offices; farm structures; and single-family dwellings	5 acres	N/A

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Trenton zoning ordinance and map for specific zoning information.

<sup>a</sup>Solar energy conversion systems may be permitted as conditional uses in all districts.

<sup>b</sup>A maximum of eight units per lot is permitted in the R-8 district.

<sup>c</sup>Individual structures in a PDO District shall comply with the building area and height requirements of the underlying district.

Source: Town of Trenton Zoning Ordinance dated February 15, 2007, and SEWRPC.

Table G-11

TOWN OF WAYNE ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
A-1 Exclusive Agricultural District	Agricultural crop production, dairy farming, floriculture and plant nurseries, feedlots, accessory buildings, community living arrangements serving eight or fewer persons, and single-family dwellings	Agricultural warehousing, airports and airstrips, bed and breakfast establishments, additional dwellings, commercial animal raising and boarding, processing of dairy products, peas, and corn, veterinary services, and communication towers	35 acres	1,200 minimum for one-story; 1,800 minimum for multi-story and 1,000 first floor minimum
A-2 Agricultural / Rural Residential District	Agricultural crop production, dairy farming, floriculture and plant nurseries, and single-family dwellings on traditional lots and cluster developments	All A-1 conditional uses, cemeteries, home industries, and religious institutions	5 acres for traditional and lot averaging; 1.5 acres for clustering; 1.5 acres for non-residential	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
R-1 Single-Family Residential District	Single-family dwellings on traditional lots and cluster developments, community living arrangements serving eight or fewer persons, and essential services	Bed and breakfast establishments, community living arrangements serving more than eight persons, home industries, schools, recreational uses, religious institutions, livestock, and farming and truck gardening	5 acres for traditional and lot averaging; 1.5 acres for clustering; 1.5 acres for non-residential	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
R-2 Single-Family and Two-Family Residential District	Single-family dwellings, community living arrangements serving eight or fewer persons, family day care homes, and essential services	Two-family dwellings, community living arrangements serving more than eight persons, religious institutions, schools, nursing homes and clinics, and home industries	1.5 acres total; 30,000 square feet per dwelling unit	1,200 minimum for one-story; 1,200 first floor minimum
R-3 Multi-Family Residential District	Single-family, two-family, and multi-family dwellings, community living arrangements serving 15 or fewer persons, family day care home, and essential services	Community living arrangements serving 16 or more persons, home industries, elderly housing, mobile homes, nursing homes, schools, and religious institutions	60,000 square feet total; 20,000 square feet per dwelling unit	2,000 minimum; 900 minimum per dwelling unit
R-4 Hamlet Residential District	Single-family dwellings on traditional lots and cluster developments, community living arrangements serving eight or fewer persons, and essential services	Community living arrangements serving 9 or more persons, home industries, elderly housing, livestock, nursing homes, schools, and religious institutions	3 acres for traditional and lot averaging; 1.5 acres for clustering; 1.5 acres for non-residential	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
B-1 Hamlet Business District	General retail sales and services, financial institutions, business offices, clinics, restaurants and taverns, and essential services	Drive-in restaurants, funeral homes, nursing homes, public transit terminals, communication towers, recreational uses, and single-family dwellings	Not specified	N/A
B-2 Community Business District	All B-1 permitted uses, publishing houses, grocery stores, and theaters	Adult-oriented businesses, drive-in restaurants, funeral homes, nursing homes, communication towers and facilities, and recreational uses	5 acres for shopping centers	N/A
B-3 Highway Business District	Automobile sales and service, building supply stores, clinics, financial institutions, grocery stores, light manufacturing, motels and hotels, offices, retail establishments, and self-service storage facilities	Drive-in uses, billboards, funeral homes, nursing homes, communication towers and facilities, and recreational uses	40,000 square feet	N/A
M-1 Limited Manufacturing District	Light manufacturing, laboratories, machine shops, warehousing, and wholesaling	Airports and airstrips, billboards, lumber yards, truck terminals, communication towers and facilities, and public transit terminals	40,000 square feet	N/A
M-2 General Manufacturing District	All M-1 permitted uses, heavy manufacturing, non-hazardous chemical manufacturing, processing, or use, non-flammable gases and liquids storage, and automobile repair and wreck yards	Airports and airstrips, animal reduction facilities, billboards, landfills, manufacturing, processing, or storage of hazardous chemicals, public transit terminals, and communication towers and facilities	80,000 square feet	N/A
Q-1 Quarrying District	Essential services	Quarrying of gravel, mineral ore, sand, or stone; washing, refining, or processing of minerals; aggregate, ready-mix, and asphalt plants; manufacture of concrete blocks; and wireless communication facilities	3 acres	N/A
L-1 Landfill District	Essential services	Sanitary landfills and structures and lands used for purposes designated in an approved restoration and reuse plan, and communication towers	20 acres	N/A

**Table G-11 (continued)**

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
I-1 Institutional District	Cemeteries, funeral homes, hospitals and nursing homes, libraries, community centers, museums, schools, public administrative offices and service buildings, and religious institutions	Housing for the elderly and utilities	40,000 square feet	1,200 minimum for one-story; 1,800 minimum for multi-story and 1,000 first floor minimum
P-1 Park District	Botanical gardens, fairgrounds, historic monuments or sites, parks and playgrounds, golf course without country club facilities, athletic fields, swimming beaches, and tennis courts	Golf courses with country club facilities, schools, and religious institutions	Not specified	N/A
C-1 Lowland Conservancy District	Construction and maintenance of piers, fences, and docks; ditching, dredging, and excavating to maintain drainage; hiking, fishing, and boating; harvesting of wild crops; and silviculture	Recreational uses and utilities	N/A	N/A
C-2 Upland Conservancy District	Forest management, fish hatcheries, game farms and game management, hunting and fishing clubs, livestock, and single-family dwellings	Bed and breakfast establishments, recreational uses, and utilities	5 acres	1,200 minimum for one-story; 1,600 minimum for multi-story and 1,000 first floor minimum
PUD Planned Unit Development Overlay District	Uses permitted in a PUD Overlay District shall conform to uses generally permitted in the underlying basic use district	Not specified	5 acres for residential or commercial; 20 acres for industrial; 10 acres for mixed compatible use	N/A

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Wayne zoning ordinance and map for specific zoning information.

<sup>a</sup>Energy conservation uses may be permitted as conditional uses in all districts.

Source: Town of Wayne Zoning Ordinance, adopted July 2001, and SEWRPC.

## Appendix H

# SUMMARY OF LAND USE RELATED EXTRATERRITORIAL AUTHORITIES

### Introduction

Cities and villages in Wisconsin have several types of extraterritorial authority that may affect land development in adjacent towns. Under the *Wisconsin Statutes*, cities and villages have authority to exercise extraterritorial planning, platting (subdivision review), and official mapping by right. In order to exercise extraterritorial zoning, cities and villages must work cooperatively with the adjoining town to develop an extraterritorial zoning ordinance and map. Cities and villages also have extraterritorial authority over offensive industries and smoke emissions. Cities, villages, and towns have limited extraterritorial authority over navigational aids and uses surrounding airports owned by the city, village, or town. Each of these extraterritorial authorities is summarized below:

### Extraterritorial Planning

Under Section 62.23(2) of the *Statutes*, the plan commission of a city has “the function and duty” to “make and adopt a master plan for the physical development of the city, including any areas outside of its boundaries that in the commission's judgment bear relation to the development of the city.” Section 61.35 grants this same authority to village plan commissions. The *Statutes* do not specify the distance outside the city or village boundaries that may be included in the city or village master plan.

Because the comprehensive planning law (Section 66.1001 of the *Statutes*) defines a city or village comprehensive plan as a plan developed in accordance with Section 62.23(2) or (3), a city or village comprehensive plan presumably could also include areas outside the city or village corporate limits, including any areas outside the city or village boundaries that in the plan commission's judgment bear relation to the development of the city or village.

The comprehensive planning law defines a county comprehensive plan as a plan developed under Section 59.69 (2) or (3) of the *Statutes*. Section 59.69(3)(b) explicitly requires that a county development (comprehensive) plan include, without change, the master (comprehensive) plan of a city or village adopted under Section 62.23(2) or (3), and the official map adopted by a city or village under Section 62.23(6) of the *Statutes*. Section 59.69(3)(e) of the *Statutes* further provides that a master plan or official map adopted by a city or village under Section 62.23 “shall control” in unincorporated areas of a county; however, Section 59.69(3)(e) does not specifically require that city and village plans for their extraterritorial areas be included in the County comprehensive plan. There is no Statute requiring a county to incorporate town plans into the county comprehensive plan.

The *Statutes* provide clear guidance that a county plan need not include city and village plans for extraterritorial areas where a county has established a regional planning department. In that case, Section 62.23(2) provides “that in any county where a regional planning department has been established, areas outside the boundaries of a city<sup>1</sup> may not be included in the (city) master plan without the consent of the county board of supervisors.” The Washington County Attorney has determined that the County Planning and Parks Department is a “regional planning department.” Based on that determination, the County land use plan map does not include city and village land use plan designations for areas outside city or village boundaries.<sup>2</sup> The only exceptions are areas identified in the boundary agreement between the Town of West Bend and City of West Bend as areas that will be annexed over time into the City. Land use designations from the City of West Bend land use plan map are included on the County plan map for those areas.

Town actions and programs (for example, zoning decisions) affecting land use in the extraterritorial area of a city or village must be consistent with the town comprehensive plan.

### **Extraterritorial Platting**

Under Section 236.10 of the *Statutes*, a city or village may review, and approve or reject, subdivision plats located within its extraterritorial area if it has adopted a subdivision ordinance or an official map. Section 236.02 of the *Statutes* defines the extraterritorial plat review jurisdiction as the unincorporated area within three miles of the corporate limits of a city of the first, second, or third class, or within 1.5 miles of the corporate limits of a city of the fourth class or a village.<sup>3</sup> Classes of incorporated municipalities in Washington County are shown on Map H-1. All cities and villages in Washington County exercise extraterritorial platting authority and review plats in adjacent towns.

In accordance with Section 66.0105 of the *Statutes*, in situations where the extraterritorial plat approval jurisdiction of two or more cities or villages would otherwise overlap, the extraterritorial jurisdiction between the municipalities is divided on a line, all points of which are equidistant from the boundaries of each municipality concerned, so that no more than one city or village exercises extraterritorial jurisdiction over any unincorporated area. City and village extraterritorial plat approval authority does not include the authority to require public improvements, such as streets or sanitary sewers, in plats outside city or village limits. Only the town board may require improvements in plats located within a town.

### **Official Mapping**

Official mapping authority, granted to cities and villages under Section 62.23(6) of the *Statutes*, is intended to prevent the construction of buildings or structures and their associated improvements on lands designated for future public use. An official map may identify the location and width of existing and proposed streets, highways, parkways, parks, playgrounds, railway rights-of-way, public transit facilities, airports, and airport affected areas (areas up to three miles from an airport). Waterways, which include streams, ditches, drainage channels, lakes, and storage basins, may also be shown on an official map if the waterway is included in a comprehensive surface water drainage plan. Official maps may be adopted by an ordinance or resolution of the village board or common council, and must be recorded with the county register of deeds immediately following their adoption.

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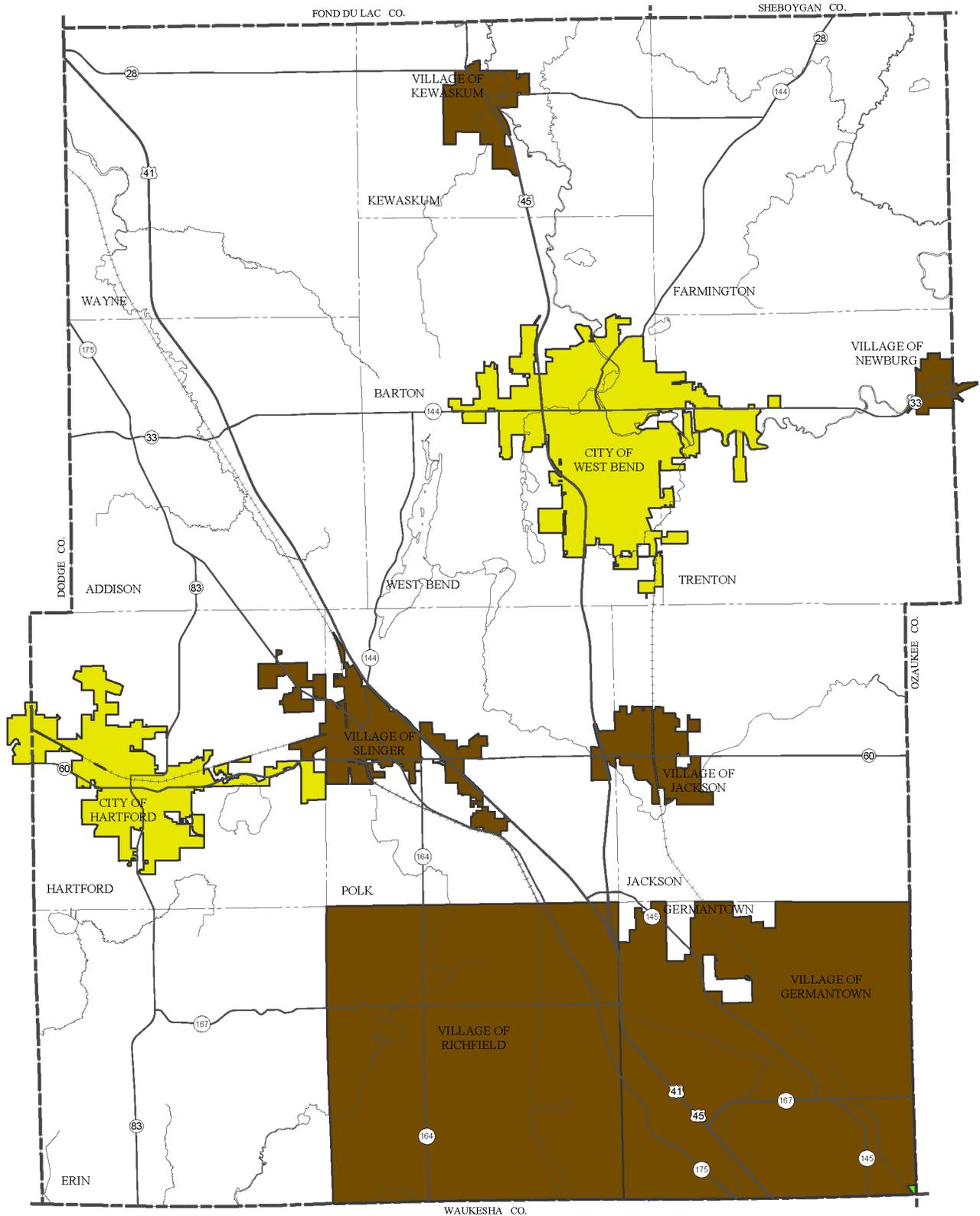
<sup>1</sup>*In accordance with Section 61.35 of the Statutes, the same provision would apply to villages.*

<sup>2</sup>*Land use plan maps adopted by cities and villages in the County as of December 31, 2007, are included in Chapter XIV to the full extent of the city or village planning area. Town land use plan maps are also included in Chapter XIV.*

<sup>3</sup>*Cities of the first class are those with a population of at least 150,000 residents; cities of the second class are those with a population of 39,000 to 150,000 residents; cities of the third class are those with a population of 10,000 to 39,000 residents; and fourth class cities have a population of less than 10,000 residents. A city is not automatically reclassified based on changes in population. Under Section 62.05 of the Statutes, to change from one class to another a city must meet the required population based on the last Federal census, fulfill required governmental changes (generally, an amendment to the charter ordinance is required), and publish a mayoral proclamation.*

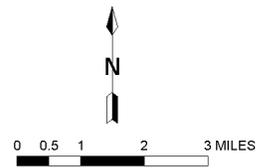
# Map H-1

## CLASSES OF INCORPORATED MUNICIPALITIES IN WASHINGTON COUNTY: 2008



- FIRST CLASS CITY
- THIRD CLASS CITY
- VILLAGE

Source: State of Wisconsin and SEWRPC.



A city or village official map may include the area within the city or village plus the area within the extraterritorial plat approval jurisdiction of the city or village.

Towns that have adopted village powers may adopt an official map for areas within the town.

As of 2008, the Cities of Hartford and West Bend and the Villages of Jackson and Kewaskum had adopted official maps.

### **Extraterritorial Zoning**

Under Section 62.23(7a) of the *Statutes*, a city or village may enact an extraterritorial zoning ordinance and map for adjoining unincorporated areas lying within its extraterritorial area. The limits of extraterritorial zoning are the same as those specified in the *Statutes* for extraterritorial plat review. Unlike extraterritorial plat review authority, which is automatically granted by the *Statutes* to cities and villages, a city or village must follow a procedure that involves the adjoining town before enacting a permanent extraterritorial zoning ordinance and map, as summarized below:

1. The common council or village board must adopt a resolution stating its intent to adopt an extraterritorial zoning ordinance. The city or village must publish a public notice and send a copy of the resolution and a map showing the boundaries of the proposed extraterritorial zoning area to the county and to the clerk of each affected town within 15 days of adopting the resolution.
2. The common council or village board may also adopt an interim ordinance that “freezes” the existing zoning within the extraterritorial area while the extraterritorial zoning ordinance is being prepared. A public notice must be published and the county and affected towns must be notified. An ordinance freezing existing zoning can remain in effect for up to two years. The common council or village board may extend the moratorium for one additional year.
3. A joint zoning committee must be formed to develop recommendations for the extraterritorial zoning ordinance regulations and map. The committee is made up of three members from the city or village plan commission and three members from each town affected by the proposed extraterritorial zoning ordinance. The town members are appointed by the town board and must be town residents. If more than one town is affected, one committee is formed to develop the regulations, but the *Statutes* provide that “a separate vote shall be taken on the plan and regulations for each town and the town members of the joint committee shall vote only on matters affecting the particular town which they represent.”
4. The *Statutes* further provide that the common council or village board may not adopt the proposed extraterritorial zoning map and ordinance unless the map and ordinance receive a favorable vote of a majority of the six members of the joint committee.

There were no extraterritorial zoning ordinances in effect in Washington County in 2008.

### **Other Extraterritorial Authorities**

Other city and village extraterritorial authorities include the following:

- **Smoke:** Under Section 254.57 of the *Statutes*, a common council or village board may regulate or prohibit the emission of dense smoke into the open air within city or village limits and up to one mile from city or village limits.
- **Offensive Industry:** Under Section 66.0415 of the *Statutes*, a common council or village board may regulate, license, or prohibit the location, management, or construction of any industry, thing, or place where any nauseous, offensive, or unwholesome business is carried out. This authority extends to the area within the city or village and up to four miles beyond the city or village boundaries. The City of Milwaukee may regulate offensive industries along the Milwaukee, Menominee, and Kinnickinnic Rivers and their branches to the outer limits of Milwaukee County, including along all canals connecting with these rivers and the lands adjacent to these rivers and canals or within 100 yards of them. A town board has the same powers as cities and villages within that portion of the town not regulated by a city or village under this section.

Cities, villages, and towns have the following extraterritorial authorities:

- Water Navigation Aids: Under Section 30.745 of the *Statutes*, a common council, village board, or town board may regulate water navigation aids (moorings, markers, and buoys) within one-half mile of the city, village, or town, provided the municipal ordinance does not conflict with a uniform navigations aids system established by the Wisconsin Department of Natural Resources or the County.
- Aerial Approaches to Airports: Under Section 114.136 of the *Statutes*, any city, village, or town (or county) that is the owner of an airport site may protect the aerial approaches to the airport through an ordinance regulating the use, location, height, and size of structures and objects of natural growth surrounding the airport. An ordinance adopted by a local government that owns an airport site applies in all local governments within the aerial approach area, and may be adopted and enforced without the consent of other affected governing bodies.

Both the City of West Bend and the City of Hartford regulate the heights of buildings and structures near the West Bend and Hartford airports. Height limitations near the Hartford airport affect the Towns of Addison and Hartford. Height limitations near the West Bend airport affect the Towns of Barton, Farmington, Trenton, and West Bend.

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# Responses to Comprehensive Planning Telephone Survey in Washington County

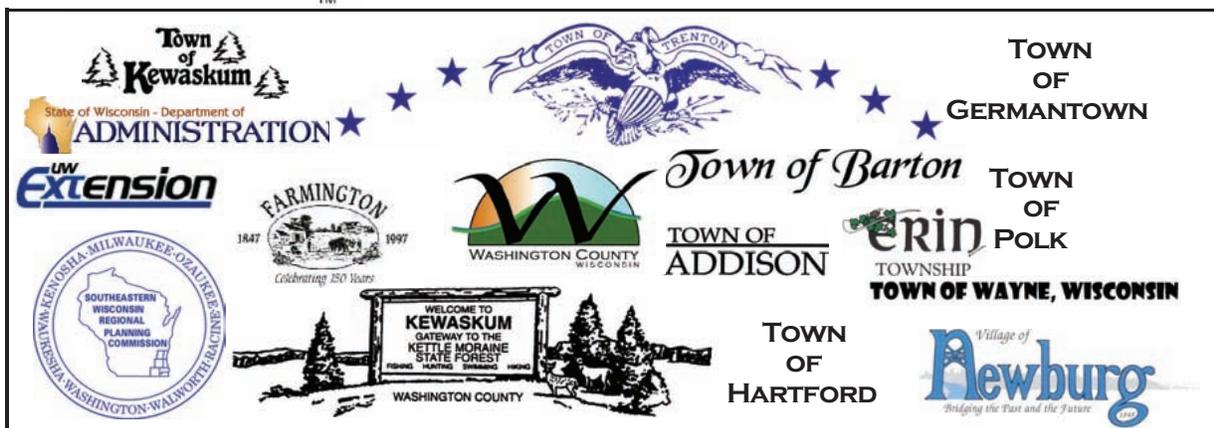
Submitted by

Craig Maher, Ph.D.  
University of Wisconsin – Oshkosh

And

Center for Urban Initiatives and Research  
University of Wisconsin – Milwaukee

Final Report: May 24, 2006



## **Contributors:**

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Tammy Kennedy (Vice-Chairperson), Town of Erin  
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Deborah Wilke County Board Supervisor Representative from PCPC  
Ron Hefter, Town of Addison  
Ron Heinen, Town of Barton  
Ralph Eisenman, Town of Farmington  
Paul Metz, Town of Germantown  
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## Section 1: Methodology and Respondent Characteristics

One aspect of the comprehensive planning process is to gain an understanding from the perspective of Washington County residents on issues about the county. The objective of this report is to provide Washington County and partnering municipalities with survey results that will help in the development of their comprehensive plans. Through February and March, 2006 heads of households were randomly contacted by the Center for Urban Initiatives and Research (CUIR) staff. In total, 1,205 surveys were completed using a random digit dialing procedure. With a probability sample of 1,205, the margin of error is +/- 2.8% at the 95% confidence interval. In other words, we are 95% confident that if every adult head of household in Washington County were surveyed during the same time frame, the “true” results would fall within 2.8% above or below the results for this survey.

As is described later, with such a large sample size a representative sample of residents throughout the county enabled statistical comparisons of survey questions on the basis of where residents lived, more specifically, comparisons are provided in Section 4 on the basis of whether a respondent lived in a town or city/village.

### *RESPONDENTS' CHARACTERISTICS*

Of those who participated in the survey;

- 38.5% were male and 61.5% were female,
- Town residents comprised 44.7% of all respondents, 32.5% were from cities, and 20.2% were from villages,
- The median age of the respondents was 46 years. Respondents varied in age, with 23.9% of them over the age of 64 years old, 46% were between 45 and 64 years of age, 19.1% were between the age group of 35 and 44 years and 10.6% were between 20 and 34 years of age.

Table 1: Respondents' Gender

Gender of Respondents	Number	Percentage
Male	464	38.5
Female	741	61.5
Total	1,205	100.0

Table 2: Community of Residence of Respondents

Community	Number	Percentage
Town of Addison	27	2.2
Town of Barton	26	2.2
Town of Erin	25	2.1
Town of Farmington	7	0.6
Town of Germantown	51	4.2
Village of Germantown	102	8.5
City of Hartford	109	9.0
Town of Hartford	39	3.2
Town of Jackson	49	4.1
Village of Jackson	47	3.9
Town of Kewaskum	17	1.4
Village of Kewaskum	40	3.3
Village of Newburg	15	1.2
Town of Polk	36	3.0
Town of Richfield	139	11.5
Village of Slinger	39	3.2
Town of Trenton	40	3.3
Town of Wayne	18	1.5
City of West Bend	283	23.5
Town of West Bend	65	5.4
Other	31	2.6
Total	1,205	100.0

Table 3: Municipality of Respondents

Type of Municipality	Number	Percentage
Towns	539	44.7
Cities	392	32.5
Villages	243	20.2
Didn't Know	31	2.6
Total	1,205	100.0

### Municipality of Respondents' Residence (%)

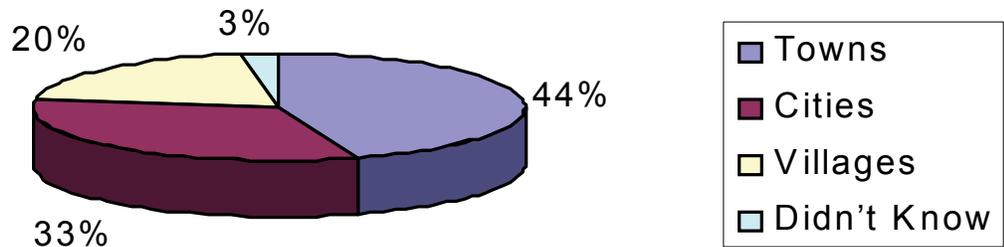
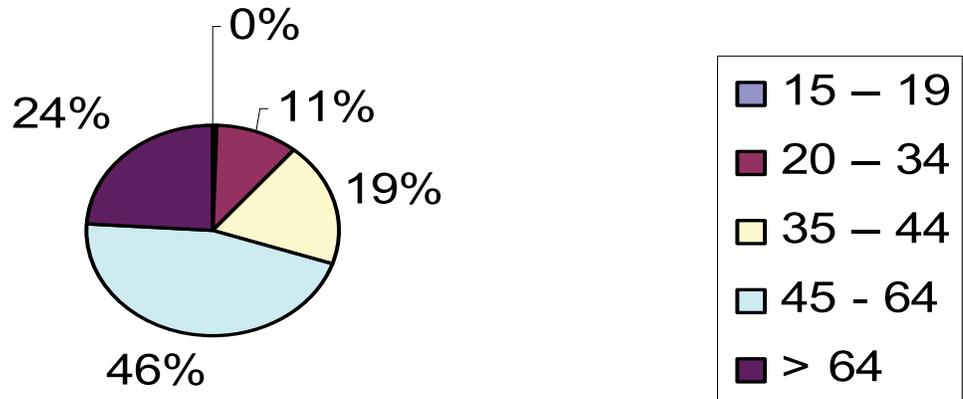


Table 4: Age of Respondents

Age of Respondents	Number	Percentage
15 – 19	5	0.4
20 – 34	128	10.6
35 – 44	230	19.1
45 - 64	554	46.0
> 64	288	23.9
Total	1,205	100.0
Median Age	43	

## Age of Respondents (%)



### *Employment Status and Commute*

Of the 1,205 respondents, 1,192 indicated their employment status; 65.6% are employed and 34.4% are unemployed. Of those who are employed, over 40% travel less than 10 miles to their place of work, 25.8% travel between 11 and 20 miles to work, 14.5% travel between 21 and 30 miles to work, 7.9% travel more than 30 miles to work, and 4.6% work at home.

Table 5: Travel Distance to Place of Work

	Number	Percentage
Less than 1 mile	76	9.8
1 – 10 miles	263	33.9
11 – 20 miles	200	25.8
21 – 30 miles	112	14.5
More than 30 miles	61	7.9
Work at home	36	4.6
Always travel for business	27	3.5
Total	775	100.0

### *Length of Residence in County*

Most of the respondents are long term county residents. Only 2.2% of them have lived in the county for less than a year. Another 28.7% have lived in the county for between one year and ten years, 39% have lived in the county for between 11 and 30 years, and 39.2% have lived in the county for more than 30 years.

Table 6: Length of Residence of Respondents in County

Years	Number	Percentage
Less than 1 year	26	2.2
1 – 10 years	346	28.7
11 – 30 years	481	39.9
More than 30 years	352	29.2
Total	1,205	100.0

*Type of Residence*

Most of the respondents (75.4%) live in single family housing. The remaining 24.6% of residents reside in the following types: condominiums (7.9%); farms (5.1%); apartments (4.0%); duplexes (2.7%); senior housing (1.8%) and; other type of housing arrangements. Of the 61 that live on a farm, 39.3% live on a working farm, another 41% live on a hobby farm, and the rest of the 19.7% live on farms that are not currently being farmed.

Table 7: Type of Residence

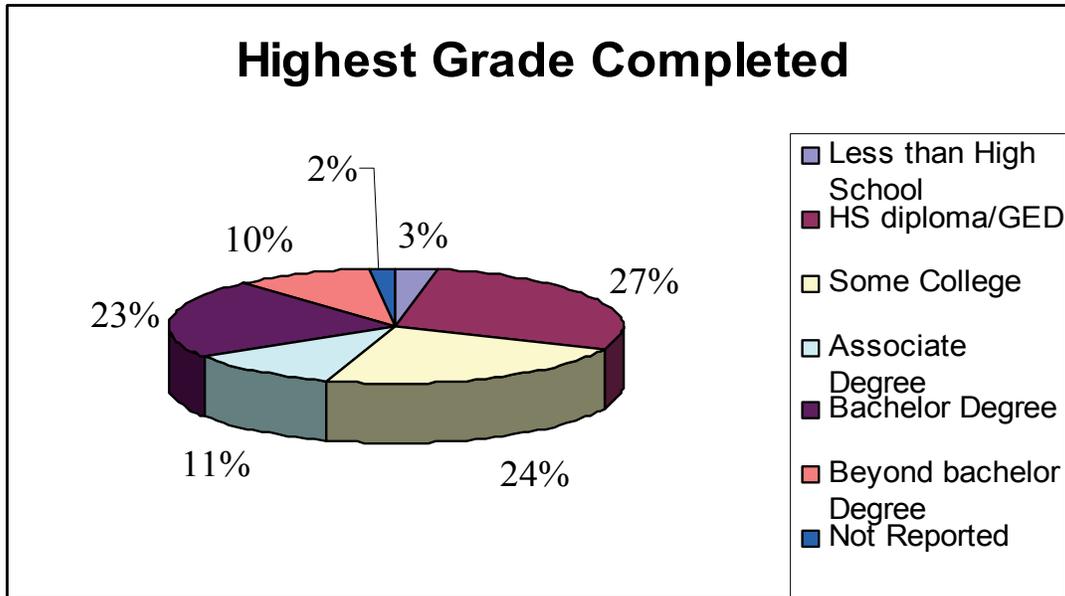
	Number	Percentage
Farm	61	5.1
Single family home	909	75.4
Condominium	96	7.9
Apartment	48	4.0
Duplex	32	2.7
Senior housing	22	1.8
Other	24	2.0
DK/NA	13	1.1
Total	1,205	100.0

*Educational Status*

Of those who responded to the survey, 28.7% had a high school diploma or equivalent, and 32.3% had a bachelor’s degree or higher.

Table 8: Highest Level of Education Completed

Highest Grade Completed	Number	Percentage
Less than High School	38	3.2
HS diploma/GED	339	28.1
Some College	286	23.7
Associate Degree	130	10.8
Bachelor Degree	272	22.6
Beyond bachelor Degree	117	9.7
Not Reported	23	1.9
Total	1,205	100.0

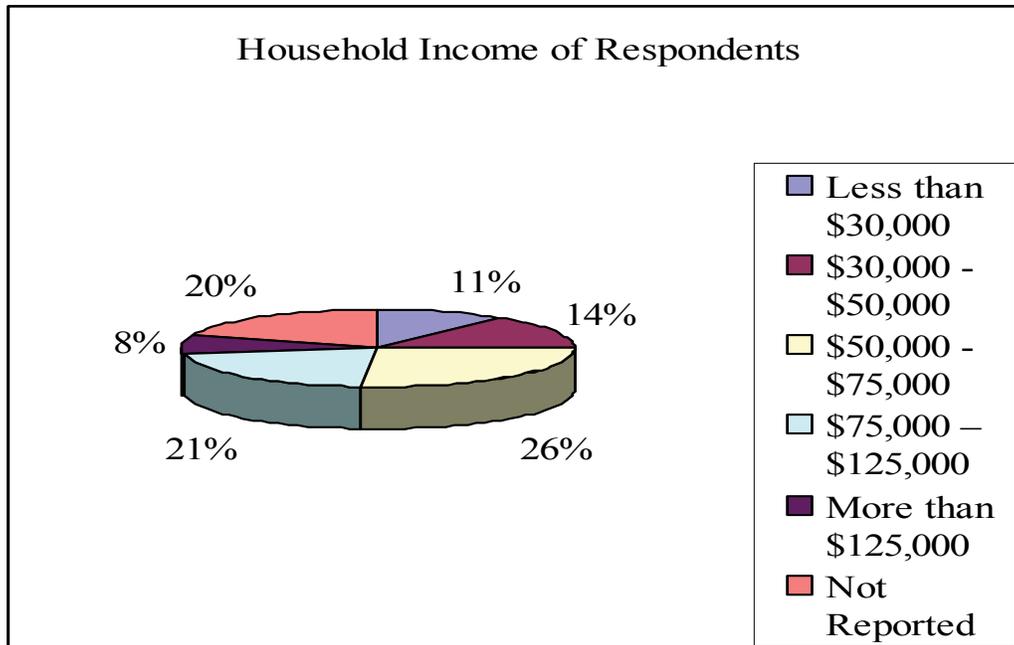


#### *Annual Household Income*

As one of the more sensitive questions asked, 20% of the respondents refused to report their income. For those that did (n=970), 10.5% reported a household income less than \$30,000, 14.2% had a household income between \$30,000 but less than \$50,000, 26.6% had a household income of \$50,000 but less than \$75,000, 20.8% had household incomes of between \$75,000 but less than \$125,000, and 8.3% had household incomes in excess of \$125,000.

Table 9: Household Income of Respondents

Income	Number	Percentage
Less than \$30,000	127	10.5
\$30,000 - \$50,000	171	14.2
\$50,000 - \$75,000	321	26.6
\$75,000 – \$125,000	251	20.8
More than \$125,000	100	8.3
Not Reported	235	19.5
Total	1,205	100.0



## Section 2: Comparison of Survey Sample to 2000 US Census Data

The survey sample was compared with available county demographics data. The most comprehensive county-level data source is the 2000 US Census. Given that the telephone survey was conducted six years after the Census, comparisons need to be made with some caution.

Comparisons were made by: 1) municipality of residents; 2) gender; 3) age and; 4) educational status. Given the margin of error, the sample population over-represented the Town of Germantown (0.2% of county population but 4.2% in sample population), but under-represented the Village of Germantown (15.5% of county population but 8.5% of sample population). Overall, cities were proportionately represented in the sample population (32.5% in the sample population and 33.2% in general population), while town residents were slightly over-represented in the sample (44.7% vs. 40% in the general population) and villages were under-represented in the sample (20.2% vs. 26.8% in the general population). These results reflect a challenge we have every time we conduct survey work for Washington County. The location of Germantown and its subsequent telephone prefixes make it very difficult to generate a proportionate sample.

Similarly, the survey over-sampled females by about twelve percentage points (sample 61.5% vs. 49.9% in the general population). In an effort to illustrate the effects of this over-sampling, we have included a separate section (Section 5) where every statistically significant difference on the basis of gender is presented.

With regards to age and income, people over the age of 44 years were over represented in the sample population than in the general population. Also, persons with an Associate degree or higher were also over-represented in the sample population than in the general population.

These differences more than likely reflect our “population” which was heads of households over the age of 18, versus the Census which counts everyone in the county.

Sample data are sometimes adjusted (weighted) for over- or under-representation of various subgroups in the population. However, because **weighting the data does not substantially change the results**, the data used in the following report are unadjusted (unweighted). Additional discussion and illustration of weighted data are provided in Appendix II.

Table 10: Comparison of Place of Residence for Sample Population and Census Population

Community	Sample Population	Percentage	Census Population (2000)	% of County Population
Town of Addison	27	2.2	3,341	2.8
Town of Barton	26	2.2	2,546	2.2
Town of Erin	25	2.1	3,664	3.1
Town of Farmington	7	0.6	3,239	2.8
Town of Germantown	51	4.2	278	0.2
Village of Germantown	102	8.5	18,260	15.5
City of Hartford	109	9.0	10,895	9.3
Town of Hartford	39	3.2	4,031	3.4
Town of Jackson	49	4.1	3,516	3.0
Village of Jackson	47	3.9	4,938	4.2
Town of Kewaskum	17	1.4	1,119	1.0
Village of Kewaskum	40	3.3	3,274	2.8
Village of Newburg	15	1.2	1,027	0.9
Town of Polk	36	3.0	3,938	3.4
Town of Richfield	139	11.5	10,373	8.8
Village of Singer	39	3.2	3,901	3.3
Town of Trenton	40	3.3	4,440	3.8
Town of Wayne	18	1.5	1,727	1.5
City of West Bend	283	23.5	28,152	24.0
Town of West Bend	65	5.4	4,834	4.1
Other	31	2.6	x	x
Total	1,205	100.0	117,493	100.1

Table 11: Comparison of Sample Population and Census Data by Municipality

Government level	Sample Population		Census Data	
	Number	Percentage	Number	Percentage
Towns	539	44.7	47,046	40.0
Villages	392	20.2	31,400	26.8
Cities	243	32.5	39,047	33.2
Other	31	2.6	x	x
Total	1,205	100.0	117,493	100.0

Table 12: Comparison of Sex Ratios for Sample and Census Population

Gender	Sample Population		Census Data	
	Number	Percentage	Number	Percentage
Male	464	38.5	58,608	49.9
Female	741	61.5	58,885	50.1
Total	1,205	100.0	117,493	100.0

Table 13: Comparison of Age for Sample Population and Census Population

Age	Sample Population		Census Population	
	Number	Percentage	Number	Percentage
15 – 19	5	0.4	8,235	9.0
20 – 34	128	10.6	21,070	23.0
35 – 44	230	19.1	21,639	23.6
45 - 64	554	46.0	27,456	30.0
> 64	288	23.9	13,212	14.4
Total	1,205	100.0	91,612	100.0
Median Age	43	n/a	36.6	n/a

Table 14: Comparison of Educational Status for Sample Population and Census Population

Highest Grade Completed	Sample Population		Census Data	
	Number	Percentage	Number	Percentage
Less than High School	38	3.2	8,738	11.2
HS diploma/GED	339	28.1	27,308	35.2
Some College	286	23.7	17,794	22.9
Associate Degree	130	10.8	6,812	8.8
Bachelor Degree	272	22.6	12,437	16.0
Beyond bachelor Degree	117	9.7	4,620	5.9
Not Reported	23	1.9	x	x
Total	1,205	100.0	77,709	100.0

### Section 3: Opinions of Respondents About County Development

#### *Community Change*

Several questions were asked of Washington County residents in an effort to gauge their views on the types of development they would like to see take place in the county. Residents expressed contentment with the quality of life in the county with 54.5% rating it as good and 39.5% rating the quality of life in the county as excellent.

County residents were also asked to indicate their preferences on how they would like to see Washington County in the next twenty years. The majority (67.2%) indicated they would prefer to see the county as a mix of residential, rural, and business area; 26.3% indicated they would like to see the county as mostly rural.

With respect to the county's rate of growth, a majority (63.1%) of the residents thought the county grew too fast over the last five years while 31.3% thought the county grew at the right pace.

Table 15: Residents' Perceptions of Quality of Life in Washington County

Quality of Life	Number	%
Poor	9	0.7
Fair	62	5.1
Good	657	54.5
Excellent	476	39.5
Not Reported	1	0.1
Total	1,205	100.0

Table 16: How Residents Would Like to see Washington County in Twenty Years

Preference for county's image	Number	%
Mostly rural	317	26.3
Mostly residential	55	4.6
Mix of residential, rural, and business	810	67.2
Not Reported	23	1.9
Total	1,205	100.0

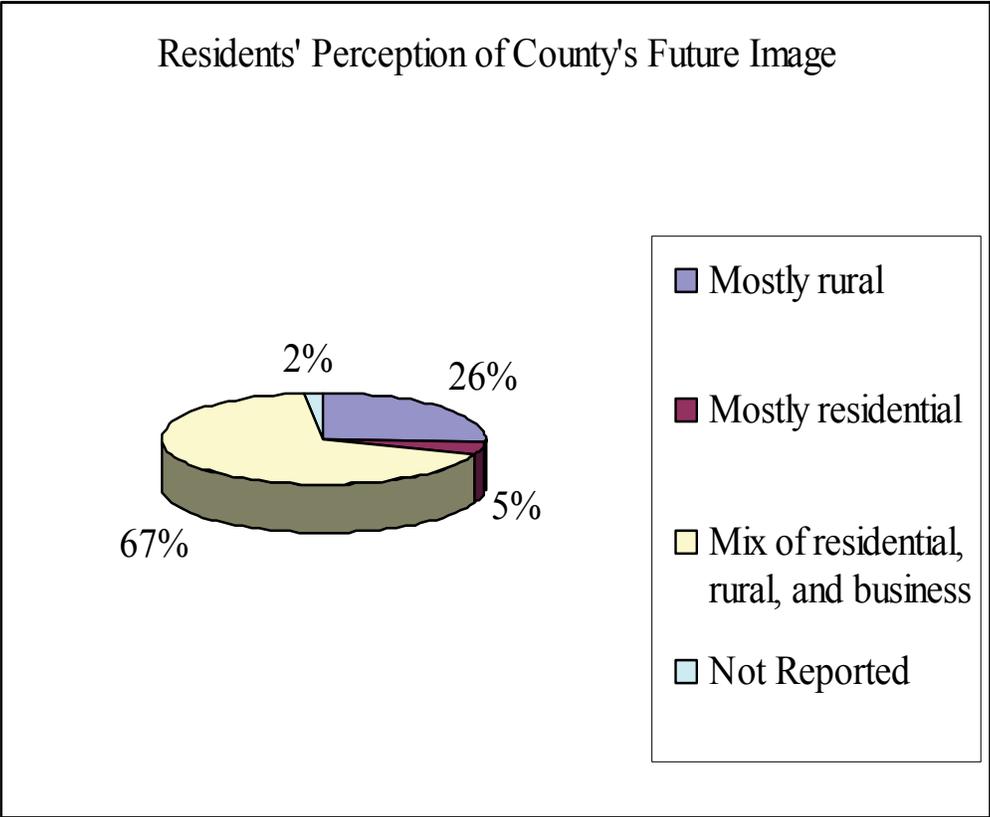
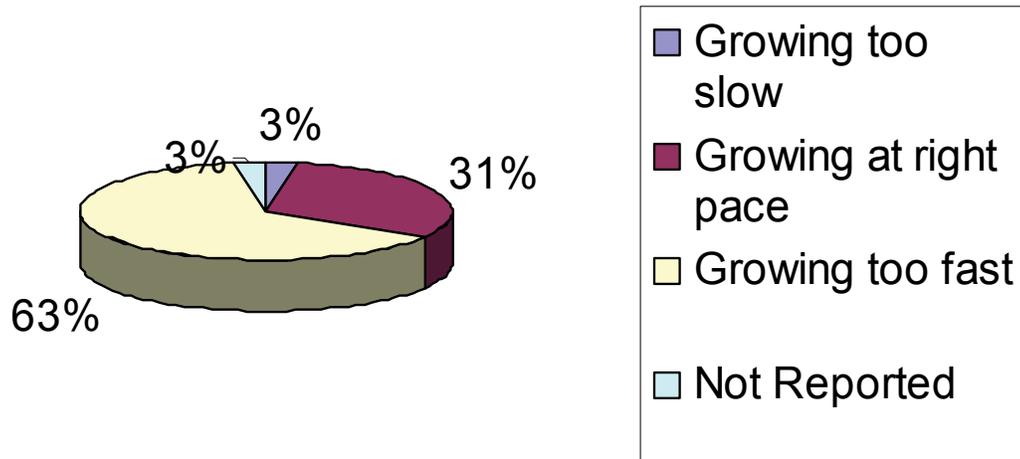


Table 17: Perceptions of Rate of Growth in the Last Five Years

Rate of growth of county	Number	%
Growing too slow	33	2.7
Growing at right pace	377	31.3
Growing too fast	760	63.1
Not Reported	35	2.9
Total	1,205	100.0

## Perception of County's Growth Rate in Last Five Years



### *Residential Preferences*

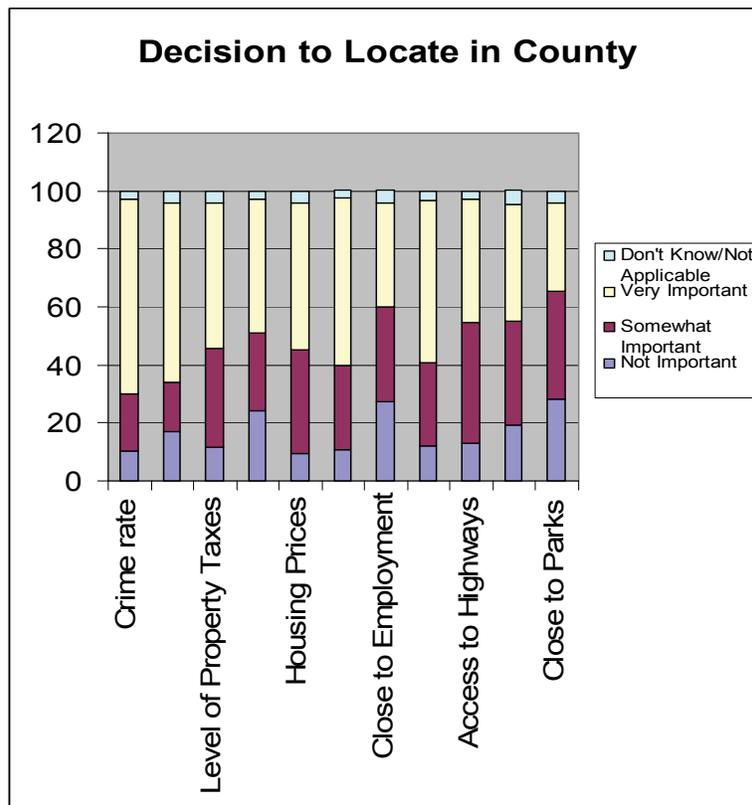
County residents were asked to rank the importance of eleven factors that influenced their decision to live in Washington County on a scale of very important, somewhat important, or not important. Four factors stand out as being very important in residents' decision to live in the county:

- Crime rates were ranked the highest by residents (67.2% indicated this to be very important in their decision),
- Quality of public schools (61.4% indicated this to be very important in their decision),
- Rural atmosphere (57.8% indicated this to be very important in their decision) and
- Close to open spaces (56.0% indicated this to be very important in their decision).

Other factors that were ranked by residents in order of importance were housing prices (50.2% ranked this as very important), followed by the level of property taxes (49.9%), being close to family (46.1%), easy access to highways (42.4%), lot size (40.6%), close to employment (36.1%), and close to parks (30.3%).

Table 18: Factors That Influenced Residents' Decision to Live in Washington County

Factor	Not Important (%)	Somewhat Important (%)	Very Important (%)	DK/NA (%)	Total (%)
Crime rate	10.4	19.5	67.2	2.9	100
Quality of Public Schools	17.1	17.1	61.4	4.4	100
Level of Property Taxes	11.5	34.3	49.9	4.3	100
Being Close to Family	24.1	26.9	46.1	2.9	100
Housing Prices	9.5	35.9	50.2	4.3	100
Rural Atmosphere	10.9	29.0	57.8	2.4	100
Close to Employment	27.1	32.8	36.1	4.1	100
Close to Open Spaces	12.3	28.5	56.0	3.2	100
Access to Highways	13.0	41.8	42.4	2.7	100
Lot Size	19.3	35.6	40.6	4.6	100
Close to Parks	28.1	37.3	30.3	4.2	100



### *Housing Preferences*

Residents were asked their opinions on the County’s housing needs. The categories were housing for seniors, condominiums, multi-family housing and single-family housing priced below \$200,000, between \$200,000 and \$400,000, and above \$400,000.

- 60.2% of residents indicated that the county needs more single family housing that is priced under \$200,000.
- Over half (54.3%) of respondents indicated the county had enough of single family housing priced between \$200,000 and \$400,000.
- Of single family housing priced over \$400,000, 50.5% of residents said the county had enough of that type of housing, with only 7.7% indicating the county needs more of that type of housing.

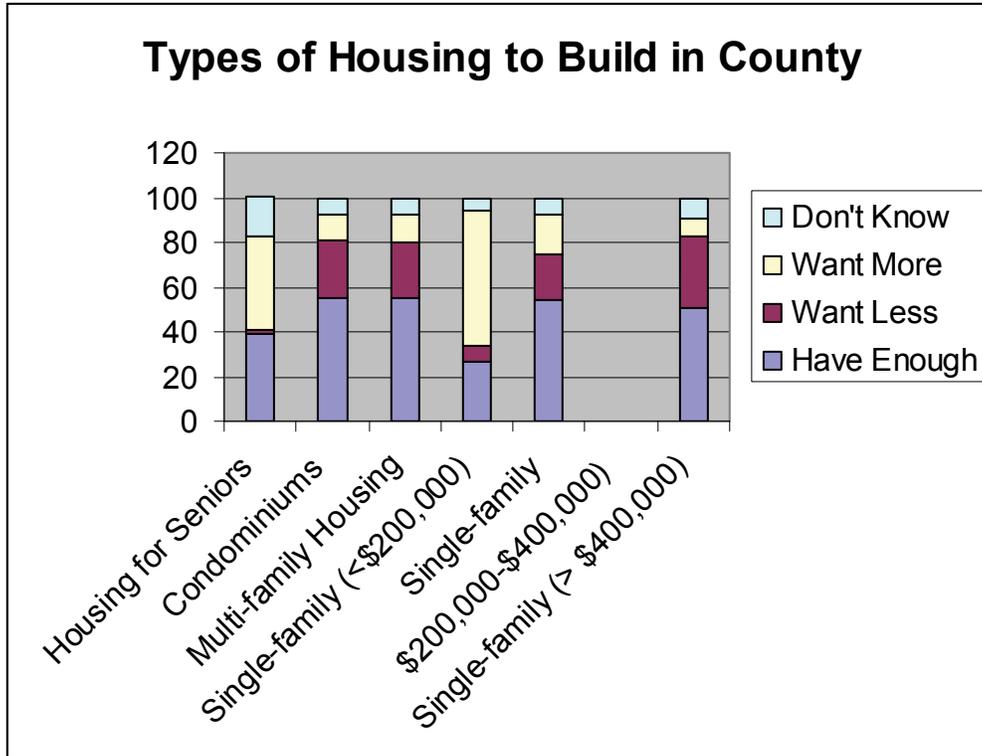
A majority of residents do not believe that there is a need for additional multi-family housing or condominiums in the county:

- 55.0% indicated the county has enough condominium housing and,
- 55.3% indicated the county has enough of multi-family housing.

On housing for seniors, 41.6% indicated a need for more of such housing while 38.7% said that the county had enough housing for seniors.

Table 19: Housing Preferences

Type of Housing	Have Enough	Want Less	Want More	DK/NA	Total
Housing for Seniors	38.7%	2.0%	41.6%	17.8%	100%
Condominiums	55.0%	26.2%	11.0%	7.8%	100%
Multi-family Housing	55.3%	24.9%	12.6%	7.2%	100%
Single-family (<\$200,000)	26.7%	7.4%	60.2%	5.6%	100%
Single-family \$200,000-\$400,000)	54.3%	20.2%	18.2%	7.3%	100%
Single-family (> \$400,000)	50.5%	32.1%	7.7%	9.7%	100%



#### *Transportation Infrastructure*

Residents were asked their opinions about the level of priority that should be given to developing various modes of transportation. Of the four modes of transportation identified (expanding bus service outward, expanding airport services, developing commuter rail to Milwaukee, and expanding bike and path lanes), only 16.6% thought that expanding the airport at West Bend or at Hartford should be given high priority. Conversely, nearly half (46.4%) of residents indicated that expanding bike paths and lanes should be given high priority, 37.5% indicated that expanding bus services from Washington County to other counties should be given high priority, and developing a commuter rail from Washington County to Milwaukee was ranked as a high priority by 32.7% of respondents.

Table 20: Prioritizing Transportation Needs

Mode of Transportation	Low Priority	Medium Priority	High Priority	DK/NA	Total
Expand Bus Service to other counties	26.7%	32.9%	37.5%	2.8%	100%
Expand Airports and W. Bend/Hartford	50.0%	27.6%	16.6%	5.8%	100%
Develop Commuter Rail	39.4%	25.4%	32.7%	2.5%	100%
Expand Bike Paths & Lanes	21.4%	30.6%	46.4%	1.6%	100%

With regards to the development of county streets and highways, respondents gave higher priority to adding turn lanes and signals (39.3%) over widening streets (18.8%) or constructing new streets and highways (12.9%).

Table 21: Opinion on transportation improvement

Type of improvement	Low Priority	Medium Priority	High Priority	DK/NA	Total
Widen streets and highways	36.6%	42.7%	18.8%	1.9%	100%
Construct new streets and highways	46.5%	38.8%	12.9%	1.9%	100%
Add turn lanes, signals and other street improvements	20.4%	38.6%	39.3%	1.7%	100%

*Parks, Open Spaces, and the Natural Environment*

Respondents gave a high priority to preserving open space and farmland in the county. With regards to preserving the woodlands, 76.7% of respondents indicated this should be given high priority, and 77.3% said that maintaining the existing parks and open spaces in the county should also be given a high priority. Similarly a majority (65.0%) was in favor of giving high priority to preserving farmland. On the other hand, most respondents did not feel that creating new parks and open spaces (34.0%), and creating better flood control and storm water management (34.7%) should be given high priority.

Table 22: Preference for Open Space and Park Development

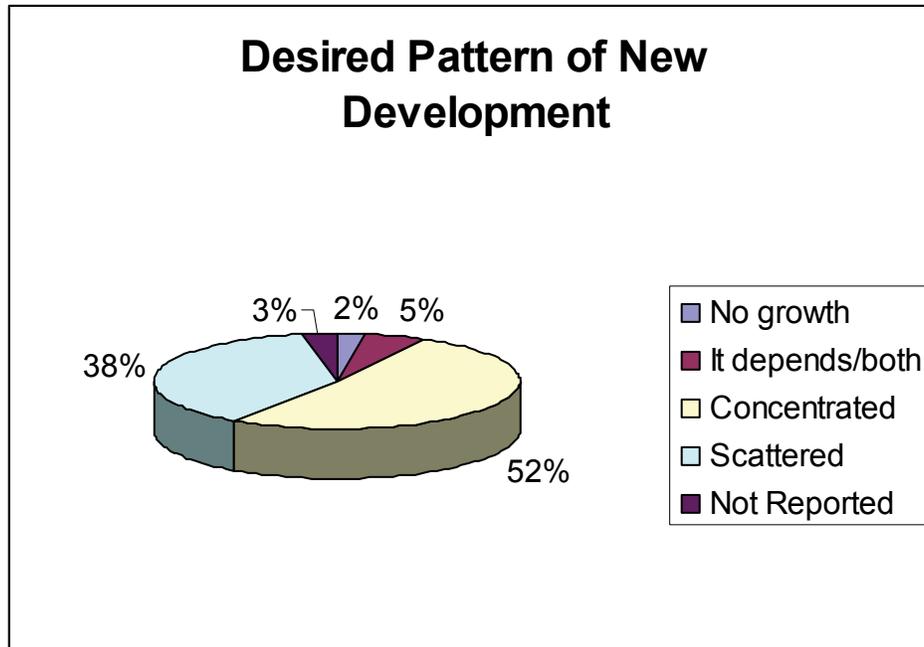
Activity	Low Priority	Moderate Priority	High Priority	DK/NA	Total
Maintain existing parks and open spaces	3.1%	19.1%	77.3%	.6%	100%
Create new parks and open spaces	20.6%	44.1%	34.0%	1.3%	100%
Create better flood control and storm water management	23.1%	36.3%	34.7%	5.9%	100%
Preserve existing woodlands	3.5%	18.8%	76.7%	1.0%	100%
Preserve farmland	5.6%	27.9%	65.0%	1.5%	100%

*Development Patterns and Services*

With regards to the pattern of new development in the county, slightly more than half (51.6%) would prefer that development be concentrated rather than scattered (37.7%) in the county. Only 2.5% of respondents thought that there should be no additional growth in the county.

Table 23: Desired Pattern of New Development

Type of development	Number	Percentage
No growth	30	2.5
It depends/both	63	5.2
Concentrated	622	51.6
Scattered	454	37.7
Not Reported	36	3.0
Total	1,205	100.0



*Development Patterns and Services: Continued*

While majority of residents in the county prefer development to be concentrated, residents are split over whether new development should have a mix of uses (for example residential, commercial, and entertainment) or whether they should be in separate zones. Of the respondents, 44.6% would prefer development to be in mixed-use zones while 47.9% would prefer new development to be in separate zones.

Table 24: Nature of New Development

Form of new development	Number	Percentage
It depends	43	3.6
Separate areas	577	47.9
Mixed use neighborhoods	537	44.6
Not Reported	48	4.0
Total	1,205	100.0

The survey also asked county residents to indicate whether new residential development should be in large lots, small lots, or a combination of the two. Most of the respondents (62.0%) indicated a preference for larger lots, with only 23.3% preferring smaller lots for new residential development for their community.

Table 25: Preference for Type of New Residential Development

	Number	Percentage
Smaller lots	281	23.3
Larger lots	747	62.0
Both/Some of each	118	9.8
Not Reported	59	4.9
Total	1,205	100.0

*Local Government Service Provision*

Some local governments share public services such as libraries, recycling, and police services with neighboring communities and the survey asked residents in the county if they were in favor of their local governments pursuing this option or not. An overwhelming majority (75.6%) indicated they would favor the sharing of municipal services.

Table 26: Opinion on shared municipal services

	Number	Percentage
Oppose	173	14.4
Favor	911	75.6
It depends	77	6.4
Not Reported	44	3.7
Total	1,205	100.0

*Land Use Priorities*

A series of questions were asked of respondents to gauge the priorities they would give to different land use development programs. Most residents, 68.6%, thought that preserving their community's small town character should be given a high priority, and slightly more than half (50.8%) thought that including parks and green spaces within walking distance in new housing development should be given a high priority. However, with regards to the preservation of historic buildings and the provision of adequate space for commercial and industrial development in their communities, only 35.5% of respondents felt that historic preservation should be given a high priority, 43.2% thought it should have medium priority and 19.6% gave it a low priority. Similarly, 30.1% of respondents indicated that providing adequate land for commercial and industrial growth should be given a high priority, 46.6% gave it a medium priority, and 21.8% gave it a low priority.

Table 27: Land Use Development Preferences

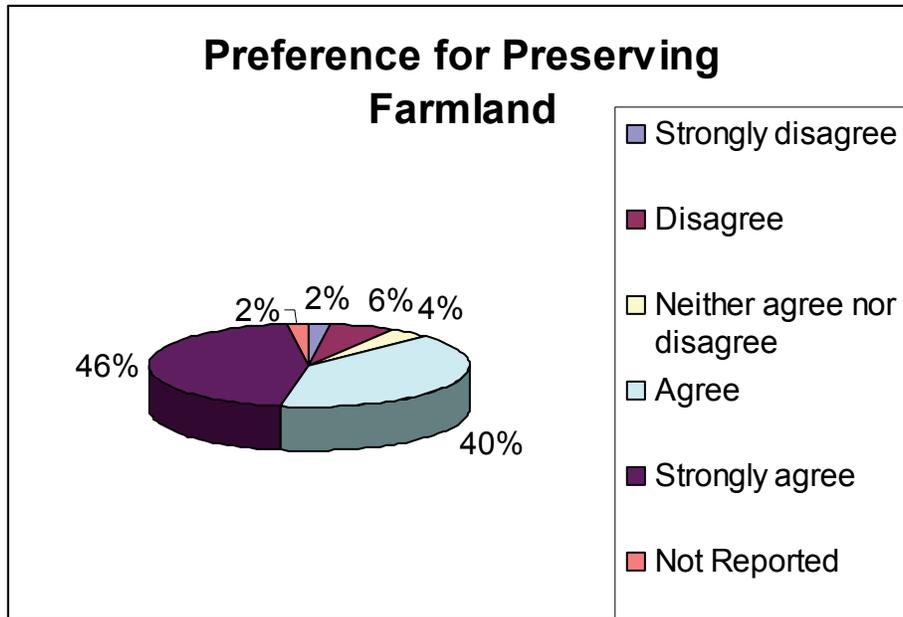
Priority	Green Space & Parks within walking distance	Space for Industrial and Commercial Growth	Building Preservation	Preserving Small Town Character
Low priority	14.9%	21.8%	19.6%	7.2%
Medium priority	32.9%	46.6%	43.2%	23.2%
High priority	50.8%	30.1%	35.5%	68.6%
Not Reported	1.4%	1.5%	1.7%	1.0%
Total	100.0%	100.0%	100.0%	100.0%

*Farmland Preservation*

84.8% of respondents, either strongly agreed (44.9%) or agreed (39.9%) with the need to preserve farmland in Washington County. Only 2.2% strongly disagreed and 6.5% disagreed with the need to preserve farmland.

Table 28: Preference for Preserving Farmland

Level of agreement	Number	Percentage
Strongly disagree	27	2.2
Disagree	78	6.5
Neither agree nor disagree	51	4.2
Agree	481	39.9
Strongly agree	541	44.9
Not Reported	27	2.2
Total	1,205	100.0



*Use of Purchase of Development Rights (PDR) to Preserve Farmland*

When respondents who agreed with the need to preserve farmland were asked if they would support the use of purchase of development rights (PDR) in Washington County, 69.7% of residents indicated they would support such a program; only 15.8% of the respondents were not supportive of the policy.

Table 29: Support for the Use of PDR to Preserve Farmland

Support for PDR use	Number	Percentage
Yes	712	69.7
Maybe	105	10.3
No	161	15.8
Not Reported	44	4.3
Total	1,022	100.0

*Funding the PDR Program*

Respondents were given the option of indicating whether the PDR program should be funded through property taxes, sales taxes or through special assessments. Respondents were given the option of choosing more than one funding option. Given that multiple responses were possible, there will be more responses (percent of cases in the table) than people who responded to the question (percent of responses in the table). The table below provides both sets of results. Over half of the responses (56.4%) favored funding the PDR program through sales taxes. This was followed by special assessments (27.9% of responses, 23.0% of cases) and property taxes (24.6% of responses and 20.3% of cases).

Table 30: Funding of PDR program.

How to fund PDR program	Number	Percent of Responses	Percent of Cases
Through property taxes	178	20.3	24.6
Special assessments	202	23.0	27.9
Sales taxes	408	46.4	56.4
DK	91	10.4	12.6
Total	879	100.0	121.6

*Public Utilities*

Respondents were asked their opinions on the need to expand five types of public utilities in the county. These were wind power, disposal facilities such as landfills, sewer or water, natural gas, and high speed internet access. There was a majority support for expanding all but one of the public utilities: expanding wind power was supported by 82.2% of respondents; sewer and water was supported by 61.3% of respondents; natural gas was supported by 69.2% of respondents; and high speed internet was supported by 72.3% of respondents. However, expanding disposal facilities was supported by only 34.3% of respondents, and a majority of 53.9% was against the expansion of such facilities in the county.

Table 31: Support for Expanding Public Utilities

Utility	No	Yes	Depends/Combination	DK/NA	Total
Wind power	9.7%	82.2%	2.3%	5.7%	100.0%
Disposal facilities	53.9%	34.3%	6.3%	5.6%	100.0%
Sewer/Water	27.0%	61.3%	5.6%	6.1%	100.0%
Natural gas	18.0%	69.2%	4.9%	7.9%	100.0%
High speed internet service	16.7%	72.3%	2.8%	8.2%	100.0%

**APPENDIX I: Dispositions and Response Rates**

Disposition	Number	Percent of Total Dialings
Complete	1,205	7.3
Partial Complete	29	0.02
Refusal	2,792	27.2
Answering Machine	4,378	36.3
Language Barrier-Spanish	2	0.01
Busy	944	0.7
No Answer	2,298	14.3
Fax/Data Line	388	0.2
Disconnected	1,784	11.1
Business	1,121	0.8
Callback	657	0.6
Wrong Number	144	0.2
Language Barrier-Non Spanish	3	0.02
Not Qualified	754	0.6
Total	16,499	99.27

## Appendix II: Weighting of Survey Sample

The data were weighted by community to adjust for over- or under-representation of certain subgroups. The data were weighed to the sample size, i.e., the weighted sample is the same size as the unweighted sample. Cases are weighted proportionate to the 2000 U.S. Census data. Respondents who are over-represented receive a weight less than one, while respondents who are under-represented receive a weight greater than one.

The effect of weighting the sample compared to the unweighted sample is illustrated below on the question regarding respondents' perceptions of the quality of life in Washington County. As can be seen, while there is a slight difference in the frequency distribution, the effect is minimal meaning that the changes are not sufficient to change any interpretation of the results. *Based on the results, the report reflects results based on the unweighted sample.*

### Residents' Perceptions of Quality of Life in Washington County

#### UNWEIGHTED

Quality of Life	Number	%
Poor	9	0.7
Fair	62	5.1
Good	657	54.5
Excellent	476	39.5
DK/NA	1	0.1
Total	1,205	100.0

#### WEIGHTED

Quality of Life	Number	%
Poor	9.3	0.8
Fair	62	5.1
Good	654	54.3
Excellent	479	39.7
DK/NA	1	0.0
Total	1,205	100.0

### APPENDIX III – Definitions

**CATI** is the use of computers to automate the key activities of a telephone interviewing facility. It stands for "computer-assisted telephone interviewing." The most important aspect of a CATI system is that it uses computers to conduct the interviews. Because a computer controls the questionnaire, skip patterns are executed exactly as intended, responses are within range, and there are no missing data. And, because answers are entered directly into the computer, data entry is eliminated - data analysis can start immediately.

**Chi-Square** is a "goodness of fit" statistic used to determine if differences found using sample data can be generalized to the population. The question it seeks to answer is whether patterns found in the data are "real" or due to sampling error.

**Cross-Tabulation** is a two-dimensional table that shows frequency distributions for two variables, or survey questions.

**Margin of Error** is also known as the sampling error. This is the amount of "error" that exists between the sample results and the population. Using mathematical calculations based on a specified margin of error (in the case of the telephone survey +/- 2.8 percentage points), we can be reasonably confident that the views expressed by the 1,205 residents (our sample) will be within 2.8 percentage points of the views expressed by all residents in the county.

**Random Sample** refers to a sample of individuals (or in the case of the resident survey, households) who were chosen in such a way that gave everyone an equal chance of being selected.

**Statistical Inference** is the technique(s) used to make generalizations about the population (ex. all residents in Washington County) based on a sample. The statistical technique we used for the residents' survey is called random sampling.

**Statistical Significance** is a statement used, for our purposes, when the Chi-Square statistic is calculated and reveals that trends found in the sample data can be generalized to the population.

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## Appendix J

# WASHINGTON COUNTY COMPREHENSIVE PLAN INTERACTIVE VISIONING WORKSHOP RESULTS SUMMARY

Twelve interactive visioning workshops were held in Washington County during the months of July to September of 2006. A Countywide workshop was held at Moraine Park Technical College and the remaining eleven workshops were held in each of the municipalities participating in the multi-jurisdictional comprehensive planning process. Each workshop offered six stations where participants had an opportunity to learn about the comprehensive plan and to participate in hands-on visioning activities. The visioning workshops were just one way Washington County has strived to fulfill the requirements of Section 66.1001(4) of the *Wisconsin's Statutes*, which require the written procedures of the County's Comprehensive Plan to be "designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan".

The municipalities that held visioning workshops include:

- Town of Addison
- Town of Germantown
- Town of Trenton
- Town of Barton
- Town of Hartford
- Town of Wayne
- Town of Erin
- Town of Kewaskum
- Village of Kewaskum
- Town of Farmington
- Town of Polk
- Washington County

Attendance varied at the workshops, averaging 27 participants. Feedback from those who attended was very positive. The visioning workshops consisted of six interactive stations:

### **Station 1: Comprehensive Plan Inventory and Survey Results**

Station 1 provided information on the planning process and summaries of the first six chapters of the plan report. The station consisted of numerous handouts such as inventory chapter fact sheets, summaries of comprehensive planning benefits, a public participation timeline, and countywide telephone survey results. Posters were also on display summarizing results of the countywide telephone survey and kickoff meetings held earlier in the year.

A presentation by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) staff was offered at each workshop summarizing the first six chapters of the comprehensive plan. During the presentation, the public was invited to ask questions and discuss the contents of the completed chapters.

## **Station 2: Mapping Future Residential Growth**

Using Geographic Information System (GIS) technology and a touch screen display, participants could see where natural and agricultural resources were located in their community. After determining which resources to preserve, participants mapped where they preferred future residential growth to occur based on a projected population for the year 2035. This station was facilitated by County staff.

For many participants, this station was an eye-opening experience. It allowed participants to understand the multitude of information that goes into determining a future land use plan. Many people were surprised to see the amount of land needed to accommodate a 2035 population based on different residential densities.

Most participants opted to preserve most if not all of the natural and agricultural resources within Washington County and their community. It was common for groups to map higher density residential growth within planned sewer service areas and lower densities outside of such areas. Comments from all groups were recorded.

## **Station 3: Development Preference Slideshows**

Participants evaluated various pictures of development and shared their opinions as to why an illustrated use was either appropriate or not appropriate for their community. Participants were given a survey on which they could rate on a scale of zero to ten, whether they thought what they saw was always appropriate for their community (10), never appropriate (0), or it depends (5). Five different slideshows were prepared and UW-Extension staff facilitated discussion at this station.

- ***Housing & Subdivision Design Slideshow***

Images of housing and subdivision design depicting housing units close to natural resources and in a rural setting were identified as most appropriate for a community. Images of mobile home parks and older apartment complexes received low scores indicating participants did not think these were appropriate for their community.

- ***Retail, Office, and Industrial Slideshow***

Participants indicated that images displaying traditional architectural design such as a historic bed and breakfast, large agricultural operations, and a town hall/fire house building were appropriate for their community. Most participants agreed that large retail stores were not appropriate.

- ***Transportation & Parking Slideshow***

Participants indicated that images of a town road with wide shoulders, a parking lot with generous landscaping, and an unpaved bike/pedestrian trail were appropriate for their community. Images of an alley, a shared driveway, and a narrow street were not appropriate.

- ***Rural Hamlet Slideshow***

This slideshow was offered at the Towns of Addison, Barton, Farmington, Germantown, Polk, Trenton, and Wayne visioning workshops. Images displaying natural-looking scenes such as rivers, agriculture, traditional architecture and a farmers market were identified as appropriate for a community. Participants indicated that non-agricultural industrial development and mobile home parks were not appropriate for their communities.

- ***Village Scenes Slideshow***

This slideshow was only shown at the Countywide and Village of Kewaskum visioning workshops. Participants indicated that recreational areas such as play areas, park shelters, and village centers were appropriate. Participants indicated that mobile homes and large billboard signage were not appropriate.

## **Station 4: Community Goals... Are We Still on Target?**

Station 4 provided an opportunity for participants to consider if their community's current planning goals were still appropriate for the future. Goals from each community's adopted land use plan were displayed. Participants were given colored stickers to place next to each goal indicating whether they thought the goal should be continued as written (green sticker), was mostly acceptable but could use updating (yellow sticker), or should be discontinued completely (red sticker).

Overall, participants thought that goals regarding the preservation of natural resources, agricultural resources, and community character should be continued. Goals mentioning the use of consistent and compatible land uses and the appropriate management of wastes and storm water should also be continued.

Goals regarding the accommodation of future residents, whether through housing, updated transportation systems, or other means, typically received a yellow or red sticker indicating the goal needed to be updated or discontinued. Goals mentioning growth of businesses received mixed feedback depending on the community.

### **Station 5: Build A Visioning Statement for Your Community**

This station allowed participants to state what they envisioned for the future of their community. Visioning statements are a way to express long-term thoughts of what someone envisions for a community. Common themes of visioning statements included the preservation of rural character, agricultural resources, natural resources, and open space. Participants also wanted to retain the high quality of life experienced in their communities by providing a safe place to live and raise a family. Concerns expressed by participants in their visioning statements included lack of employment opportunities and too much future growth.

#### **A visioning statement written at the Countywide visioning workshop...**

*“I envision Washington County to be a place where people can live, work, and play while preserving agriculture, open space, and each community’s sense of place.”*

### **Station 6: Parting Words**

Station 6 was an opportunity for participants to express opinions in an unstructured format. Participants were able to write their opinions on planning-related topics such as land use, transportation, housing, utilities, agriculture, and economic development. There was also an “other” category in which participants could express opinions about other planning topics or the workshop.

Concerns expressed by participants included the need to preserve open space, agriculture, environmental corridors, and groundwater. Many participants preferred small businesses in their communities rather than big retail stores. Participants also wanted to see a mix of housing stock and an increase of recreational trails in many communities.

### **Visioning Workshop Evaluation**

Overall, participants expressed very positive feedback on the workshops. The public was very pleased to be able to express opinions and participate in the planning process. On a scale of 1 to 5 (5 being the best), the overall rating of the workshops was a 4.3.

### **Common Themes Expressed at Visioning Workshops**

It was clear that most participants of the workshops wanted to see agricultural land, natural resources, and open space preserved. There was also an interest in accommodating future residential growth within existing planned sewer service areas to preserve open space and to accommodate future commercial development along major transportation routes. Common themes expressed at each workshop are listed below:

#### ***Countywide Visioning Workshop***

- Future commercial/industrial growth along major transportation corridors
- Future residential growth within planned sewer service areas
- Redevelop areas within existing infrastructure
- Preserve agricultural land and limit rural residential
- Limit use of large billboard signage and mobile home parks
- Provide recreational opportunities
- Provide a mix of housing stock

### ***Town of Addison***

- Medium or high density residential growth inside planned sewer service area
- Commercial along major transportation corridors
- Increase rural residential densities
- Preserve lands best suited for agriculture

### ***Town of Barton***

- Preserve natural resources
- Preserve farmland and rural character
- Maintain Town's governing authority
- Promote traditional and historic architecture

### ***Town of Erin***

- Protect wetlands
- Rural housing densities are appropriate
- Multi-family homes are not appropriate
- Industrial and commercial areas are not appropriate

### ***Town of Farmington***

- Preserve farmland and open space
- Concentrate residential development near hamlets
- Cell towers on silos are appropriate
- Commercial/industrial development is not appropriate

### ***Town of Germantown***

- Keep as rural as possible outside planned sewer service area
- Promote conservation subdivisions

### ***Town of Hartford***

- Concentrate future residential development close to City within planned sewer service area
- Protect natural resources, agricultural land, and rural character
- Multi-family, mobile homes, and large retail are not appropriate
- Wide town roads are appropriate

### ***Town of Kewaskum***

- Prefer higher residential densities inside or adjacent to planned sewer service area and rural densities away from Village
- Farmers should be able to sell small amounts of land
- Rural single-family housing is more appropriate than multi-family
- Mobile homes and alleys are not appropriate

### ***Town of Polk***

- Preserve natural and agricultural resources except along U. S. Highway 45

- Higher density housing and multi-family units are not appropriate
- Mobile homes and shared driveways are not appropriate
- Update goals concerning transportation, waste management, and community facilities and utilities

***Town of Trenton***

- Low-density residential growth inside or adjacent to planned sewer service area
- Keep town as rural as possible by preserving natural resources, especially wetlands and groundwater
- Multi-family housing and mobile homes are not appropriate
- Update goals regarding future development and outdoor recreation

***Town of Wayne***

- Concentrate residential growth around hamlets
- Multi-family housing and mobile homes are not appropriate
- Continue preservation of rural character and natural beauty
- Update goals regarding hamlets and town centers

***Village of Kewaskum***

- Promote higher density residential growth inside planned sewer service area
- Expand highway through Village or create bypass to aid transportation flow
- Modern architectural design and subdivisions are more appropriate than rural housing
- Update goals concerning transportation, library resources, and housing

Workshop results were presented at the Advisory Committee meeting on November 29, 2006 and sent to all partnering local government officials. These results were considered as Washington County and local governments developed goals, objectives, policies, and programs for their comprehensive plans.

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## **Appendix K**

# **TOWN OF GERMANTOWN COMPREHENSIVE PLAN**

### **INTRODUCTION AND RELATIONSHIP TO MULTI-JURISDICTIONAL PLAN**

All of the information included in this Multi-Jurisdictional Comprehensive Plan report, including maps, tables, and explanatory text, have been adopted by the Germantown Town Board as the Town of Germantown Comprehensive Plan. This appendix provides information specific to the Town of Germantown to supplement the information included in the inventory and element chapters of the Multi-Jurisdictional Plan.

### **INVENTORY INFORMATION**

Chapters II through VI of this report include information about existing conditions, including population and employment (Chapter II), agricultural and natural resources (Chapter III), land uses and transportation facilities (Chapter IV), utilities and community facilities and services (Chapter V), and existing plans and ordinances (Chapter VI). Figures K-1 through K-5 summarize inventory information collected for the Town of Germantown.

### **PROJECTIONS**

The comprehensive planning law requires information to be provided on existing and projected future population, household, and employment levels. The 2000 U. S. Census reported 278 residents and 89 households (occupied housing units) in the Town in 2000. The Wisconsin Department of Administration estimated that there were 284 persons living in the Town in 2007. Information developed by the U. S. Bureau of Economic Analysis and SEWRPC indicated that about 240 people worked in the Town in 2000, with Riteway Bus Company being the largest employer in the Town. No significant changes to the 2000 population, household, and employment levels are anticipated during the planning period.

### **ISSUES AND OPPORTUNITIES ELEMENT**

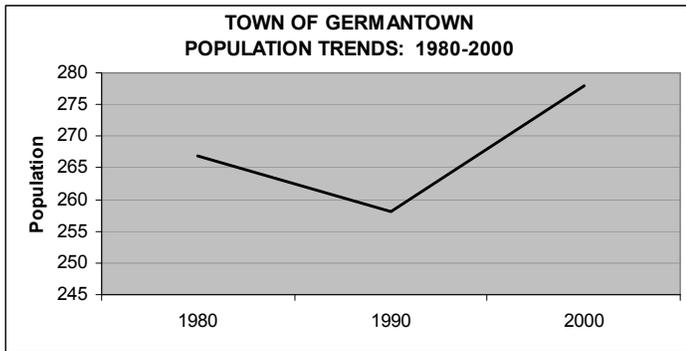
The purpose of the issues and opportunities element is to define a desired future for the Town and provide an overall framework for development of the comprehensive plan. A vision statement was developed by the Town to express the preferred future and key characteristics desired by the Town.

Figure K-1

# Town of Germantown

## Multi-Jurisdictional Comprehensive Plan Fact Sheet

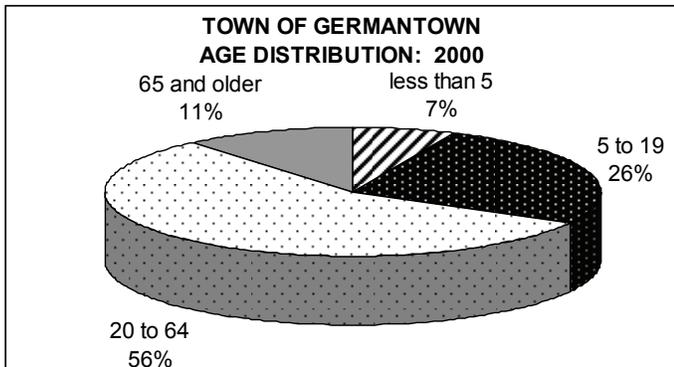
### POPULATION, HOUSEHOLD, AND EMPLOYMENT TRENDS



Source: U.S. Census Bureau and SEWRPC.

#### Population

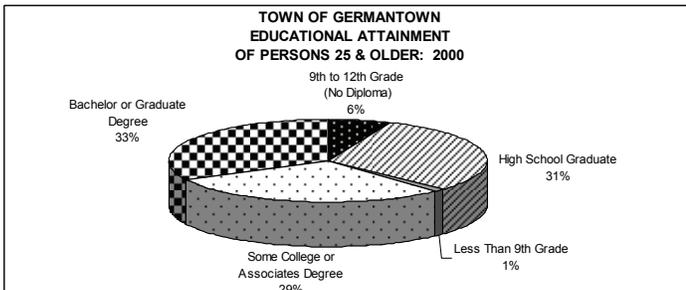
- From 1980 to 1990, the Town's population decreased by 3%
- Between 1990 and 2000, the Town's population increased by 8%
- The Wisconsin Department of Administration estimates that the Town's population was 269 in 2005, a 3% decrease from 2000



Source: U.S. Census Bureau and SEWRPC.

#### Age Distribution

- Persons 20 to 64 years old made up 56% of the Town's population
- 26% of the population were those 5 to 19 years old
- Persons 65 years and older were 11% of the population
- 7% of the Town's population was less than 5 years old
- The median age was 37 years in 2000

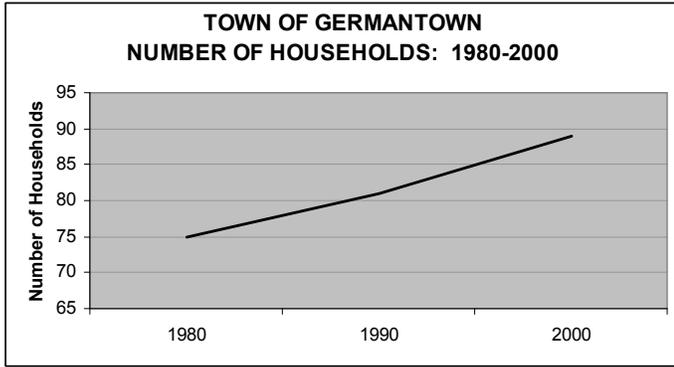


Source: U.S. Census Bureau and SEWRPC.

#### Educational Attainment

- 33% of the population received a bachelor or graduate degree
- 31% have received a high school diploma
- 29% have had some college or an associate's degree
- 6% have finished 9<sup>th</sup> grade but haven't graduated from high school
- 1% have not completed 9<sup>th</sup> grade

Figure K-1 (continued)

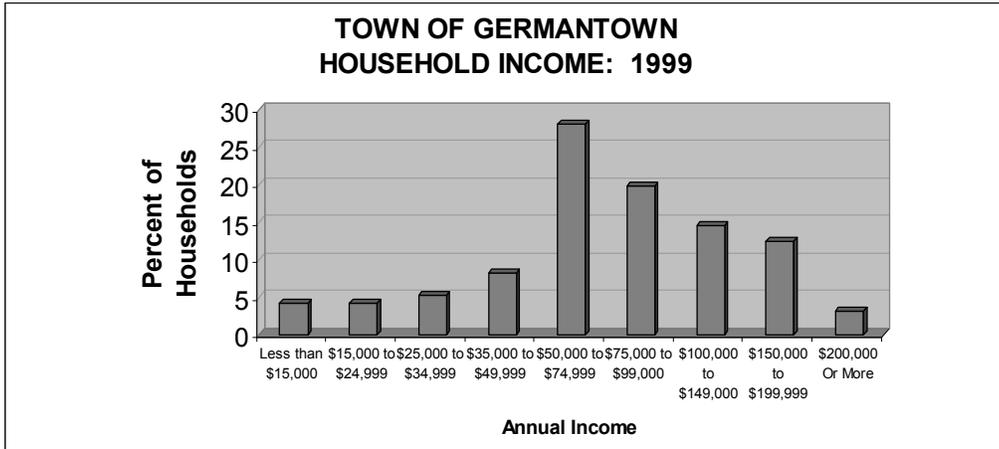


**Households**

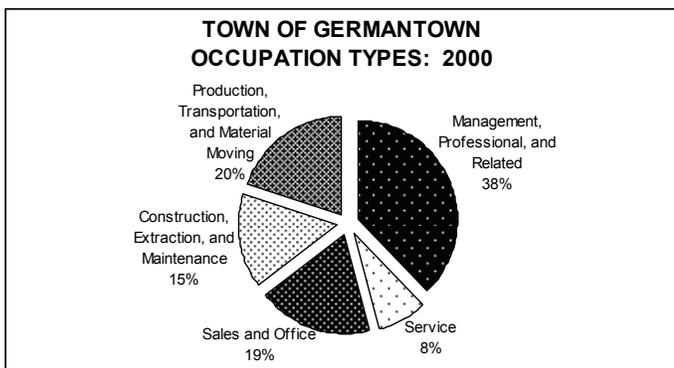
- The number of households increased by 8% from 1980 to 1990 and increased by 10% from 1990 to 2000
- The existing number of households in the Town of Germantown was 89 in 2000
- The average household size in 2000 was 3.1 persons

Source: U.S. Census Bureau and SEWRPC.

**Household Income**



Source: U.S. Census Bureau and SEWRPC.



**Employment and Occupational Characteristics**

Employed persons are the number of residents holding jobs, regardless of the location of the employer and whether the jobs are part-time or full-time.

- 172 Town of Germantown residents age 16 and older were in the labor force in 2000 at the time the Census was taken
- 1% were unemployed

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

Figure K-2

# Town of Germantown

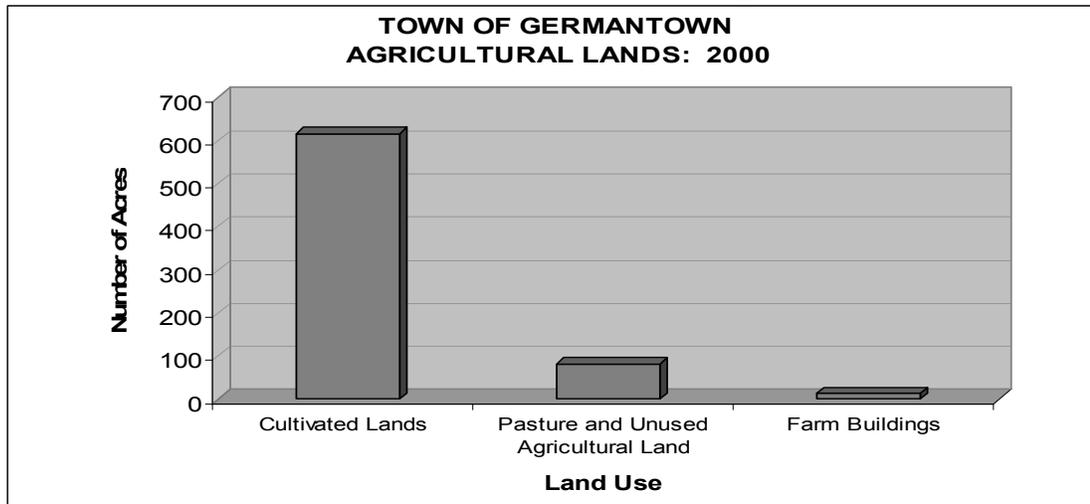
## Multi-Jurisdictional Comprehensive Plan Fact Sheet

### INVENTORY OF AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

#### Agricultural Resources

##### Existing Farmland

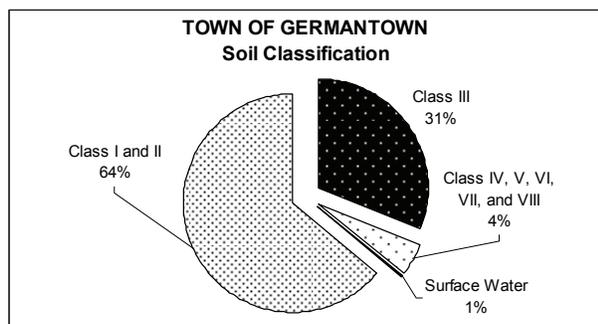
- The Town of Germantown had a total of 713 acres of agricultural land in 2000.



Source: SEWRPC.

##### Soils

- The Town of Germantown contains 588 acres of saturated soils which equals 51% of the Town. These soils are saturated with water or have a water table at or near the surface.



Source: Natural Resources Conservation Service and SEWRPC.

##### Soil Classifications

- Class I and II soils are considered "National Prime Farmlands" and have few limitations.
- Class III soils are considered "Farmlands of Statewide Importance" but may have limitations that require special conservation practices.
- Class IV soils have very severe limitations that may limit the choice of crops and/or require special management.
- Class V, VI, and VII soils are considered suitable for pasture but not for crops.
- Class VIII soils do not produce economically worthwhile yields of crops, forage, or wood products.

Figure K-2 (continued)

## Natural Resources

### Water Resources

- 6 acres of surface water
- 368 acres of floodplains
- 192 acres of wetland

### Park and Open Space Sites

- Rockfield Elementary School (13 acres)

### Environmental Corridors and Isolated Natural Resource Areas

Areas in which concentrations of the best remaining elements of the natural resource base occur.

#### Primary Environmental Corridors (174 acres)

- at least 400 acres in size
- two miles long
- 200 feet wide

#### Secondary Environmental Corridors (37 acres)

- if linking primary corridors, no minimum area or length criteria apply
- if not linking primary corridors, it must be at least 100 acres in size and one mile long

#### Isolated Natural Resource Areas (16 acres)

- encompass at least 5 acres but not large enough to meet the size or length criteria for primary or secondary environmental corridors

## Cultural Resources

The Germantown Historical Society maintains a pair of museums and a research library, all within the confines of the historic Dheinsville Settlement, providing great insight into the pioneer lifestyle.

# **Town of Germantown**

## **Multi-Jurisdictional Comprehensive Plan Fact Sheet**

### **INVENTORY OF EXISTING LAND USES**

#### **Agricultural Lands**

- Agricultural lands include all croplands, pasture lands, orchards, nurseries, and nonresidential farm buildings.
  - In 2000, agriculture was the predominate land use in the Town. It encompassed 713 acres, or 61% of the Town.

#### **Natural Resource Areas**

- Natural resource areas included rivers, streams, woodlands, and wetlands.
  - In 2000, natural resource areas consisting of surface water, wetlands, and woodlands combined to encompass 216 acres, or about 19% of the Town.

#### **Residential**

- In 2000:
  - Residential uses encompassed 111 acres, or about 10% of the Town.
  - All residential uses in the Town were single-family homes.

#### **Transportation, Communication, and Utilities**

- In 2000, transportation, communication, and utility land uses encompassed about 69 acres, or about 6% of the Town.

#### **Open Lands**

- Open lands include lands in rural areas that are not being farmed, and other lands that have not been developed.
  - In 2000, open lands encompassed about 29 acres, or about 3% of the Town.

#### **Commercial**

- In 2000, commercial land encompassed about 12 acres, or 1% of the Town.

#### **Governmental and Institutional**

- In 2000, land used for government and institutional uses encompassed about 8 acres, or less than 1% of the Town.

#### **Recreational**

- Intensive recreational land includes only those parks or portions of parks that have been developed with buildings or facilities such as playgrounds, tennis courts, baseball diamonds, soccer fields, and other playfields.
  - In 2000, intensively used recreational land encompassed about 5 acres, or less than 1% of the Town.
  - There is one local park site in the Town of Germantown, which are playfields and recreational facilities at the Rockfield Elementary School.

#### **Industrial**

- In 2000, industrial land encompassed about 2 acres, or less than 1% of the Town.

# **Town of Germantown**

## **Multi-Jurisdictional Comprehensive Plan Fact Sheet**

### **INVENTORY OF TRANSPORTATION FACILITIES AND SERVICES**

#### **Streets and Highways**

##### **Arterial Highways**

- Arterial highways carry traffic between communities and to destinations outside the County.
  - There were 2.7 miles of arterial highways in the Town of Germantown in 2005 under the jurisdiction of the Wisconsin Department of Transportation (WisDOT) (State Highway 145).
  - There were 1.7 miles of arterial highways under the jurisdiction of Washington County (County Highway G).

##### **Collector and Land Access Streets**

- All Town streets are classified as collector or land access streets.
  - In 2005, there were 8.5 miles of collector and land access streets in the Town.

#### **Rural and Small Urban Community Public Transportation**

##### **Washington County Shared-Ride Taxi System**

- Provides transportation for Washington County residents within Washington County and to and from Menomonee Falls and areas up to one mile into Ozaukee County.

#### **Other Transportation Facilities and Services**

##### **Airports**

- There are no airports in the Town. General passenger service is provided by General Mitchell International Airport in Milwaukee County. Public airports in Washington County include the West Bend and Hartford Municipal Airports.

##### **Rail Freight Services**

- There is no rail freight service in the Town. Rail service in the County includes two railway companies over approximately 48 miles of active mainline railway and a 15 mile spur railway line. The mainline railway, operated by the Wisconsin and Southern Railroad Company (WSOR), and the spur line, operated by the Canadian National Railway (CN), both cross through the Village of Germantown.

# **Town of Germantown**

## **Multi-Jurisdictional Comprehensive Plan Fact Sheet**

### **UTILITIES AND COMMUNITY FACILITIES**

#### **COMMUNITY FACILITIES**

##### **Town Hall and Library**

- The Town Hall is located in the home of the Town Clerk. Town meetings are held at the Riteway Bus Company office at the intersection of State Highway 145 and Cedar Lane.
- The nearest libraries are the Germantown Community Library in the Village of Germantown and the Slinger Public Library in the Village of Slinger.

##### **Police, Fire Protection, and Emergency Rescue Services**

- Police protection in the Town is provided by the Washington County Sheriff's Department, which is located in the City of West Bend.
- Fire protection is provided by the Germantown Fire Department, located in the Village of Germantown.
- Emergency rescue units associated with the Germantown Fire Department provide emergency rescue service to the Town.

##### **Schools**

- The Town of Germantown is located entirely within the Germantown School District. The District operates one school in the Town, Rockfield Elementary School (serving Kindergarten through 5<sup>th</sup> grade).
- Public middle and high school students attend schools in the Village of Germantown.

##### **Health Care Facilities**

- There are no hospitals or clinics for non-specialized medical services located in the Town.
- Clinics and additional health care facilities are located in nearby Washington County communities and in Milwaukee and Waukesha Counties.
  - St. Joseph's Community Hospital – Town of Polk
  - Aurora Medical Center – City of Hartford

**Figure K-5 (continued)**

**UTILITIES**

**Sanitary Sewers**

- All developed properties in the Town rely on private onsite waste treatment systems (POWTS). Washington County regulates POWTS in the Town under the County Sanitary Code.
- Between 1980 and 2006, permits were issued for 41 POWTS in the Town.

**Water Supply**

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

**Stormwater Management**

- Stormwater in the Town drains through natural watercourses, roadside ditches, and culverts. The Town does not have a storm sewer system.

**Electric Power and Natural Gas**

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

**Street Lighting**

- The Town provides street lighting at the intersections of Cedar Lane and STH 145, Pioneer Road and STH 145, Pioneer Road and Springside Lane, Rockfield Road and Maple Road, Rockfield Road and STH 145, and Marquette and Shadow Lane.

**Solid Waste Management Facilities**

- The Town of Germantown contracts with Waste Management for curbside recycling and trash pickup services for Town residents.

## **Town Vision**

Washington County University of Wisconsin – Extension (UWEX) staff met with the Town Plan Commission and Town Board on June 12, 2007, and developed the following vision statement:

*“The Town of Germantown is the oldest town in Washington County (established in 1846) and the smallest in land area in the State. Residents take a certain pride in the Town’s capacity to adapt and survive. The ability of residents to “stick together” serves the Town well into the future as the Town strives to remain in control of its own destiny. In 2035, Town residents continue to enjoy a safe, quiet, primarily residential community, while still being able to access the amenities of nearby urban areas. A higher than normal ratio of jobs to residents allows the Town to provide employment for the surrounding region, keep local taxes low, and provide above average services.”*

## **Issues and Opportunities**

The following public participation events were held to obtain input from Town residents and identify the Town’s issues and opportunities.

### ***Comprehensive Planning “Kickoff” Meeting***

A comprehensive planning “kickoff” meeting was held in the Town on February 14, 2006. The meeting was an opportunity for Town residents to learn about the comprehensive planning process and participate in a strengths, weaknesses, opportunities, and threats (SWOT) assessment. A total of 35 people attended the meeting. The following are the issues identified as being most important by SWOT analysis participants:

- *Strengths:* Something that makes a community stand out when compared to other communities; resources or capabilities that help a community be successful/strong.
  - Small size/community
  - Cohesiveness/sense of community
  - Rural atmosphere
  - Lower taxes – but still good services
  - Easy access to elected officials
  - Safe
  - Quiet
- *Weaknesses:* Deficiencies in resources for a community to be successful.
  - Limited local control of land use
  - Lack of cable/high speed internet
  - Small size and population
  - Small pool of candidates for clerk, board, planning commission, etc.
  - Lack of citizen participation in government/town affairs
  - Lack of communication between town and citizens
- *Opportunities:* Something that could be done to improve a community; factors or situations that can affect a community in a favorable way.
  - Better definition of who we are and who we want to be/don’t want to be
  - Local control over land use
  - Residents becoming more involved
  - Increased communication between Town and residents
  - Access to high-speed internet

- *Threats:* Anything that could jeopardize the future success of a community; factors or situations that can affect a community in a negative way.
  - Possible businesses in residential areas
  - Village expansion
  - Fragmentation of the town
  - Conflicting land use visions of other communities
  - Being forced to hook up to public sewer and water (especially if just installed a new system)
  - Increased traffic
  - Decrease in neighborhood safety
  - The wrong type of businesses
  - Depletion of groundwater due to new development of businesses
  - The extraterritorial power of the village
  - Increasing values – increasing taxes
  - Local roads being worn out by traffic from Cabela's, etc.

### ***Comprehensive Planning Visioning Workshop***

A comprehensive planning visioning workshop/open house was held in the Town on September 11, 2006. The event was an opportunity for Town residents to review the inventory chapters of the comprehensive plan, map future land use on an interactive Smart Board using Geographic Information Systems (GIS) software, review existing Town goals, share opinions on development preferences, and develop a vision statement for the Town. A total of 10 residents attended the workshop and the majority wanted to preserve wetlands and other natural areas. There was also support for use of conservation subdivisions to protect wooded areas and other natural resources.

### **Town Goals and Objectives**

A meeting was held with the Town Plan Commission and Town Board on June 12, 2007, to develop goals and objectives for the comprehensive plan. The meeting was facilitated by UWEX staff. The goals and objectives are organized under the nine elements of a comprehensive plan required by Section 66.1001(2) of the *Wisconsin Statutes*. The following Town goals and objectives supplement the goals, objectives, policies, and programs listed in Chapters VIII through XIV of this report.

#### ***General Goals and Objectives (Issues and Opportunities Element):***

*Goal:* Promote the general welfare, health, safety, morals, comfort and prosperity of the Town.

*Goal:* Preserve and promote the general attractiveness and character of the community.

#### ***Agricultural, Natural, and Cultural Resources Element:***

*Goal:* Preserve and protect the natural beauty and character of the landscape and topography of the area.

*Objective:* Minimize the disruption of environmentally sensitive areas, such as primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and wetlands.

*Goal:* Preserve agricultural lands and protect farming operations as long as they remain viable in the Town.

*Objective:* Develop methods to protect and preserve productive agricultural lands.

*Goal:* Work with the historical societies and similar organizations in the area.

*Objective:* Periodically forward appropriate Town records of historical value to interested organizations.

#### ***Land Use Element:***

*Goal:* Guide the proper distribution and location of population and of various land uses.

*Objective:* Encourage land use decisions that would reduce conflict from incompatible adjacent land uses.

***Housing Element:***

*Goal:* In cooperation with neighboring communities, provide for a range of housing types to serve the varied and special needs of residents.

*Objective:* Encourage flexible zoning to accommodate a variety of housing options.

*Objective:* In cooperation with neighboring communities, promote affordable housing choices for people who work in the Town of Germantown.

***Transportation Element:***

*Goal:* Continue to promote the safety and efficiency of local streets and highways.

*Objective:* Ensure proper maintenance and care, such as road repair and plowing, of local streets and highways.

***Utilities and Community Facilities Element:***

*Goal:* Provide for the public safety of Town residents and businesses.

*Objective:* Coordinate with nearby communities to provide adequate law enforcement, emergency medical response, and fire protection.

***Economic Development Element:***

*Goal:* Continue to conserve and stabilize the economic values of the community.

*Objective:* Avoid, if possible, land use decisions that would be detrimental to property values.

*Objective:* In cooperation with neighboring communities, promote affordable housing choices for people who work in the Town of Germantown.

***Intergovernmental Cooperation Element:***

*Goal:* Continue to cooperate with neighboring communities.

*Objective:* Encourage joint planning efforts with the Village of Germantown.

*Objective:* Continue shared services with neighboring communities.

*Objective:* Coordinate with nearby communities to provide adequate law enforcement, emergency medical response, and fire protection.

***Implementation Element:***

*Goal:* Ensure the Town's comprehensive plan remains relevant.

*Objective:* Routinely consult the comprehensive plan when carrying out Town government functions and developing the Town budget.

**LAND USE ELEMENT**

SEWRPC and Washington County staff met with the Germantown Town Board and Plan Commission on April 4, 2007, to develop a preliminary land use plan map for 2035 and to review data layers to help identify environmentally sensitive lands and natural limitations for building site development in the Town. The land use plan map developed by the Town was included in the Washington County Land Use Plan Map (Map 84), which is described in Chapter IX of this report.

Map K-1 depicts the Town of Germantown land use plan for the year 2035. Table K-1 provides the number of acres and percent of the Town in each land use category in both the year 2006 (existing land uses) and the year 2035 (planned land uses), and the changes between existing and planned land uses. Map K-2 shows land uses within the Town in 2006.

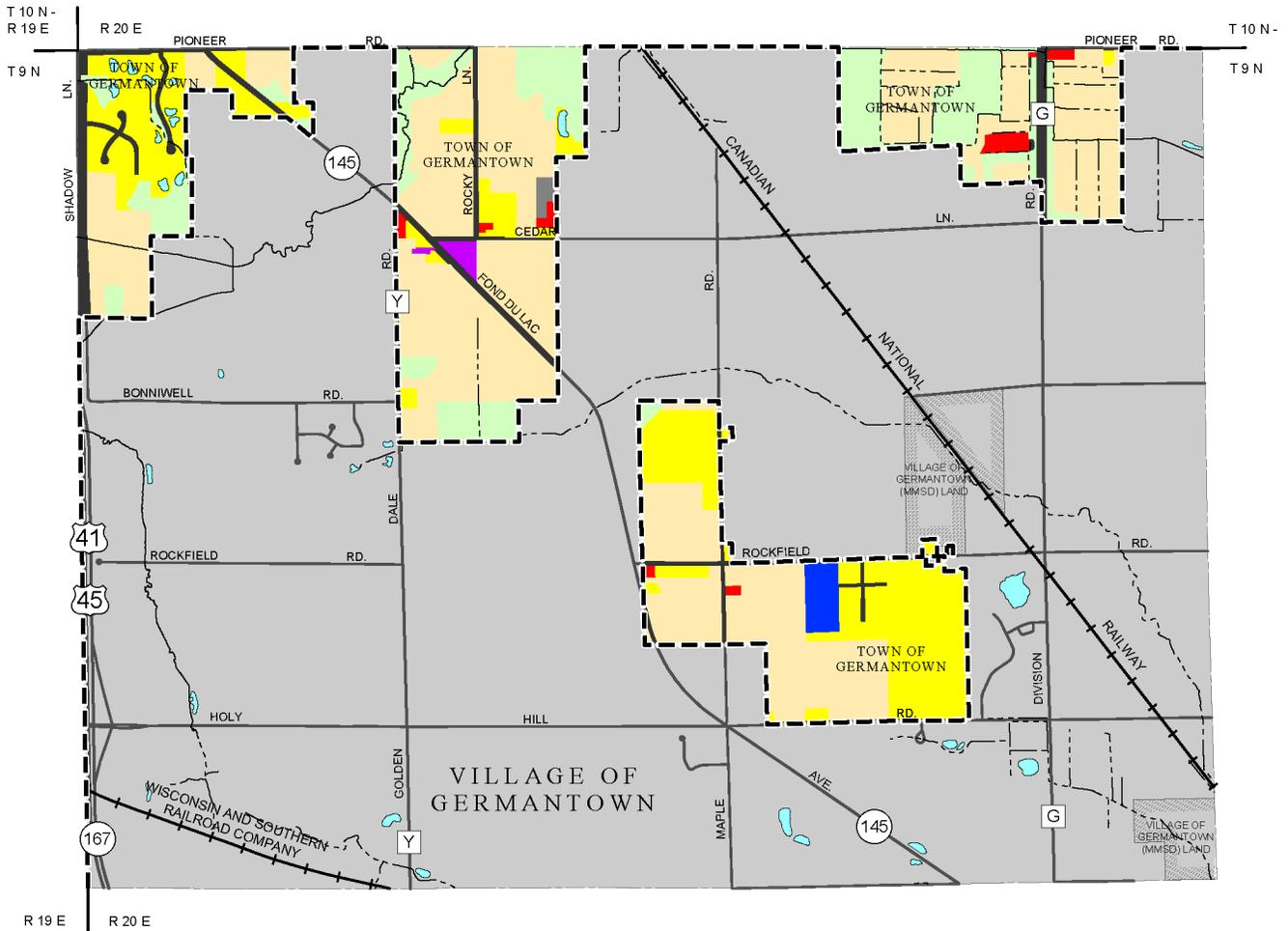
Categories included on Map K-1 are described as follows:

***Single-Family Residential (Suburban Density)***

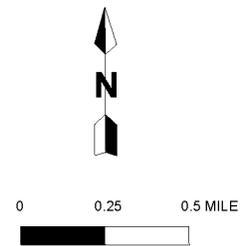
Residential uses occupy 211 acres, or about 18 percent of the Town, on the 2035 land use plan map, which is an increase of 63 acres in the amount of land developed for residential uses in 2006. All future residential uses are categorized as single-family, at a suburban density. The suburban density reflects the three-acre minimum lot size required by the two single-family residential zoning districts in the Town zoning ordinance.

# Map K-1

## LAND USE PLAN FOR THE TOWN OF GERMANTOWN: 2035



- SINGLE FAMILY RESIDENTIAL (SUBURBAN DENSITY)
- GENERAL COMMERCIAL
- INDUSTRIAL
- GOVERNMENT AND INSTITUTIONAL
- STREET AND HIGHWAY RIGHTS-OF-WAY
- UTILITIES AND OTHER TRANSPORTATION
- GENERAL AGRICULTURE
- WETLANDS
- SURFACE WATER
- TOWN / VILLAGE BOUNDARY



**NOTE: THIS MAP MAY BE AMENDED AT ANY TIME. LANDOWNERS, BUSINESS OWNERS, AND OTHER CITIZENS SHOULD REVIEW THE CURRENTLY ADOPTED LOCAL LAND USE PLAN MAP AT THE TOWN HALL AS THE FIRST STEP WHEN UNDERTAKING ANY DEVELOPMENT PROJECT.**

Source: Town of Germantown, Washington County, and SEWRPC.

Table K-1

EXISTING AND PLANNED LAND USES IN THE TOWN OF GERMANTOWN: 2006 and 2035

Land Use Category	Existing Land Uses (2006)		Planned Change		Planned Land Uses (2035)	
	Acres	Percent of Total	Acres	Percent Change	Acres	Percent of Total
Urban						
Single-Family Residential (Suburban Density) <sup>a</sup> .....	148	12.7	63	42.6	211	18.1
Commercial .....	14	1.2	0	0.0	14	1.2
Industrial .....	2	0.2	2	50.0	4	0.3
Government and Institutional .....	14	1.2	0	0.0	14	1.2
Street and Highway Rights-of-Way .....	73	6.3	1 <sup>b</sup>	1.4	74	6.4
Utilities and Other Transportation .....	6	0.5	0	0.0	6	0.5
Urban Subtotal	257	22.1	66	28.4	323	27.7
Nonurban						
General Agriculture <sup>c</sup> .....	679	58.3	-35	-5.2	644	55.3
Open Lands (Rural) .....	13	1.1	-13	-100.0	0	0.0
Woodlands .....	18	1.5	-18 <sup>d</sup>	-100.0	0	0.0
Wetlands .....	192	16.5	0	0.0	192	16.5
Surface Water .....	6	0.5	0	0.0	6	0.5
Nonurban Subtotal	908	77.9	-66	-8.0	842	72.3
Total	1,165	100.0	--	--	1,165	100.0

<sup>a</sup>Minimum lot size of three acres.

<sup>b</sup>Reflects extensions of Woodland Avenue and Scott Lane.

<sup>c</sup>Allows agricultural uses and residential uses with a minimum lot size of three acres.

<sup>d</sup>Although woodlands are not shown on the plan map, they may still be in existence in 2035.

Source: SEWRPC.

**Commercial**

Commercial uses occupy 14 acres, or about 1 percent of the Town, on the 2035 land use plan map. All of the commercial areas shown on the plan map were existing uses in 2006, and include taverns, restaurants, landscape sales, and an office related to a waste disposal business. This category is intended to allow general retail and service uses, including stores, taverns, offices, restaurants, and other uses permitted by the Town zoning ordinance.

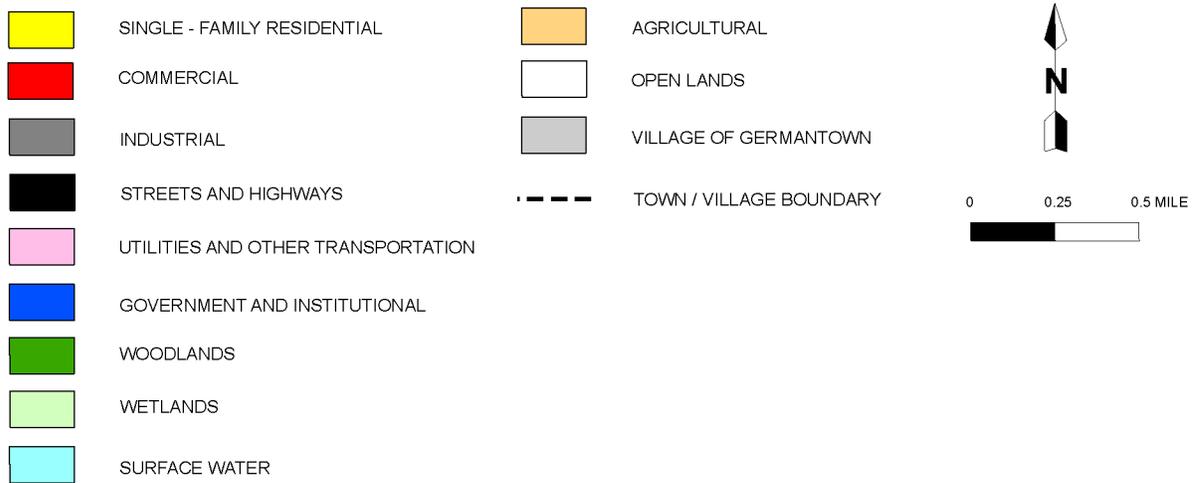
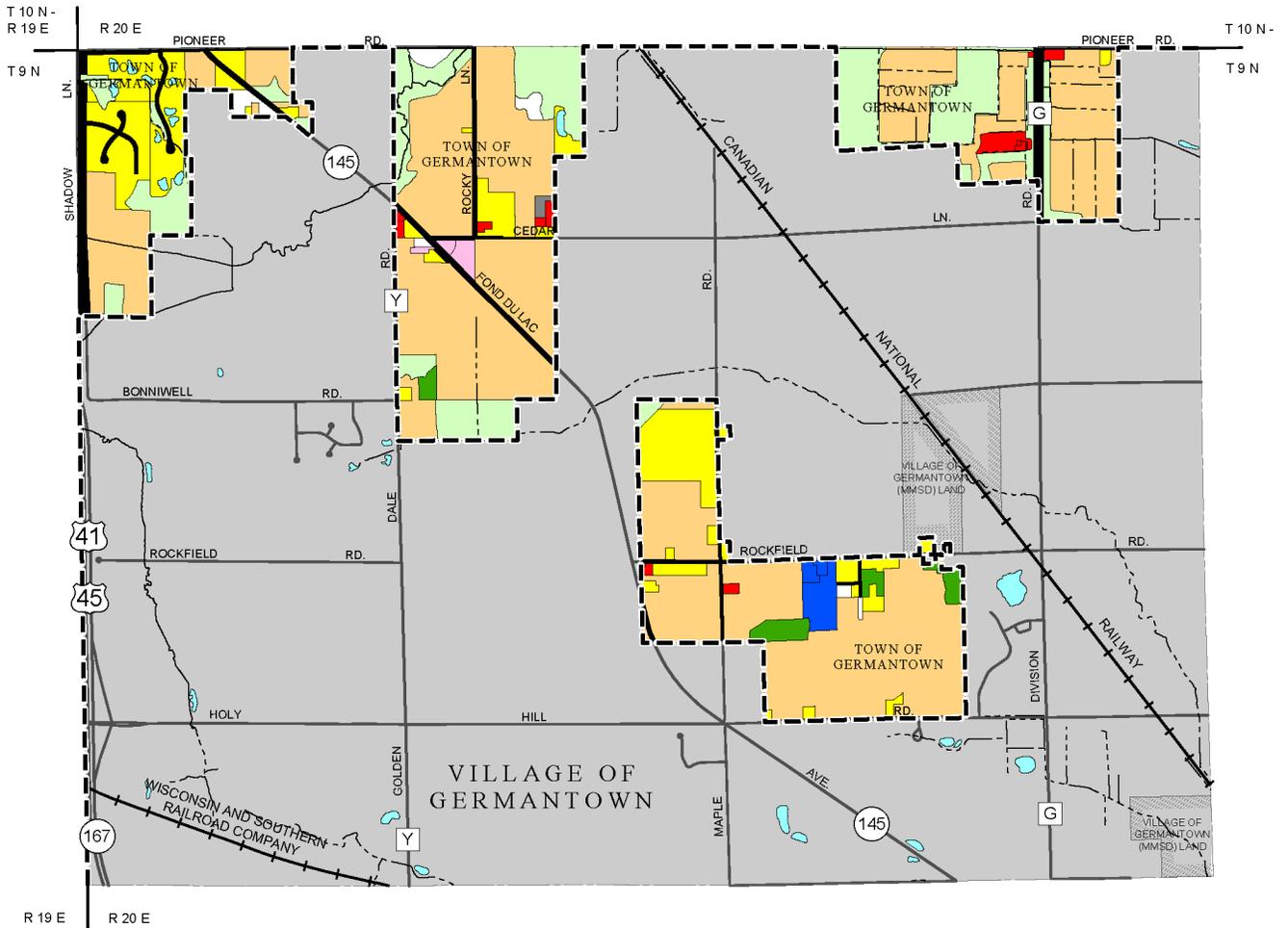
**Industrial**

The plan envisions that the areas devoted to industrial land uses would occupy four acres, or less than 1 percent of the Town. The industrial area shown on the plan reflects an industrial use (a waste disposal business) existing in 2006, and adjacent lands north of the existing business. This category is intended to accommodate manufacturing and other industrial uses permitted by the Town zoning ordinance.

**Government and Institutional**

The Government and Institutional land use category includes governmental and institutional buildings and grounds for which the primary function involves administration, safety, assembly, or educational purposes. The government and institutional use shown on the land use plan map is the Rockfield School, which occupies 14 acres, or about 1 percent of the Town.

## Map K-2 EXISTING LAND USES IN THE TOWN OF GERMANTOWN: 2006



Source: SEWRPC.

### ***Street and Highway Rights-of-Way***

All existing street and highway rights-of-way (as of January 1, 2007) are shown on Map K-1 as a separate category. There were 73 acres, or about 6 percent of the Town, within existing street and highway rights-of-way in 2006. There are 74 acres in this category on the land use plan map, which includes planned extensions of Woodland Avenue and Scott Lane (east of Rockfield School). Additional minor streets may be needed if the 63 acres of additional land shown on the land use plan map are developed for residential use. Chapter XI provides additional information regarding planned arterial streets and other transportation facilities in the Town and Washington County.

### ***Utilities and Other Transportation***

This category includes transportation facilities other than street rights-of-way. The Riteway Bus Company facilities are in this category on Map K-1; and occupy about six acres, or less than 1 percent of the Town.

### ***General Agriculture***

The General Agriculture category occupies 644 acres, or about 55 percent of the Town, on the 2035 land use plan map. The agricultural category would allow all agricultural uses, as well as residential development with a minimum lot size of three acres. The plan encourages the continuation of agricultural activity in these areas.

### ***Wetlands***

Wetlands encompass 192 acres, or about 17 percent of the Town. Wetlands are regulated under State and Federal laws and County ordinances. Development of wetlands (usually requiring them to be filled) is limited. Permits to allow development in wetlands generally require “mitigation,” which requires new wetlands to be created or existing degraded wetlands to be restored. Mitigation may be required on the same development site or in a different location.

### ***Surface Water***

Surface waters in the Town include small ponds and streams and encompass six acres, or less than 1 percent of the Town.

### **Supporting Maps**

The following maps supplement the land use plan map:

- ***Environmentally Sensitive Lands and Natural Limitations to Building Site Development***

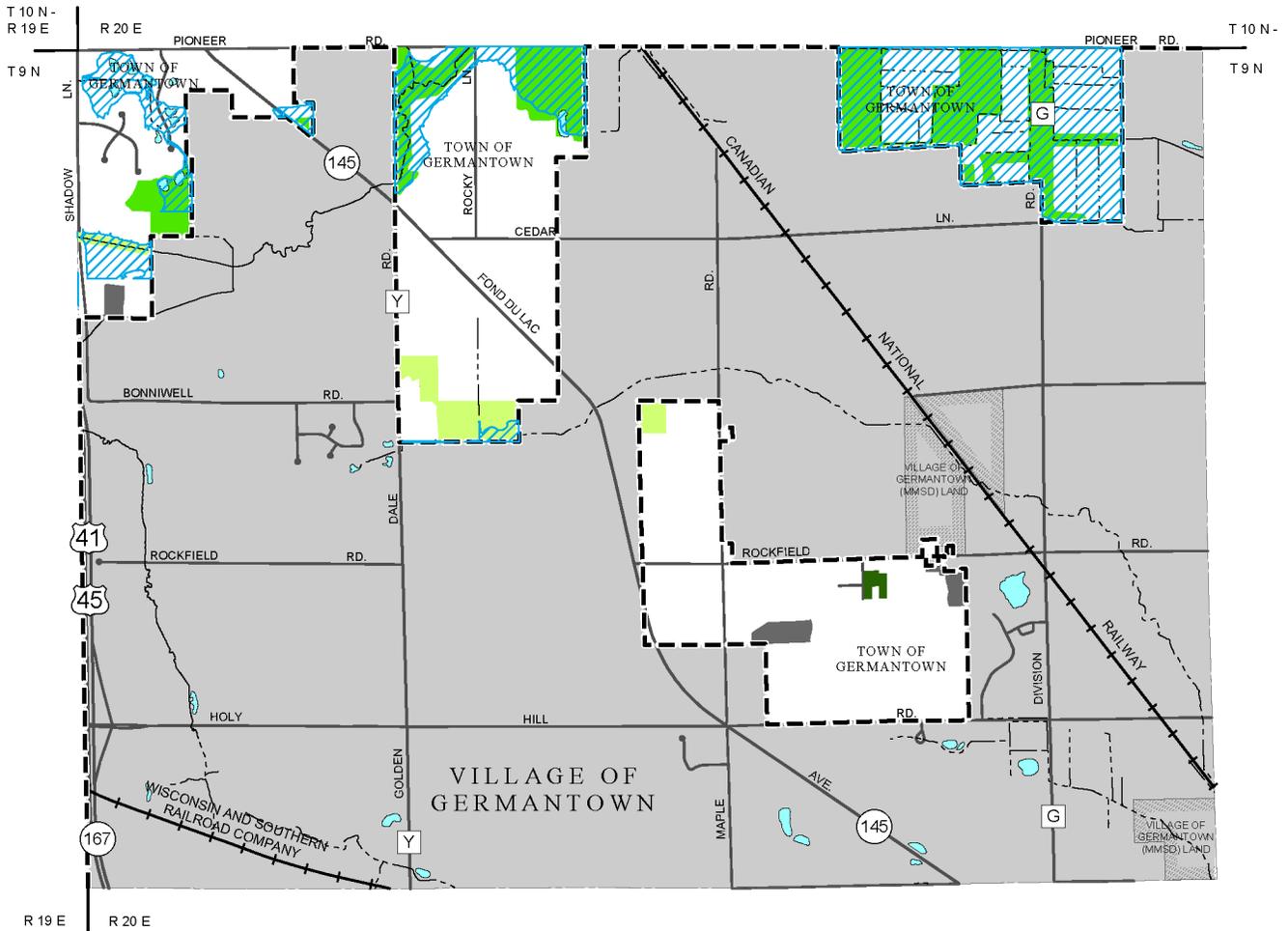
Natural resources and related features within the County are identified in Chapter III. These features were reviewed by the Town Board and Plan Commission on April 4, 2007. Environmentally sensitive lands of importance to the Town are shown on Map K-3, and include primary environmental corridors, secondary environmental corridors, isolated natural resource areas, woodlands, and 100-year floodplains. Recommendations for the protection and management of these resources are included in the Agricultural, Natural, and Cultural Resources Element (Chapter VIII). The Town will use the guidelines presented on Table 101 in Chapter VIII when reviewing development proposals on parcels that include primary environmental corridors, secondary environmental corridors, or isolated natural resource areas.

Natural resource features that may limit development are shown on Map K-4. These features include hydric soils, surface water, wetlands, and bedrock within three feet of the ground surface. All of these features affect the construction costs of urban development, and may limit the location of buildings, pavement, utilities, and private onsite waste treatment systems. In some cases, particularly in wetlands and floodplains, State regulations and County ordinances will also affect site development.

Map K-5 shows areas identified by the Wisconsin Geologic and Natural History Survey as having potentially marketable crushed and building stone deposits. Chapter VIII recommends that local governments consider allowing extractive uses as a conditional use in agricultural areas that scored below 7.0 in the LESA analysis (see following paragraph) in areas outside primary environmental corridors, floodways, and navigable waters, in order to ensure an adequate supply of nonmetallic mineral resources

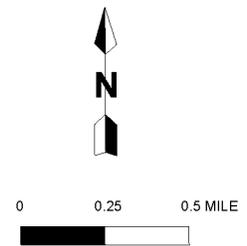
### Map K-3

## ENVIRONMENTALLY SENSITIVE AREAS IN THE TOWN OF GERMANTOWN



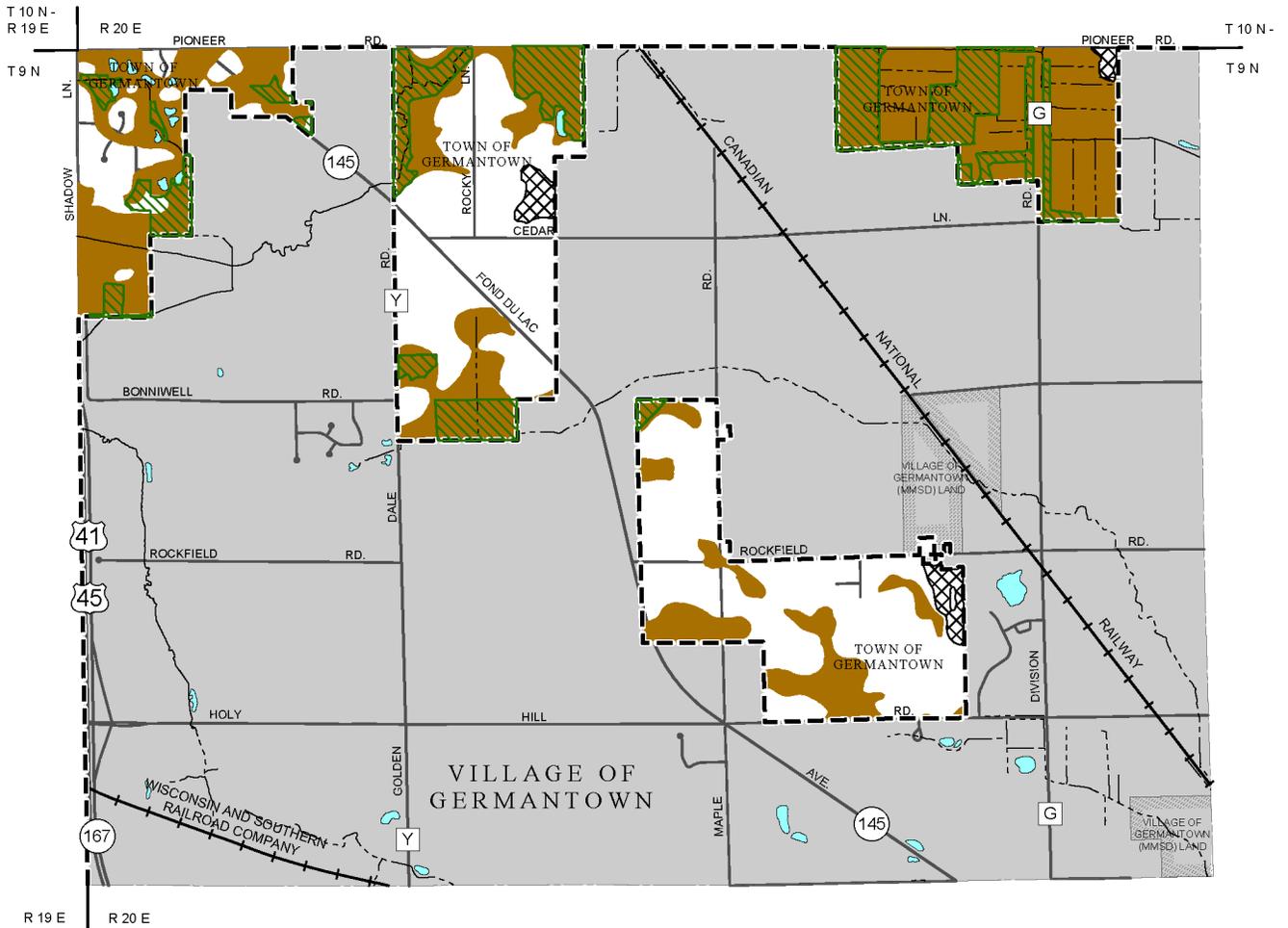
- PRIMARY ENVIRONMENTAL CORRIDORS (2000)
- SECONDARY ENVIRONMENTAL CORRIDORS (2000)
- ISOLATED NATURAL RESOURCE AREAS (2000)
- WOODLANDS OUTSIDE OF PRIMARY AND SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS (2006)
- 100 - YEAR FLOODPLAINS (1981)
- TOWN / VILLAGE BOUNDARY

Source: Federal Emergency Management Agency and SEWRPC.

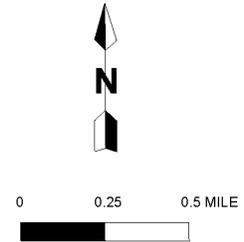


# Map K-4

## NATURAL LIMITATIONS TO BUILDING SITE DEVELOPMENT IN THE TOWN OF GERMANTOWN



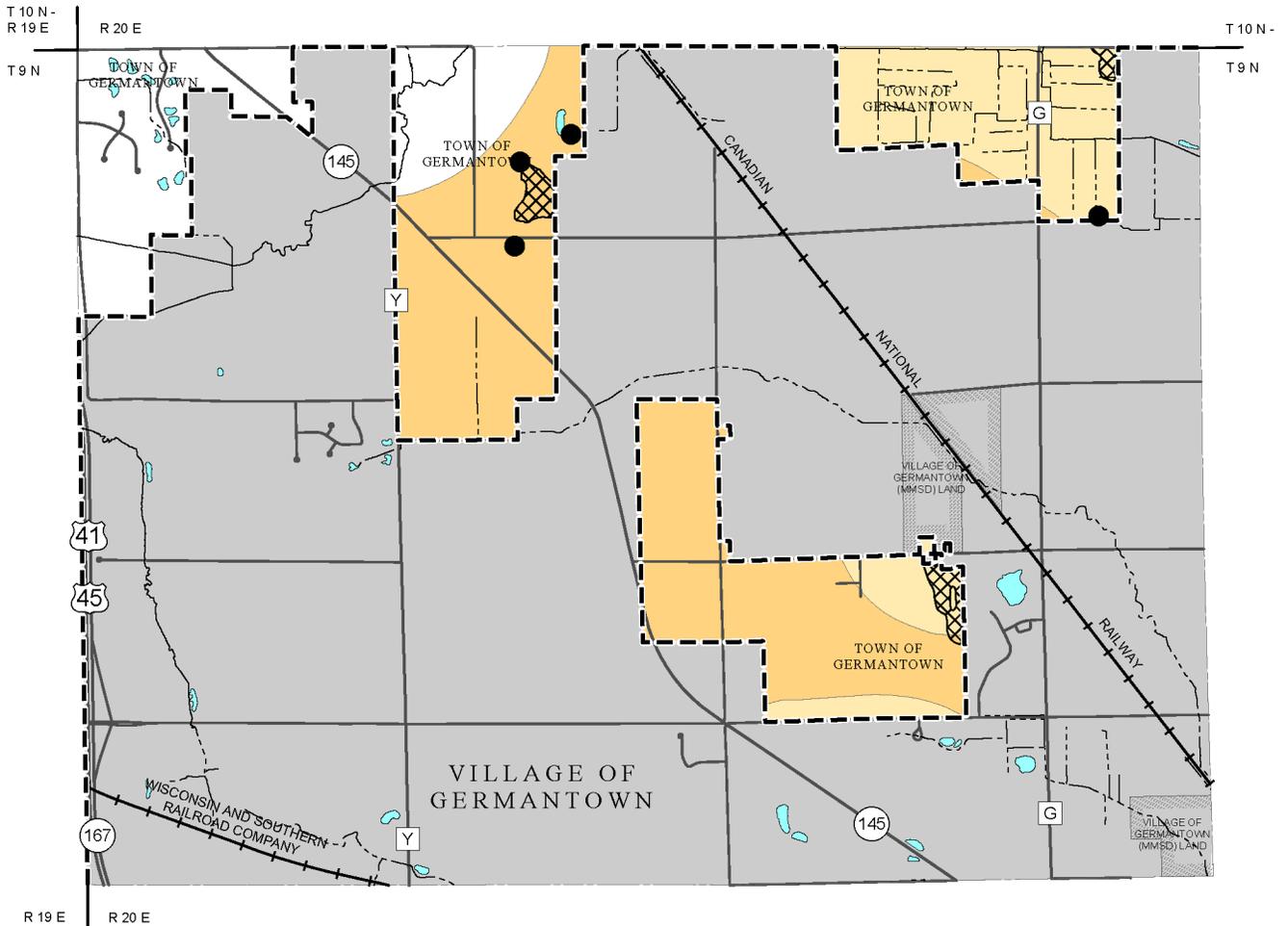
-  SATURATED (HYDRIC) SOILS
-  SURFACE WATER
-  WETLANDS
-  AREAS WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE
-  TOWN / VILLAGE BOUNDARY



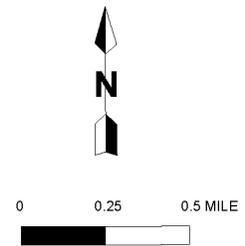
Source: USDA - Natural Resources Conservation Service and SEWRPC.

# Map K-5

## POTENTIAL SOURCES OF CRUSHED OR BUILDING STONE IN THE TOWN OF GERMANTOWN



-  AREAS WITH BEDROCK AT OR WITHIN THREE FEET OF THE SURFACE
-  AREAS UNDERLAIN BY SILURIAN DOLOMITE / LIMESTONE WITHIN 25 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
-  AREAS UNDERLAIN BY SILURIAN DOLOMITE / LIMESTONE BETWEEN 25 AND 50 FEET. HIGH QUALITY MATERIAL FOR CRUSHED OR BUILDING STONE
-  REPORTED OUTCROPS
-  TOWN / VILLAGE BOUNDARY



Source: USDA - Natural Resources Conservation Service, Wisconsin Geological and Natural History Survey (Compilation and Resource Potential Interpretation by Bruce A. Brown, P.G., Data Compilation by Michael L. Czechanski, 2006), University of Wisconsin - Extension, and SEWRPC.

at a reasonable cost for new construction and maintenance of existing infrastructure. A comparison of Maps K-5 and K-6 indicates that few of the areas in the Town that scored below 7.0 in the LESA analysis are identified as marketable areas for extraction of stone.

- ***Productive Agricultural Soils***

A land evaluation and site assessment (LESA) analysis was conducted as part of the comprehensive planning process to help identify productive agricultural soils that are well-suited for long term agricultural use. The LESA analysis is described in Chapter VIII of this report, and will be used to help update the Washington County Farmland Preservation Plan following adoption of the comprehensive plan by the County Board. The results of the LESA analysis in the Town of Germantown are shown on Map K-6.

## **PLAN IMPLEMENTATION**

Section 66.1001(3) of the *Statutes* requires that the following ordinances be consistent with a unit of government's comprehensive plan by January 1, 2010:

- Official mapping established or amended under Section 62.23(6) of the *Statutes*.
- County or local subdivision regulations under Section 236.45 or 236.46 of the *Statutes*.
- County zoning ordinances enacted or amended under Section 59.69 of the *Statutes*.
- City or village zoning ordinances enacted or amended under Section 62.23(7) of the *Statutes*.
- Town zoning ordinances enacted or amended under Section 60.61 or 60.62 of the *Statutes*.
- Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the *Statutes*.

The Town has adopted subdivision regulations and a zoning ordinance and map, and is regulated under the Washington County shoreland and floodplain zoning ordinance. Zoning in effect in the Town in 2007 is shown on Map K-7. The Town zoning ordinance is summarized in Table K-2.

The Town Board will consider the following change to the Town zoning ordinance:

- Revise the ordinance to limit residential uses in business and commercial districts to residences for the owners or caretakers of the property.

The Town Board will consider the following change to the Town zoning map:

- Place wetlands in the existing conservancy zoning district.

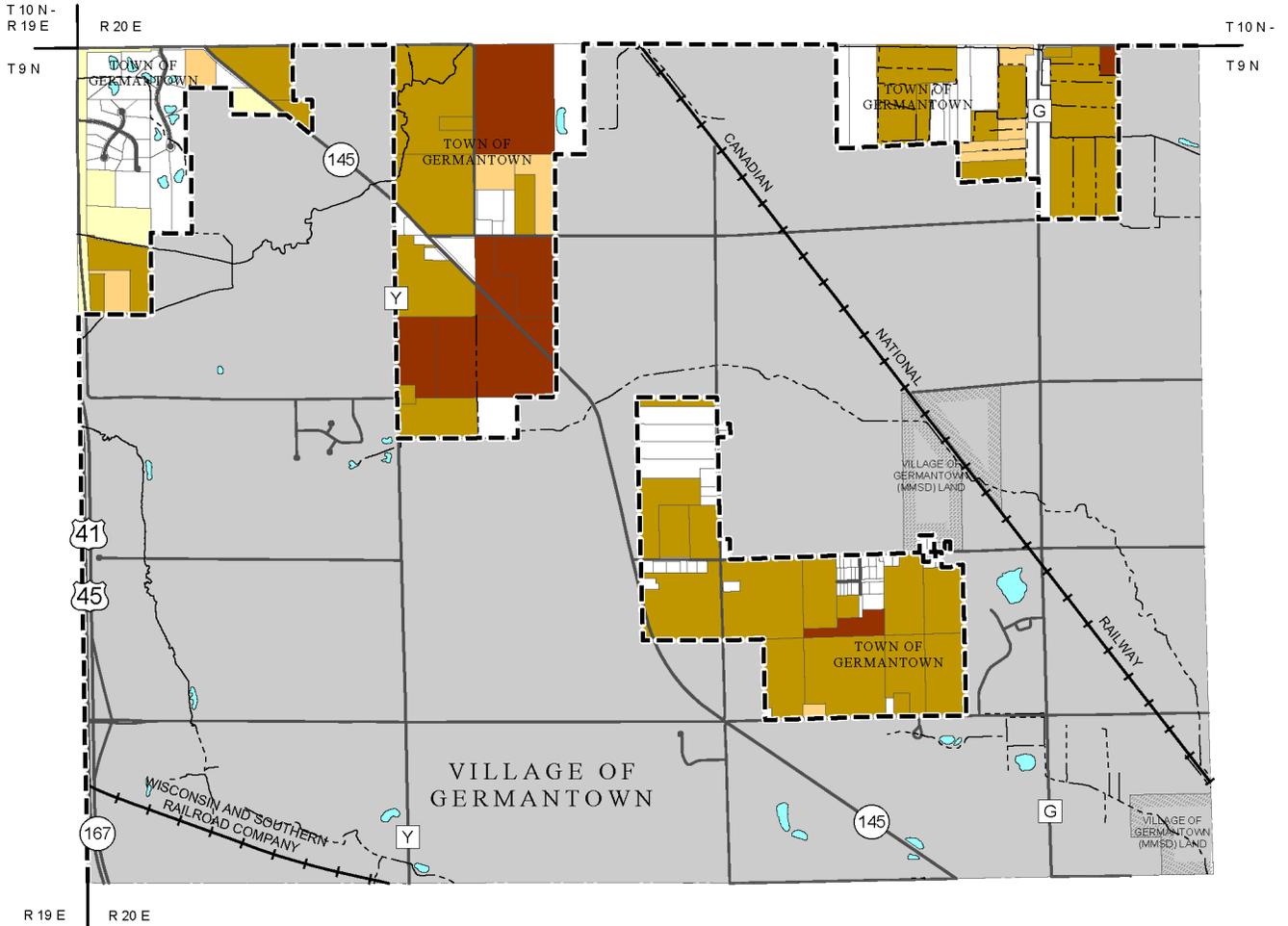
The Town Board will consider amending the Town Subdivision Ordinance (Section 17 of the Town Code of Ordinances) to incorporate by reference the procedural requirements for the review of subdivisions in Chapter 236 of the *Wisconsin Statutes*.

## **PLAN REVIEW AND ADOPTION**

For any planning process, it is good practice to hold public informational meetings and hearings on recommended plans before their adoption. Such actions provide an additional opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the plan recommendations. Accordingly, a public informational meeting for the Town comprehensive plan was held on February 21, 2008. A public hearing was held by the Town Board on May 12, 2008. The Town provided public notice of the hearing in accordance with the requirements of the comprehensive planning law, and distributed the draft plan report to all of the parties specified in the law. The Town Plan Commission approved the plan on May 12, 2008. A copy of the Plan Commission resolution approving the comprehensive plan and recommending adoption of the plan by the Town Board is included in this Appendix.

# Map K-6

## LESA SCORES FOR AGRICULTURAL PARCELS IN THE TOWN OF GERMANTOWN



□ PARCEL BOUNDARY

### LESA SCORE

■ 8 - 8.9

■ 7 - 7.9

■ 6 - 6.9

■ LESS THAN 6

- - - TOWN / VILLAGE BOUNDARY

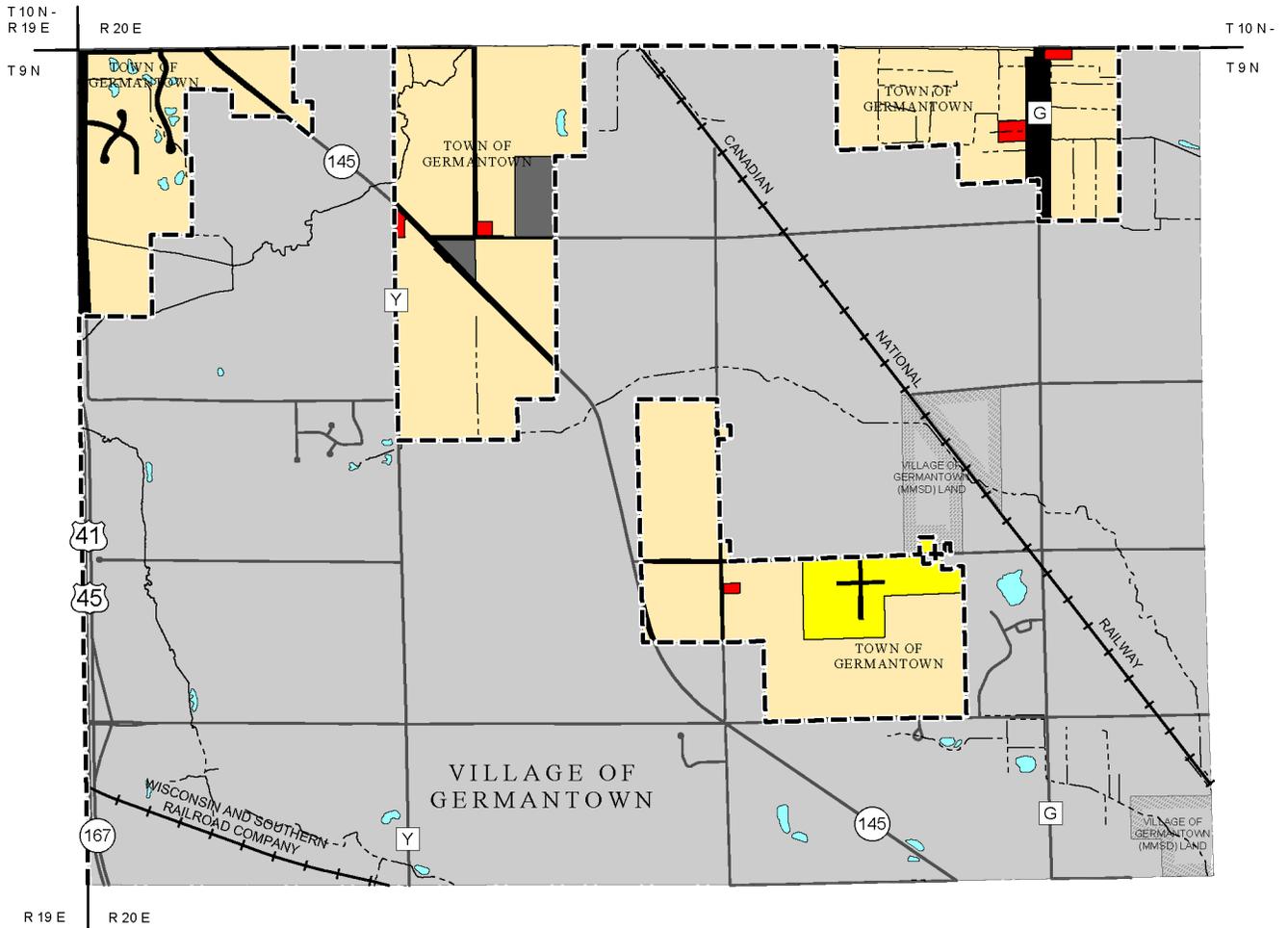


0 0.25 0.5 MILE

Source: Washington County and SEWRPC.

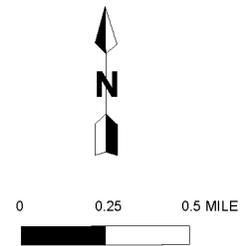
# Map K-7

## ZONING IN THE TOWN OF GERMANTOWN: 2007



**ZONING DISTRICT**

- AGRICULTURAL
- 'B' RESIDENCE
- COMMERCIAL AND LIGHT MANUFACTURING
- LOCAL BUSINESS
- TOWN / VILLAGE BOUNDARY



NOTE: PLEASE CONTACT THE TOWN ZONING ADMINISTRATOR TO DETERMINE IF THE TOWN BOARD HAS APPROVED ANY REZONINGS SINCE THIS MAP WAS PREPARED.

Source: Town of Germantown and SEWRPC.

Table K-2

TOWN OF GERMANTOWN ZONING ORDINANCE SUMMARY OF DISTRICT REGULATIONS

District	Typical Principal Uses	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size	Minimum / Maximum Floor Area (square feet)
Conservancy District	Grazing, harvesting of wild crops, hunting and fishing, sustained yield forestry, dams and hydro-electric power transmission, telephone, telegraph and power transmission, and non-residential buildings used for raising lowland animals, fowl, or fish	--	N/A	N/A
A Residence District	Single-family residences, farming and dairying, public parks and playgrounds, truck gardening and nurseries, roadside sale of farm products, and home occupations	--	3 acres, exclusive of street rights-of-way	1,400 minimum for single story; 1,800 minimum with 900 first floor minimum for two story and split level dwellings; 100 minimum per bedroom
B Residence District	All A Residence District uses, cemeteries not exceeding ten acres, tourist homes, and motels	--	Same as A Residence District	Same as A Residence District
Agricultural District	All A and B Residence District uses, livestock, poultry raising, golf courses, airports, kennels, and animal hospitals	--	Same as A Residence District	Same as A Residence District
Local Business District	All A and B Residence District uses, multi-family dwellings, automobile sales and service, banking institutions, police or fire stations, restaurants, taverns, and furniture retailers	Adult businesses	Same as A Residence District	1,400 minimum per family for residential portion of buildings used for both residential and business purposes
Commercial and Light Manufacturing District	All A and B Residence District, Agricultural District, and Local Business District uses, and any other uses except heavy manufacturing and junk and auto wrecking yards	--	Same as A Residence District	Same as Local Business District
Industrial District	Any use permitted in A and B Residence, Business, Agricultural, or Commercial and Light Manufacturing District, quarries, sand or gravel pits, excavation for the purposes of removing stone or gravel, and most other commercial or industrial uses	--	Same as A Residence District	Same as Local Business District

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Town of Germantown zoning ordinance and map for specific zoning information.

<sup>a</sup>No conditional uses are identified in the Zoning Ordinance.

Source: Town of Germantown Zoning Ordinance, adopted July 1954 and amended February 1960 and November 1961, and SEWRPC.

An important step in plan implementation is the formal adoption of the recommended plan by the Town Board. Upon such adoption, the plan becomes the official guide to be used by Town officials in making development or redevelopment decisions. The plan should serve as the basis on which all development proposals, such as zoning requests, subdivision plats, and certified survey maps, are reviewed. Only those zoning actions or land divisions which are consistent with the plan should be approved. The Germantown Town Board adopted this comprehensive plan on May 14, 2008. A copy of the adopting ordinance is included in this Appendix.

## PLAN AMENDMENT PROCEDURE

The Town land use plan map; the goals and objectives; or other information included in this Appendix may be amended by the Town Board at any time. The State comprehensive planning law requires that the same procedures required by Section 66.1001(4) of the *Statutes* to initially adopt this plan be used when amending or updating the plan. The following procedure will be used by the Town when amending the plan:

1. An application for a plan amendment will be submitted to the Town Plan Commission. An amendment may be initiated by a land owner or by the Town Board.
2. The Town Clerk will send a copy of the proposed plan amendment to all adjacent local governments and the other parties listed in Section 66.1001(4)(b) of the *Statutes*, and to nonmetallic mine operators and other persons listed in Sections 66.1001(4)(e) and (4)(f) of the *Statutes*. These governments and individuals should have at least 30 days to review and comment on the proposed plan amendment.
3. The Town Plan Commission will review the plan amendment and make a recommendation to the Town Board. The Plan Commission will adopt a resolution stating whether it favors or objects to the proposed amendment.
4. The Town Board will schedule a public hearing on the proposed amendment and direct the publishing of a Class 1 notice, with such notice published at least 30 days before the public hearing and containing the information required under Section 66.1001(4)(d) of the *Statutes*. The Town Board may, at its discretion, hold a public informational meeting prior to scheduling a public hearing on the amendment.
5. The Town Board will review the Plan Commission's recommendation and take public comment at the public hearing. Following the hearing, or at a subsequent meeting, the Town Board will approve or deny an ordinance adopting the plan amendment. Adoption of the ordinance must be by a majority vote of all members.
6. Following Town Board action, the Town Clerk will send a copy of the adopting ordinance and the plan amendment to those parties listed in Sections 66.1001(4)(b), (e), and (f) of the *Statutes*.
7. The Town will work with the Washington County Planning and Parks Department staff to incorporate the amendment into the County comprehensive plan.

**RESOLUTION NO. 03080512**  
**TOWN OF GERMANTOWN PLAN COMMISSION**

**A RESOLUTION ADOPTING A COMPREHENSIVE PLAN**

WHEREAS, the Town of Germantown, pursuant to Sections 62.23, 61.35, and 60.22 (3) of the Wisconsin Statutes, has adopted Village powers and created a Town Plan Commission; and

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

WHEREAS, the Town has cooperated with Washington County and SEWRPC to prepare a multi-jurisdictional comprehensive plan that will serve as the comprehensive plan for the Town of Germantown and for Washington County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035," containing all maps, references and other descriptive materials, to be the comprehensive (master) plan for the Town; and

WHEREAS, information specific to the Town is set forth in Appendix K of the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Town Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on September 13, 2004, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Plan Commission and Town Board held a joint public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Town of Germantown hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035."

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 12<sup>th</sup> day of May, 2008.

Ayes 6 Noes 0 Absent 0

  
\_\_\_\_\_  
Chairperson  
Town of Germantown Plan Commission

Attest:

  
\_\_\_\_\_  
Secretary  
Town of Germantown Plan Commission

Ordinance No. 04080514

**AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN FOR THE  
TOWN OF GERMANTOWN, WISCONSIN**

The Town Board of the Town of Germantown, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Sections 62.23(2) and (3), Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Germantown is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Germantown, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Town has cooperated with Washington County and SEWRPC to prepare a multi-jurisdictional comprehensive plan that will serve as the comprehensive plan for the Town of Germantown and for Washington County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035," and information specific to the Town is included in Appendix K of the plan report.

SECTION 4. The plan commission of the Town of Germantown, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

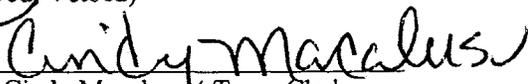
SECTION 6. The Town Board of the Town of Germantown, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Germantown comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

ADOPTED this 19<sup>th</sup> day of May 2008.

  
\_\_\_\_\_  
Paul Metz, Town Chair

Published/Posted: 5/13/08 Date

(Approved) Vetoed)  
Attest:   
Cindy Macaluso, Town Clerk

**Appendix L**

**HOUSEHOLDS WITH HOUSING PROBLEMS IN EACH PARTICIPATING LOCAL GOVERNMENT IN WASHINGTON COUNTY**

**Table L-1**

**HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF ADDISON: 2000<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	--	--	15	15	4	19	15	15	34	3.1
Very Low (30.1 to 50 percent) .....	4	4	4	4	15	15	--	35	--	--	23	2.1
Low (50.1 to 80 percent) .....	4	59	15	30	15	19	--	30	--	--	34	3.1
Moderate (80.1 to 95 percent) .....	--	4	10	40	4	4	--	--	4	4	18	1.6
Other (above 95 percent) .....	--	45	35	475	--	90	--	--	4	39	39	3.5
<b>Total</b>	<b>8</b>	<b>112</b>	<b>64</b>	<b>549</b>	<b>49</b>	<b>143</b>	<b>4</b>	<b>84</b>	<b>23</b>	<b>58</b>	<b>148</b>	<b>13.3</b>

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	4	8	--	--	4	4	4	4	12	1.1
Very Low (30.1 to 50 percent) .....	--	4	4	8	--	4	--	--	--	--	4	0.4
Low (50.1 to 80 percent) .....	--	4	--	10	--	--	--	--	--	25	--	--
Moderate (80.1 to 95 percent) .....	--	10	--	4	--	--	--	--	--	4	--	--
Other (above 95 percent) .....	--	--	4	54	--	4	--	--	--	20	4	0.4
<b>Total</b>	<b>--</b>	<b>18</b>	<b>12</b>	<b>84</b>	<b>--</b>	<b>8</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>53</b>	<b>20</b>	<b>1.8</b>

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,113).

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

Table L-2

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF BARTON: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	--	--	--	--	--	4	10	10	10	1.1
Very Low (30.1 to 50 percent) .....	--	4	--	--	--	--	20	24	--	--	20	2.2
Low (50.1 to 80 percent) .....	--	10	30	45	--	15	--	20	--	10	30	3.2
Moderate (80.1 to 95 percent) .....	--	15	10	35	--	15	--	--	4	4	14	1.5
Other (above 95 percent) .....	--	50	20	465	--	35	--	4	10	70	30	3.2
Total	--	79	60	545	--	65	20	52	24	94	104	11.2

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	--	--	--	--	--	--	10	10	10	1.1
Very Low (30.1 to 50 percent) .....	--	--	--	--	--	--	--	--	--	10	--	--
Low (50.1 to 80 percent) .....	--	10	--	4	--	--	--	--	--	4	--	--
Moderate (80.1 to 95 percent) .....	4	14	--	--	--	--	--	--	--	--	4	0.4
Other (above 95 percent) .....	--	10	--	4	--	4	--	--	--	25	--	--
Total	4	34	--	8	--	4	--	--	10	49	14	1.5

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (930).

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

Table L-3

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF ERIN: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	10	10	10	14	--	--	15	19	--	--	35	2.7
Very Low (30.1 to 50 percent) .....	15	19	--	4	10	10	4	8	4	4	33	2.6
Low (50.1 to 80 percent) .....	10	30	20	30	15	25	4	14	10	14	59	4.6
Moderate (80.1 to 95 percent) .....	4	14	15	30	4	8	--	--	10	14	33	2.6
Other (above 95 percent) .....	10	120	85	660	30	100	4	4	15	75	144	11.3
Total	49	193	130	738	59	143	27	45	39	107	304	23.8

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	4	4	--	--	--	--	--	4	4	0.3
Very Low (30.1 to 50 percent) .....	--	--	--	4	--	--	--	--	--	--	--	--
Low (50.1 to 80 percent) .....	--	--	--	--	--	--	--	--	--	4	--	--
Moderate (80.1 to 95 percent) .....	--	--	4	4	--	--	--	--	--	--	4	0.3
Other (above 95 percent) .....	--	--	--	20	--	--	--	--	--	10	--	--
Total	--	--	8	32	--	--	--	--	--	18	8	0.6

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,276).

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

Table L-4

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF FARMINGTON: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	10	10	4	4	15	19	4	4	33	3.0
Very Low (30.1 to 50 percent) .....	--	8	--	4	4	8	4	19	--	--	12	1.1
Low (50.1 to 80 percent) .....	4	20	15	35	20	35	--	--	4	19	39	3.5
Moderate (80.1 to 95 percent) .....	--	20	10	30	15	19	--	--	--	--	25	2.3
Other (above 95 percent) .....	4	54	60	545	15	90	--	10	10	65	89	8.0
Total	8	102	95	624	58	156	19	48	18	88	198	17.8

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	--	--	--	4	--	--	4	4	4	0.4
Very Low (30.1 to 50 percent) .....	--	--	--	4	--	--	4	4	--	--	4	0.4
Low (50.1 to 80 percent) .....	--	4	--	4	--	--	--	--	--	4	--	--
Moderate (80.1 to 95 percent) .....	--	--	--	10	--	--	--	--	--	--	--	--
Other (above 95 percent) .....	--	--	--	45	--	--	--	--	--	10	--	--
Total	--	4	--	63	--	4	4	4	4	18	8	0.7

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,111).

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

Table L-5

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF HARTFORD: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	--	--	10	10	10	10	--	--	20	1.4
Very Low (30.1 to 50 percent) .....	--	25	20	30	--	--	--	20	10	10	30	2.1
Low (50.1 to 80 percent) .....	--	25	50	65	4	4	--	15	20	20	74	5.3
Moderate (80.1 to 95 percent) .....	--	--	10	25	4	8	--	--	--	10	14	1.0
Other (above 95 percent) .....	10	75	80	700	--	125	--	10	25	90	115	8.2
Total	10	125	160	820	18	147	10	55	55	130	253	18.0

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	--	--	--	--	--	--	--	--	--	--
Very Low (30.1 to 50 percent) .....	--	--	--	--	--	--	--	10	--	--	--	--
Low (50.1 to 80 percent) .....	--	--	--	10	--	10	--	--	15	35	15	1.1
Moderate (80.1 to 95 percent) .....	--	--	--	--	--	--	--	--	--	--	--	--
Other (above 95 percent) .....	--	10	--	25	--	--	--	--	--	25	--	--
Total	--	10	--	35	--	10	--	10	15	60	15	1.1

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,402).

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

Table L-6

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF KEWASKUM: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	4	8	--	--	--	4	4	8	4	4	12	2.8
Very Low (30.1 to 50 percent) .....	4	14	4	8	--	--	4	8	4	4	16	3.7
Low (50.1 to 80 percent) .....	4	19	4	8	--	4	--	10	4	8	12	2.8
Moderate (80.1 to 95 percent) .....	4	19	4	8	--	--	--	--	--	--	8	1.9
Other (above 95 percent) .....	--	20	15	145	--	25	--	--	4	34	19	4.4
Total	16	80	27	169	--	33	8	26	16	50	67	15.6

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	--	--	4	4	--	4	4	4	8	1.9
Very Low (30.1 to 50 percent) .....	--	4	--	--	--	--	--	--	--	--	--	--
Low (50.1 to 80 percent) .....	--	4	4	8	--	--	--	--	--	--	4	0.9
Moderate (80.1 to 95 percent) .....	--	--	--	15	--	4	--	--	--	4	--	--
Other (above 95 percent) .....	--	--	--	15	--	--	--	--	--	4	--	--
Total	--	8	4	38	4	8	--	4	4	12	38	2.8

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (428).

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

Table L-7

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE VILLAGE OF KEWASKUM: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	15	15	4	4	4	4	4	4	--	--	27	2.3
Very Low (30.1 to 50 percent) .....	4	14	4	4	--	--	4	19	4	4	16	1.3
Low (50.1 to 80 percent) .....	10	25	40	55	15	25	--	--	20	24	85	7.1
Moderate (80.1 to 95 percent) .....	--	30	15	50	4	19	--	4	4	4	23	1.9
Other (above 95 percent) .....	4	59	15	270	4	69	--	10	--	30	23	1.9
Total	33	143	78	383	27	117	8	37	28	62	174	14.5

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	20	20	--	--	4	14	10	14	34	2.8
Very Low (30.1 to 50 percent) .....	4	4	15	19	--	--	10	20	4	4	33	2.8
Low (50.1 to 80 percent) .....	4	8	15	55	--	--	--	15	10	50	29	2.4
Moderate (80.1 to 95 percent) .....	--	4	--	25	--	--	--	--	--	25	--	--
Other (above 95 percent) .....	--	4	4	99	10	14	--	4	10	60	24	2.0
Total	8	20	54	218	10	14	14	53	34	153	120	10.0

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,200).

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

Table L-8

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF POLK: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	10	10	--	10	--	--	--	--	--	--	10	0.8
Very Low (30.1 to 50 percent) .....	--	10	10	10	--	--	--	--	--	--	10	0.8
Low (50.1 to 80 percent) .....	--	20	25	35	4	19	--	4	--	--	29	2.3
Moderate (80.1 to 95 percent) .....	10	30	20	45	20	30	--	10	10	10	60	4.7
Other (above 95 percent) .....	--	70	85	620	--	105	--	55	40	85	125	9.7
Total	20	140	140	720	24	154	--	69	50	95	234	18.2

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	--	10	10	--	--	--	--	10	10	20	1.6
Very Low (30.1 to 50 percent) .....	--	--	--	--	--	--	--	--	--	--	--	--
Low (50.1 to 80 percent) .....	--	--	--	20	--	--	--	--	10	20	10	0.8
Moderate (80.1 to 95 percent) .....	--	--	--	--	--	--	--	--	--	15	--	--
Other (above 95 percent) .....	--	10	--	25	--	--	--	--	--	--	--	--
Total	--	10	10	55	--	--	--	--	20	45	30	2.3

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,288).

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

Table L-9

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF TRENTON: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	4	4	10	10	--	--	20	30	4	4	38	2.5
Very Low (30.1 to 50 percent) .....	10	20	4	4	--	10	--	15	--	--	14	0.9
Low (50.1 to 80 percent) .....	--	55	55	59	30	45	--	4	10	40	95	6.3
Moderate (80.1 to 95 percent) .....	--	50	10	35	4	4	--	4	4	4	18	1.2
Other (above 95 percent) .....	--	80	55	745	20	115	--	4	10	85	85	5.6
Total	14	209	134	853	54	174	20	57	28	133	250	16.5

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	4	4	4	--	--	--	--	4	4	8	0.5
Very Low (30.1 to 50 percent) .....	--	--	4	14	--	--	--	--	10	10	14	0.9
Low (50.1 to 80 percent) .....	--	--	--	4	--	--	--	4	--	--	--	--
Moderate (80.1 to 95 percent) .....	--	--	--	4	--	--	--	--	--	--	--	--
Other (above 95 percent) .....	--	10	--	4	--	4	--	--	--	25	--	--
Total	--	14	8	30	--	4	--	4	14	39	22	1.4

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,517).

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

Table L-10

HOUSEHOLDS WITH HOUSING PROBLEMS IN THE TOWN OF WAYNE: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households										Owner-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	4	8	--	--	--	--	4	8	4	8	12	2.1
Very Low (30.1 to 50 percent) .....	--	--	4	4	4	8	--	--	4	8	12	2.1
Low (50.1 to 80 percent) .....	--	20	15	30	4	4	4	8	4	8	27	4.6
Moderate (80.1 to 95 percent) .....	--	4	4	24	--	4	--	--	--	4	4	0.7
Other (above 95 percent) .....	--	25	25	245	4	54	--	10	4	34	33	5.7
Total	4	57	48	303	12	70	8	26	16	62	88	15.1

Income Level <sup>b</sup>	Renter-Occupied Households										Renter-Occupied Households with Problems	Percent with Problems <sup>c</sup>
	Elderly Family Households		Small Family Households		Large Family Households		Elderly Non-Family Households		Other Non-Family Households			
	Number with Problems	Total Households in Category	Number with Problems	Total Households in Category	Number with Problems	Total Households In Category	Number with Problems	Total Households in Category	Number With Problems	Total Households in Category		
Extremely Low (Below 30 percent) .....	--	4	--	--	--	--	--	--	--	--	--	--
Very Low (30.1 to 50 percent) .....	--	--	--	--	4	4	--	--	--	--	4	0.7
Low (50.1 to 80 percent) .....	--	4	4	14	--	--	--	--	--	4	4	0.7
Moderate (80.1 to 95 percent) .....	--	--	--	4	--	--	--	--	--	4	--	--
Other (above 95 percent) .....	--	--	--	20	--	4	--	--	--	4	--	--
Total	--	8	4	38	4	8	--	--	--	12	8	1.4

<sup>a</sup>Housing problems include households with a housing cost burden of over 30 percent or housing units without complete plumbing, kitchen facilities, or more than 1.01 occupants per room.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (584).

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

**Appendix M**

**HOUSEHOLDS WITH HIGH HOUSING COST BURDEN IN EACH PARTICIPATING LOCAL GOVERNMENT IN WASHINGTON COUNTY**

**Table M-1**

**HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE TOWN OF ADDISON: 2000<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	4	0.4	25	2.2	--	--	15	1.3	4	0.4	40	3.6	44	65	4.0
Very Low (30.1 to 50 percent).....	20	1.8	4	0.4	4	0.4	--	--	24	2.2	4	0.4	28	74	2.5
Low (50.1 to 80 percent).....	35	3.1	--	--	--	--	--	--	35	3.1	--	--	35	177	3.1
Moderate (80.1 to 95 percent).....	25	2.2	--	--	--	--	--	--	25	2.2	--	--	25	70	2.2
Other (above 95 percent).....	40	3.6	--	--	--	--	--	--	40	3.6	--	--	40	727	3.6
<b>Total</b>	<b>124</b>	<b>11.1</b>	<b>29</b>	<b>2.6</b>	<b>4</b>	<b>0.4</b>	<b>15</b>	<b>1.3</b>	<b>128</b>	<b>11.5</b>	<b>44</b>	<b>4.0</b>	<b>172</b>	<b>1,113</b>	<b>15.4</b>

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,113).

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

**Table M-2**

**HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE TOWN OF BARTON: 2000<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	--	--	10	1.1	--	--	10	1.1	--	--	20	2.2	20	24	2.2
Very Low (30.1 to 50 percent).....	10	1.1	10	1.1	--	--	--	--	10	1.1	10	1.1	20	38	2.2
Low (50.1 to 80 percent).....	15	1.6	4	0.4	--	--	--	--	15	1.6	4	0.4	19	118	2.0
Moderate (80.1 to 95 percent).....	15	1.6	--	--	4	0.4	--	--	19	2.0	--	--	19	83	2.0
Other (above 95 percent).....	30	3.2	--	--	--	--	--	--	30	3.2	--	--	30	667	3.2
<b>Total</b>	<b>70</b>	<b>7.5</b>	<b>24</b>	<b>2.6</b>	<b>4</b>	<b>0.4</b>	<b>10</b>	<b>1.1</b>	<b>74</b>	<b>8.0</b>	<b>34</b>	<b>3.7</b>	<b>108</b>	<b>930</b>	<b>11.6</b>

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (930).

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

Table M-3

HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE TOWN OF ERIN: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	15	1.2	20	1.6	--	--	4	0.3	15	1.2	24	1.9	39	51	3.1
Very Low (30.1 to 50 percent).....	10	0.8	20	1.6	--	--	--	--	10	0.8	20	1.6	30	49	2.4
Low (50.1 to 80 percent).....	30	2.3	15	1.2	--	--	--	--	30	2.3	15	1.2	45	117	3.5
Moderate (80.1 to 95 percent).....	25	2.0	10	0.8	4	0.3	--	--	29	2.3	10	0.8	39	70	3.1
Other (above 95 percent).....	110	8.6	4	0.3	--	--	--	--	110	8.6	4	0.3	114	989	8.9
Total	190	14.9	69	5.4	4	0.3	4	0.3	194	15.2	73	5.7	267	1,276	20.9

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,276).

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

Table M-4

HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE TOWN OF FARMINGTON: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	15	1.3	20	1.8	--	--	4	0.4	15	1.3	24	2.2	39	39	3.5
Very Low (30.1 to 50 percent).....	10	0.9	4	0.4	--	--	4	0.4	10	0.9	8	0.7	18	47	1.6
Low (50.1 to 80 percent).....	20	1.8	15	1.3	--	--	--	--	20	1.8	15	1.3	35	121	3.2
Moderate (80.1 to 95 percent).....	15	1.3	4	0.4	--	--	--	--	15	1.3	4	0.4	19	79	1.7
Other (above 95 percent).....	75	6.7	--	--	--	--	--	--	75	6.7	--	--	75	819	6.8
Total	135	12.2	43	3.9	--	--	8	0.7	135	12.2	51	4.6	186	1,111	16.7

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,111).

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

**Table M-5**

**HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE TOWN OF HARTFORD: 2000<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	10	0.7	10	0.7	--	--	--	--	10	0.7	10	0.7	20	20	1.4
Very Low (30.1 to 50 percent).....	20	1.4	10	0.7	--	--	--	--	20	1.4	10	0.7	30	95	2.1
Low (50.1 to 80 percent).....	50	3.6	30	2.1	4	0.3	4	0.3	54	3.8	34	2.1	88	184	6.3
Moderate (80.1 to 95 percent).....	10	0.7	--	--	--	--	--	--	10	0.7	--	--	10	43	0.7
Other (above 95 percent).....	105	7.5	--	--	--	--	--	--	105	7.5	--	--	105	1,060	7.5
<b>Total</b>	<b>195</b>	<b>13.9</b>	<b>50</b>	<b>3.6</b>	<b>4</b>	<b>0.3</b>	<b>4</b>	<b>0.3</b>	<b>199</b>	<b>14.2</b>	<b>54</b>	<b>3.8</b>	<b>253</b>	<b>1,402</b>	<b>18.0</b>

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,402).

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

**Table M-6**

**HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE TOWN OF KEWASKUM: 2000<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	4	0.9	10	2.3	--	--	4	0.9	4	0.9	14	3.3	18	36	4.2
Very Low (30.1 to 50 percent).....	4	0.9	4	0.9	--	--	--	--	4	0.9	4	0.9	8	38	1.9
Low (50.1 to 80 percent).....	4	0.9	4	0.9	--	--	4	0.9	4	0.9	8	1.9	12	61	2.8
Moderate (80.1 to 95 percent).....	4	0.9	4	0.9	--	--	--	--	4	0.9	4	0.9	8	50	1.9
Other (above 95 percent).....	15	3.5	--	--	--	--	--	--	15	3.5	--	--	15	243	3.5
<b>Total</b>	<b>31</b>	<b>7.2</b>	<b>22</b>	<b>5.1</b>	<b>--</b>	<b>--</b>	<b>8</b>	<b>1.9</b>	<b>31</b>	<b>7.2</b>	<b>30</b>	<b>7.0</b>	<b>61</b>	<b>428</b>	<b>14.3</b>

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (428).

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

Table M-7

HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE VILLAGE OF KEWASKUM: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	4	0.3	30	2.5	10	0.8	20	1.7	14	1.2	50	4.2	64	75	5.3
Very Low (30.1 to 50 percent).....	4	0.3	10	0.8	25	2.1	4	0.3	29	2.4	14	1.2	43	88	3.6
Low (50.1 to 80 percent).....	65	5.4	10	0.8	20	1.7	--	--	85	7.1	10	0.8	95	257	7.9
Moderate (80.1 to 95 percent).....	25	2.1	--	--	--	--	--	--	25	2.1	--	--	25	161	2.1
Other (above 95 percent).....	20	1.7	--	--	4	0.3	--	--	24	2.0	--	--	24	619	2.0
Total	118	9.8	50	4.1	59	4.9	24	2.0	177	14.8	74	6.2	251	1,200	20.9

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,200).

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

Table M-8

HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE TOWN OF POLK: 2000<sup>a</sup>

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	--	--	10	0.8	--	--	10	0.8	--	--	20	1.6	20	40	1.6
Very Low (30.1 to 50 percent).....	--	--	10	0.8	--	--	--	--	--	--	10	0.8	10	20	0.8
Low (50.1 to 80 percent).....	20	1.6	15	1.2	10	0.8	--	--	30	2.3	15	1.2	45	118	3.5
Moderate (80.1 to 95 percent).....	55	4.3	--	--	--	--	--	--	55	4.3	--	--	55	140	4.3
Other (above 95 percent).....	95	7.4	20	1.6	--	--	--	--	95	7.4	20	1.6	115	970	8.9
Total	170	13.2	55	4.3	10	0.8	10	0.8	180	14.0	65	5.0	245	1,288	19.0

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,288).

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

**Table M-9**

**HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE TOWN OF TRENTON: 2000<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	4	0.3	30	2.0	--	--	4	0.3	4	0.3	34	2.2	38	60	2.5
Very Low (30.1 to 50 percent).....	10	0.7	4	0.3	4	0.3	10	0.7	14	0.9	14	0.9	28	73	1.8
Low (50.1 to 80 percent).....	65	4.3	25	1.6	--	--	--	--	65	4.3	25	1.6	90	211	5.9
Moderate (80.1 to 95 percent).....	15	1.0	10	0.7	--	--	--	--	15	1.0	10	0.7	25	101	1.6
Other (above 95 percent).....	80	5.3	--	--	--	--	--	--	80	5.3	--	--	80	1,072	5.3
<b>Total</b>	<b>174</b>	<b>11.5</b>	<b>69</b>	<b>4.5</b>	<b>4</b>	<b>0.3</b>	<b>14</b>	<b>0.9</b>	<b>178</b>	<b>11.7</b>	<b>83</b>	<b>5.5</b>	<b>261</b>	<b>1,517</b>	<b>17.3</b>

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (1,517).

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

**Table M-10**

**HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE TOWN OF WAYNE: 2000<sup>a</sup>**

Income Level <sup>b</sup>	Owner-Occupied Households				Renter-Occupied Households				Total Occupied Households				Total Households with a High Cost Burden	Total Households	Percent of Households with a High Cost Burden
	Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent		Cost Burden of 30.1 to 50 Percent		Cost Burden of Over 50 Percent				
	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>	Number	Percent <sup>c</sup>			
Extremely Low (Below 30 percent).....	4	0.7	4	0.7	--	--	--	--	4	0.7	4	0.7	8	28	1.4
Very Low (30.1 to 50 percent).....	4	0.7	4	0.7	4	0.7	--	--	8	1.4	4	0.7	12	24	2.1
Low (50.1 to 80 percent).....	10	1.7	15	2.6	4	0.7	--	--	14	2.4	15	2.6	29	92	5.0
Moderate (80.1 to 95 percent).....	4	0.7	--	--	--	--	--	--	4	0.7	--	--	4	44	0.7
Other (above 95 percent).....	30	5.1	4	0.7	--	--	--	--	30	5.1	4	0.7	34	396	5.8
<b>Total</b>	<b>52</b>	<b>8.9</b>	<b>27</b>	<b>4.6</b>	<b>8</b>	<b>1.4</b>	<b>--</b>	<b>--</b>	<b>60</b>	<b>10.3</b>	<b>27</b>	<b>4.6</b>	<b>87</b>	<b>584</b>	<b>14.9</b>

<sup>a</sup>Spending over 30 percent of monthly household income on housing is considered to be a high housing cost burden.

<sup>b</sup>Income level categories are based on a percentage range of the 1999 median family income.

<sup>c</sup>Percent of all households (584).

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

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**Appendix N**

**WASHINGTON COUNTY  
ECONOMIC DEVELOPMENT STRATEGIC PLAN: 2006-2007**

**ECONOMIC DEVELOPMENT/WASHINGTON COUNTY  
STRATEGIC PLAN 2006-07**

**Timeframes:**

Short Term (0 to 12 months) | Intermediate Term (1 to 3 years) | Long Term (3 to 5 years)  
On-going (Projects that do not have an established end-date, but are part of EDWC's on-going mission)

<b><u>Mission Statement</u></b>			
<i>The Washington County Economic Development Corporation, doing business as <b>Economic Development/Washington County</b>, seeks to improve and enhance the economic vitality of the county-wide community by serving as the central voice on economic development issues, retaining and expanding the current manufacturing and commerce sectors, attracting and creating new family-supporting jobs, and supporting quality of life issues.</i>			
<b>Initiative – Business Retention</b>			
<b>Goal</b>	<b>Priority</b>	<b>Timeline</b>	<b>Responsibility</b>
Advocate and mediate for Business needs and issues with Communities	High	On-going	Staff
Disseminate relevant information to Communities	High	On-going	Staff
Understanding Community Needs (e.g. Appropriate Businesses, Housing Stock Issues)	High	On-going	Staff
Develop a through knowledge of businesses within the County and their needs	High	On-going	Staff
Develop Strategy for connecting with businesses	High	Short Term	Business Retention & Manufacturing
Promotion of EDWC and its resources	High	Short Term	Marketing/ Communications
Advocate for Transportation and Infrastructure Issues on a Case Basis (Board Approval Needed)	Medium	On-going	Staff/Board (Information Sharing)
Examine Healthcare and its issues related to the Business Community	Medium	Long Term	Healthcare
Develop Strategy to support Agri-Business within the County	Medium	Intermediate Term	Agri-Business
Develop telecommunications and technology strategies for the County	Medium/Low	On-going	Staff to work with Communities (Information Sharing)

<b>Initiative – Business Attraction</b>			
<b>Goal</b>	<b>Priority</b>	<b>Timeline</b>	<b>Responsibility</b>
Recognize EDWC as a first responder for leads and start-ups in all communities	High	On-going	Staff and Local Communities
Participate, actively, in Milwaukee 7 and REP (Regional Economic Partnership)	High	On-going	Staff and MKE7 Washington County Reps
Create Inventory of Central Resources	Medium/High	On-going	Staff
Encourage Entrepreneurship/Start-up Businesses <ul style="list-style-type: none"> <li>Funding and Education</li> </ul>	Medium	Long Term	Staff, Chambers of Commerce, Small Business Development Center

<b>Initiative – Workforce: Quality and Availability</b>			
<b>Goal</b>	<b>Priority</b>	<b>Timeline</b>	<b>Responsibility</b>
Develop Strategy to Match Educational Opportunities with Employment (Business) Needs	High	Intermediate Term	Workforce
Develop an Employee Attraction Program for the County	Medium/High	Intermediate Term	Workforce
Establish an Outreach Program to potential employees (Youths and High School students) <ul style="list-style-type: none"> <li>Link Businesses to Education</li> </ul>	Medium/High	Intermediate Term	Workforce
Work with UWWC on the Development of a 4 year engineering degree	Medium	Intermediate Term	Staff and UWWC

<b>Initiative – Internal Structure of EDWC</b>			
<b>Goal</b>	<b>Priority</b>	<b>Timeline</b>	<b>Responsibility</b>
Development of an Information Dissemination Strategy for Internal, Local and Universal Audiences	High	Short Term	Marketing/ Communications
Define and Establish Funding; fees, sources and structure	High	Short-term	Executive
Recruitment of Investors	High	On-going	Membership/ Investors
Assume Management of the County's Revolving Loan Fund Program	High	Short Term	Revolving Loan Fund
Reevaluate Current Revolving Loan Fund Procedures	Medium/High	Intermediate Term	Revolving Loan Fund
Update and Maintain Internal Structure of EDWC <ul style="list-style-type: none"> <li>Board of Directors</li> <li>By-Laws</li> <li>Policies and Procedures</li> <li>Finances (Budget)</li> </ul>	Medium	On-going	Executive Committee

Source: Washington County Economic Development Corporation.

## Appendix O

# ECONOMIC DEVELOPMENT PROGRAMS AND GRANTS AVAILABLE IN WASHINGTON COUNTY

(See Part 2 in Chapter XIII for Additional Programs)

### **Wisconsin Department of Commerce Programs**

#### ***Industrial Revenue Bond (IRB) Program Overview***

The Department of Commerce's Industrial Revenue Bond (IRB) Program allows all Wisconsin cities, villages and towns to support industrial development through the sale of tax-exempt bonds. The proceeds from the bond sale are loaned to businesses to finance capital investment projects at, primarily, manufacturing facilities. IRBs are municipal bonds, but not general obligations of the municipality. The company or business that will use the facilities provides the interest and principal payments on the loan. The local government is in partnership with the business, lending its name, but not its credit, to the bond issue.

#### ***Community Development Block Grant - Economic Development (CDBG-ED)***

The CDBG-ED program was designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Department of Commerce awards the funds to a general-purpose unit of government (community), which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the community.

#### ***Customized Labor Training (CLT) Program***

The CLT program is designed to assist companies that are investing in new technologies or manufacturing processes by providing a grant of up to 50 percent of the cost of training employees on the new technologies. The program's primary goal is to help Wisconsin manufacturers maintain a workforce that is on the cutting edge of technological innovation. Any business making a commitment to locate a new facility in Wisconsin or expand an existing facility which is upgrading a product, process, or service that requires training in new technology and industrial skills is eligible.

#### ***Employee Ownership Assistance Grant Program (EOP)***

The EOP program is designed to assist the employees of a distressed business obtain the professional services necessary to evaluate the feasibility of purchasing the business and operating as an employee-owned business. An EOP award may be made to a group formed by or on behalf of the current or former employees of an existing Wisconsin business that is considering or has experienced substantial layoffs or a plant closing. The applicant must intend to operate the business in Wisconsin as an employee-owned business.

### ***Major Economic Development (MED) Program***

The MED program is designed to assist businesses that will invest private funds and create jobs as they expand in or relocate to Wisconsin. To be eligible the project must involve significant capital investment relative to the State as a whole or involve the retention or creation of a significant number of jobs in the local government in which the project is located. Eligible activities include construction and expansion; working capital; and acquisition of existing businesses, land, buildings, and equipment.

### ***Technology Development Fund (TDF)***

The TDF program was established to help Wisconsin businesses research and develop technological innovations that have the potential to provide significant economic benefit to the State. Eligible applicants include any Wisconsin business or consortium. Eligible activities include research and development that will lead to new or significantly improved products or processes, have a high probability of commercial success within a relatively short time period (two to three years), and/or will provide significant economic benefit to Wisconsin. Only costs directly associated with the proposed research project are eligible, including salaries, professional services provided by independent third parties, equipment critical to the research project, and supplies and materials.

### ***Technology Development Loan (TDL) Program***

The TDL program was established to assist Wisconsin businesses that have developed technological innovations with the potential to provide significant economic benefit to the State. This program is designed to assist the business in bringing the new technology to commercialization. Any Wisconsin business or consortium can apply for TDL funds. Eligible activities include acquisition of land, buildings, and equipment; working capital; and new construction. Although the Department of Commerce (DOC) can provide up to 75 percent of eligible project costs, the actual amount of DOC participation is dependent on factors such as commercial potential, economic impact, business viability, fund availability, collateral position available, and the amount of private funds leveraged.

### ***Wisconsin Trade Project Program***

The Wisconsin Trade Project Program offers individual matching grants up to \$5,000 to help small export-ready firms participate in international trade shows. Wisconsin businesses whose annual sales are less than \$25 million (including the annual sales of parent and subsidiary companies) that have developed a long-term export plan are eligible.

### ***Business Employees' Skills Training (BEST) Program***

The BEST program was established by the Wisconsin Legislature to help small businesses in industries that are facing severe labor shortages to upgrade the skills of their workforce. Under the BEST program, DOC can provide applicants with a tuition reimbursement grant to help cover a portion of the costs associated with training employees. Eligible applicants include Wisconsin for-profit businesses that have 25 or fewer full-time employees or annual sales of less than \$2.5 million. Eligible industrial clusters include automation, agriculture/food products, biotechnology, information technology, manufacturing, medical devices, paper/forest products, printing, tourism, and childcare.

### ***Certified Capital Companies (CAPCO) Program***

The CAPCO Program created an investment pool directed toward small, high-growth companies with an annual income of no more than \$2 million and no more than 100 employees. To be eligible to receive investment from CAPCO a business must be headquartered in Wisconsin; be in need of venture capital and unable to obtain conventional financing; have no more than 100 employees (at least 75 percent of whom are employed in Wisconsin); have an average annual net income of not more than \$2.0 million during its two most recent fiscal years; have a net worth less than \$5.0 million; and not be engaged in predominately professional services or banking.

### ***Dairy 2020 Early Planning Grant Program***

The goal of the Dairy 2020 Early Planning Grant program is to encourage and stimulate the start-up, modernization, and expansion of Wisconsin dairy farms. Eligible applicants for the Dairy 2020 Early Planning

Grant program include existing and start-up Wisconsin dairy producers. Proceeds from an award may only be used to cover the cost of having a qualified, independent third party provide the professional services necessary to assist the applicant in evaluating the start-up, modernization, or expansion of a dairy farm. Eligible professional services include activities that are necessary in order for the applicant to make a "go or no go" decision.

#### ***Milk Volume Production (MVP) Program***

The MVP program is designed to assist dairy producers that are undertaking capital improvement projects that will result in a significant increase in Wisconsin's milk production. All dairy producers that are or will be located in Wisconsin and are planning capital investments that will result in significant long-term increases in Wisconsin's capacity to produce milk are eligible.

Eligible costs are limited to the cost of acquiring cows. DOC will fund no more than \$500 for each cow to be added to the operation, with a maximum award of \$1.0 million. DOC will seek to maximize the program's impact by participating with dairy producers that can document a need for near-equity financing and demonstrate the management skills necessary to make the project successful.

#### ***State of Wisconsin Investment Board (SWIB)***

The SWIB is a State agency that invests one of the largest pension funds in the world. It directs a portion of its private debt investments to Wisconsin companies. SWIB provides long-term financing as a complement to short-term bank lending. Both debt and mezzanine financing are available. Mezzanine financing takes the form of a subordinate loan supplemented by warrants or company stock. The loan generally has a five-year maturity. Typically the interest rate is 10 to 12 percent. Total return should be about 16 percent. Approved loans usually run 10 to 15 years. Loans are generally used to finance long-term business needs, such as purchasing fixed assets or refinancing short-term or long-term obligations. Fixed assets are often used as collateral. In some cases, a parent corporation may guarantee the loan. In other cases, a personal guarantee of the owner or major shareholders may be used.

#### ***Minority Business Development Fund***

The Minority Business Development Fund offers low-interest loans for start-up, expansion, or acquisition projects. To qualify for the fund, a business must be 51 percent controlled, owned, and actively managed by minority-group members, and the project must retain or increase employment.

#### ***Small Business Innovative Research (SBIR)***

The SBIR provides funding for higher risk, early-stage products and technologies. The SBIR program was established to stimulate technological innovation, use small businesses to meet Federal research and development (R&D) needs, encourage the participation of disadvantaged and minority persons in technological innovation, and increase private sector development through Federal sponsorship.

The SBIR program allows small businesses to compete for Federal R&D funds administered by DOC. Small businesses must meet certain eligibility criteria to participate in the SBIR program:

- At least 51 percent American-owned, located in the U.S., and independently operated
- For profit
- Company size limited to 500 employees
- Principal researcher primarily employed by business at time of award and not employed full time by another institution or company
- All work must be done in the U.S.

#### ***Small Business Technology Transfer (STTR)***

The STTR program is a joint research effort between a small business and a nonprofit research institution or Federally funded Research and Development (R&D) center. The STTR provides funding for higher risk, early-stage products and technologies. The STTR program was established to enable small businesses to partner with a nonprofit research institution, such as a university or Federal R&D center, to bring innovative technologies to market.

Small businesses must meet certain eligibility criteria to participate in the STTR Program:

- American-owned and independently operated
- For profit
- Principal researcher need not be employed by small business
- Company size limited to 500 employees
- The small business must perform at least 40 percent of the STTR project

The nonprofit research institution must also meet certain eligibility criteria:

- Located in the U.S.
- Meet one of three definitions: nonprofit college or university, domestic nonprofit research organization, or FFRDC
- The research institution must perform at least 30 percent of the project
- There must be a written intellectual property agreement in place at the time of award
- All work must be done in the U.S.

### **Wisconsin Entrepreneurs' Network (WEN) Programs**

#### ***Technology Assistance Grant (TAG)***

The TAG program aids small Wisconsin high-technology businesses in their efforts to obtain seed, early-stage, or research and development funding. Eligible project costs are professional services involved in the preparation and review of a Federal R&D grant application; in obtaining industry information, data or market research needed to complete applications for R&D or early-stage funding; or in meeting specific requirements to obtain seed or early-stage funding from outside sources.

#### ***Early Planning Grant (EPG)***

The EPG program is designed to help individual entrepreneurs and small businesses throughout Wisconsin obtain the professional services necessary to evaluate the feasibility of a proposed business start up or expansion. Under the EPG program, the WEN, with funding from the Wisconsin Department of Commerce, can provide applicants with a grant to help cover a portion of the cost of hiring an independent third party to develop a comprehensive business plan.

#### ***Entrepreneurial Training Program (ETP) Grant***

The ETP is a course offered through the Small Business Development Center (SBDC) providing prospective and existing business owners with expert guidance through business plan development.

### **Wisconsin Housing and Economic Development Authority (WHEDA) Programs**

#### ***WHEDA Small Business Guarantee (WSBG)***

The Wisconsin Housing and Economic Development Authority (WHEDA) Small Business Guarantee can be used for expenses of land, buildings, equipment, and inventory associated with the expansion or acquisition of a small business (50 or less full-time employees). The guarantee is limited to 80 percent or \$200,000. This program can finance a mixed-use project if the business occupies at least half of the building. The program is for the start-up of a small business in a vacant storefront in the downtown area of a rural community. A rural community is defined as a city, town, or village with a population of 12,000 or less, or a city, town or village that is located in a county with a population density of less than 150 persons per square mile. All local governments in Washington County, except the City of West Bend and Village of Germantown, are eligible for this program.

#### ***The Linked Deposit Loan (LiDL)***

The LiDL is a program offering women and minority owned and operated businesses a two-year interest rate subsidy on the portion of a new bank loan of \$10,000 to \$99,000 that covers land, buildings, and equipment. To be eligible, at least 50 percent of the business must be owned by a woman or ethnic minority group member, or

more than 50 percent of the business must be controlled by a woman or ethnic minority group member. In addition, the business must employ 25 or fewer full-time equivalent employees at the time of application, and the business (along with affiliates, subsidiaries, and parent company) must have gross annual sales of \$500,000 or less.

## **Other Programs**

### ***The Wisconsin Department of Workforce Development***

The Wisconsin Department of Workforce Development (DWD) is the State agency charged with building and strengthening Wisconsin's workforce. DWD offers a wide variety of employment programs and services, accessible at the State's Workforce Development Centers, including securing jobs for the disabled, assisting former welfare recipients to transition to work, connecting youth with jobs, protecting and enforcing worker's rights, processing unemployment claims, and ensuring that worker's compensation claims are paid in accordance with the law. Washington County has two Workforce Development Centers, the Hartford Workforce Development Center and the West Bend Workforce Development Center.

### ***U.S. Small Business Administration (SBA)***

The mission of the SBA is to maintain and strengthen the nation's economy by aiding, counseling, assisting, and protecting the interests of small business and by helping families and businesses recover from National disasters.

### ***The Wisconsin Women's Business Initiative Corporation (WWBIC)***

The WWBIC is an economic development corporation providing quality business education, technical assistance, and access to capital for entrepreneurs. WWBIC consults, educates, and mentors owners of small and micro businesses throughout Wisconsin with a focus on women, people of color, and those of lower incomes. The WWBIC is partially funded by a grant from the SBA and by donations from corporate sponsors, foundations, and private contributors. WWBIC receives money from the SBA's Micro Loan Program and its Office of Women's Business Ownership.

### ***Freight Railroad Infrastructure Improvement Program***

The Freight Railroad Infrastructure Improvement Program is administered by the Wisconsin Department of Transportation and awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the existing railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement.

### ***Transportation Economic Assistance (TEA)***

The Transportation Economic Assistance (TEA) program is administered by the Wisconsin Department of Transportation and provides 50 percent State grants to governing bodies, private businesses, and consortiums for road, rail, harbor, and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the State. Grants of up to \$1 million are available for transportation improvements that are essential for an economic development project. It must begin within three years, have the local government's endorsement, and benefit the public. The program is designed to implement an improvement more quickly than the normal State transportation programming process would allow. The 50 percent local match can come from any combination of local, Federal, or private funds or from in-kind services.

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## **Appendix P**

# **RULES AND BYLAWS GOVERNING WASHINGTON COUNTY MULTI-JURISDICTIONAL DISPUTE RESOLUTION PANEL**

### **ARTICLE I. GENERAL PROVISIONS**

#### **SECTION 1 – AUTHORITY**

The Washington County Multi-Jurisdictional Dispute Resolution Panel has been established pursuant to §66.1001(1)(g), Wis. Stats., as amended, and assumes thereby, all responsibilities, duties and powers as provided therein and by related statutes. A copy of these rules shall also be filed with the County Clerk to be kept as a permanent public record. Copies of the rules shall be also available to the public. These rules are supplementary to the provisions of the Washington County Ordinances as related to comprehensive planning.

#### **SECTION 2 – TITLE**

The official title of this body is, The Washington County Multi-Jurisdictional Dispute Panel, hereafter referred to as the “Panel”.

#### **SECTION 3 - PURPOSE**

The purpose of the Panel is to provide a forum for disputing parties to reach consensus by engaging in facilitated negotiations. This forum is available to Washington County; cities, villages and towns within Washington County and adjoining Washington County that have adopted a comprehensive plan; and, counties adjoining Washington County that have adopted a comprehensive plan. The spirit and intent of facilitated negotiations is to bring parties together to openly and candidly discuss an identified dispute and negotiate a mutually agreeable outcome that will be implemented and adhered to by the parties.

#### **SECTION 4 – PANEL MEMBERSHIP**

The Panel shall be selected on a case-by-case basis at the time of the identification of a dispute requiring a facilitated negotiation meeting. Members will be selected from a pool of candidates comprised of current elected or appointed representatives from cities, villages, towns and the counties. Each party to the dispute shall select three panelists. In order to conduct the negotiation process, the Panel shall be comprised of at least two panelists per party.

## **SECTION 5 – SELECTION PROCESS**

Units of government wishing to participate will be asked to enter into intergovernmental agreements which will describe the obligations of the participating unit of government including the requirement that the unit of government designate elected or appointed representatives to be members of a pool of eligible panelists and designate its clerk or designee as eligible for the pool of potential recording secretaries as mentioned in Article II, Section 3.

Each disputing party shall select, at the time of filing the application, three units of government from the pool of governments for the other disputing party. For example, if a town government and city government have identified a dispute to be submitted to facilitated negotiations, the town shall select three city or village governments from the pool of city-village government participants and the city shall select three town governments from the pool of town governments. In the case of a dispute involving a county government such as a county-town dispute, the county shall select three town governments from the pool of town government participants and the town shall select three county governments from the pool of county government participants. In the event that there are less than three participating county governments, the town shall select all participating county governments from the pool and the staff shall notify the participating county governments that it must designate an adequate number of panelists to fill three positions and two alternates. In addition to each disputing party selecting units of governments, each disputing party shall at the same time select two alternates from the unit of government pool in the same fashion. Each participating city, village or town government selected from the pool shall designate its own representative to serve on the panel. The disputing parties jointly at the time of the filing of the application shall select a recording secretary and an alternate from the available pool of recording secretaries.

## **SECTION 6 – CONFLICTS OF INTEREST**

Any member of the Panel who has any direct or indirect interests, personal or financial, in the matter before the Panel shall not assist with or participate in the negotiation process of such matter at any meeting at which said matter is under consideration. A disqualifying conflict of interest shall be deemed to exist when: (1) The Panel member is the applicant or spouse of the applicant, or is related to the applicant within the third degree of consanguinity or is the husband or wife of someone so related; or, (2) The applicant is the employer, employee, or partner of the member or is a corporation in which the member is a major shareholder or has a major financial interest; or, (3) The member owns property within 300 feet of the property which is the subject of the application. Any member having a disqualifying conflict of interest shall promptly notify the Washington County Planning and Parks Department. Acknowledging that the County Planning and Parks Department is designated by these by-laws to serve in an administrative capacity and recognizing that the County may also be a disputing party taking advantage of this forum to resolve its dispute, such circumstances may give rise to the appearance of a conflict of interest on the part of the County. However, in the event that the County is responsible for administering the process and is also a disputing party, the County shall implement appropriate safeguards by assigning its administrative functions with respect to the Panel to another division within the County Planning and Parks Department to avoid the appearance of or actual conflict and so that the Planning Division is freely and fully capable of taking its dispute through this forum for a resolution.

## **SECTION 7 – LIMITATIONS**

The Panel's role is limited to conducting facilitated negotiation of town, village, city or county disputes related to the comprehensive plan as described in §66.1001(1), Wis. Stats for the nine following elements; Issues & Opportunities, Agricultural, Natural and Cultural Resources, Land Use, Housing, Transportation, Utilities and Community Facilities, Economic Development, Intergovernmental Cooperation and Implementation. Nothing herein shall be construed to give or grant to the Panel, the power or authority to alter or change the comprehensive plans, ordinances related thereto or other official maps of the disputing parties, which authority shall be retained by the governing bodies of the disputing local units of government. The Panel's role is to facilitate negotiations between the disputing parties in an effort to lead the parties to achieving a mutually agreeable resolution of the dispute or disputes brought before the Panel.

## **SECTION 8 - STAFF ROLE**

The Washington County Planning and Parks Department (hereinafter “staff”) shall provide administrative assistance to the Panel. The Staff's role shall be limited to assisting the Panel by accepting and processing joint applications, assembling the Panel and coordinating the meeting(s). The Staff shall not, in any way, assist the disputing parties or the presentation of the issue(s) to the Panel. During the facilitated negotiation process, Staff shall be available, upon request of the Panel, to assist the Panel with administrative functions.

## **SECTION 9 – PANEL’S OFFICE**

The Office of the Panel shall be located at the Washington County Planning and Parks Department at 333 East Washington Street, Suite 2300, West Bend, Wisconsin 53095. Panel records of active disputes shall be available for public inspection between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except legal holidays.

# **ARTICLE II. POWERS AND DUTIES OF THE PANEL**

## **SECTION 1 – GENERAL POWERS**

The powers and duties of the Panel are authorized by §66.1001(1), Wis. Stats. and are more completely described herein. The Panel shall have the following general powers:

- A. To facilitate negotiations among disputing parties relating to the county, city, village or town comprehensive plan as described in §66.1001(1), Wis. Stats for the nine following elements; Issues & Opportunities, Agricultural, Natural and Cultural Resources, Land Use, Housing, Transportation, Utilities and Community Facilities, Economic Development, Intergovernmental Cooperation and Implementation.
- B. To refer written agreements or written outcomes to the appropriate governing bodies for formal action.

## **SECTION 2 – PRESIDING OFFICERS**

Upon convening a Panel for facilitated negotiations, the Panel shall elect a chairperson from among its selected members to coordinate and conduct the Panel during the facilitated negotiation process. The chairperson shall serve as such until the dispute is resolved or the process is otherwise terminated. Upon convening, the Panel shall also select a recording secretary who shall record information as instructed by the Panel. The recording secretary shall not be a member of the Panel. The recording secretary shall be selected from the pool of available clerks of participating governing bodies, but shall not be a clerk from the locale of any of the disputing parties. At the discretion of the Panel, in lieu of a recording secretary, the parties may be required to obtain the services of a stenographer or court reporter to adequately record the negotiation activity and shall equally share the expense of same.

## **SECTION 3 – DUTIES**

1. **CHAIRPERSON.** The chairperson shall preside over and direct the conduct of all meetings of the Panel. The chairperson shall, subject to these rules and further instructions from the Panel, direct the official business of the Panel, supervise the work of the Panel and request necessary help when required. The presiding officer, subject to these rules, shall decide all points of procedure or order.

2. **RECORDING SECRETARY.** The recording secretary, as selected by the disputing parties, shall record information as directed by the Panel and maintain permanent minutes of the Panel’s proceedings; reflect the presence of the participants including representatives of the parties; show generally the activity conducted by the Panel; shall keep records of its official action; shall summarize accurately the information presented by the parties appearing before the Panel and keep a written record of all proceedings; shall record the names and

addresses of all persons appearing before the Panel in person, or by attorney; shall, at the conclusion of process, collect all documents introduced during the negotiation process and attach same to the recorded information; and shall file said minutes and records in the office of the Panel, which minutes and records shall be of public record. County staff shall assist the Recording Secretary in performing these clerical duties as requested by the Chairperson. The Washington County Clerk shall be the custodian of the files of the Panel and shall keep all records.

The County Attorney, or his or her designated representative, may provide assistance and guidance to the Panel, upon request, unless an actual or perceived conflict exists. Upon request of the Panel, assistance of counsel shall be noted in the record of the proceeding.

#### **SECTION 4 – SCOPE**

In exercising the powers herein, the Panel shall facilitate negotiations of disputing parties who present an issue relating to the comprehensive plan and who desire to engage in voluntary good faith negotiations to resolve said dispute.

### **ARTICLE III. FACILITATED NEGOTIATION MEETINGS**

#### **SECTION 1 – TIME: HOW CALLED**

Meetings of the Panel shall be held, or may be canceled, at the call of the chairperson and at such other time as the Panel may determine provided that all Panel members are notified by staff at least 48 hours prior to such meeting. All meetings shall be open to the public and scheduled and noticed in accordance with Wisconsin's Open Meeting Law, unless a disputing party requests that the facilitated negotiation be conducted in closed session and it is properly noticed as such.

#### **SECTION 2 – QUORUM**

A quorum shall consist of at least two selected panelists per each disputing party. Because the Panel is charged with facilitating a negotiation process, the conduct of the meeting will not require the making of formal motions nor will the outcome of the meeting result in a decision or other formal action by the Panel; therefore, the voting requirements and other formal rules of conduct are unnecessary.

#### **SECTION 3 – ORDER OF BUSINESS**

- A. Staff provide assistance to the Panel Chairperson for the development of an agenda for each Panel meeting which shall include the general subject matter of the business to be discussed at the meeting.
- B. Meetings shall be conducted as follows:
  - 1. Call to order and roll call.
  - 2. Statement by the presiding officer concerning the notice in accordance with the Wisconsin Open Meeting Law. (Read legal notice)
  - 3. Presiding officer to read the joint application identifying the dispute.
  - 4. Parties to acknowledge voluntary participation and accuracy of the identified dispute.
  - 5. Identification of all participants.
  - 6. Each party is allowed an opening statement regarding the dispute.
  - 7. Questions by the Panel members.
  - 8. Other questions or statements at the discretion of the Panel.
  - 9. Any correspondence received relevant to the issue before the Panel shall be read by the recording secretary.

10. Panel to continue to lead parties in negotiation and engage in debate and discussion.
11. Panel, with the assistance of the parties, to engage in brainstorming to delineate list of possible solutions.
12. Panel to continue leading parties in negotiation process by using suitable facilitation techniques.
13. Written agreement signed by representatives of the disputing parties – reduce resolution(s) to writing.
14. If no agreements are reached, the Panel shall reduce outcomes of the facilitated negotiation to writing.
15. Panel shall send a copy of the outcome to governing body of disputing parties.
16. Adjournment.

The order of business at any meeting or hearing may be varied from the preceding by consent of the members present.

#### **SECTION 4 – ROBERT’S RULES OF ORDER**

Robert’s Rules of Order, Newly Revised, 10<sup>th</sup> Edition, shall generally guide the actions of the Panel in conduct of its meetings if not covered by these rules, County ordinance or State Statutes.

#### **SECTION 5 – MINUTES**

The Panel, by its recording secretary, shall keep minutes of its meetings including any documentation presented to the Panel.

### **ARTICLE IV. APPLICATIONS**

#### **SECTION 1 – WHO MAY FILE**

Washington County, cities, villages and towns within Washington County and adjoining Washington County that have adopted a comprehensive plan; and, counties adjoining Washington County that have adopted a comprehensive plan may submit a joint application regarding a dispute relating to the comprehensive plan. Applications to the Panel shall be filed with the Planning and Parks Department. Disputing parties must co-sign an application which shall include a jointly defined dispute, minutes of the governing body reflecting authorization to engage in the negotiation process, proposed outcomes and a general description of communications between the parties regarding the dispute.

#### **SECTION 2 – COPIES TO BE SENT**

Staff shall promptly transmit copies of the application and the supporting documentation as follows: original retained for Panel file; a copy to the applicants; copy to the Clerks of the respective governing bodies of the disputing parties; and copy to SEWRPC.

#### **SECTION 3 – TIMELINESS OF APPLICATION**

Applications may be filed at any time upon the determination or discovery of a dispute relating to the comprehensive plan of a town, city, village or county. Upon receipt of a properly filed joint application, staff shall within sixty (60) days take appropriate action to process the application, including but not limited to assembling the Panel and scheduling the first meeting of the Panel. The first meeting of the Panel may be scheduled more than sixty (60) days after receipt of the application upon mutual agreement of the disputing parties.

## **SECTION 4 – REQUIRED INFORMATION**

Applications shall be made on forms provided by the Panel. Any communication, except in the prescribed forms, purporting to be an application shall be deemed a mere notice of intention to file and shall not be deemed a filing to comply with the requirements of timely filing. Failure of the joint applicants to supply the required information, including the appropriate fee, will be considered by the Panel as a failure to comply with the application procedure and the dispute will not be permitted to be submitted to the Panel.

## **SECTION 5 – REASONS TO BE STATED**

The reasons for the application must be stated and basis of the dispute must also be stated by the applicants:

- A. The application shall designate all informal discussions that have occurred between the parties regarding the dispute at issue.
- B. The facts should be stated upon which findings may be made by the Panel.
- C. Relevant maps, ordinances, or procedures and policies shall be included as exhibits to the application.

## **SECTION 6 – JOINT APPLICATION/REPRESENTATIVE FILING**

The application shall bear the signatures of the chief elected official of the respective disputing parties. The joint application shall be filed in person by a representative of each of the disputing parties so that the selection of the Panel and the Recording Secretary can be accomplished at the time of filing.

## **SECTION 7 – TERMINATION OF THE PROCESS**

The Panel, at its discretion, may refuse to convene upon the failure of the applicants to supply the required information called for on the forms or if it is determined that the Parties are not acting in good faith.

## **SECTION 8 – TIME FOR HEARING**

Each application screened by Staff satisfying the requisite criteria for facilitated negotiations shall be considered by the Panel as soon as reasonably practical providing for sufficient time between the date of the application and the date of the meeting for the required meeting notices to be published.

## **SECTION 9 – NOTICE OF HEARING**

The Staff of the Panel shall give, or cause to be given, notice of each meeting as required by law and these rules. Notice shall be given as follows:

- A. Consistent with that required by Wisconsin Open Meeting law.
- B. Mailing a notice to the joint applicants at least 10 calendar days before the meeting.
- C. Mailing a notice to the Clerk of the governing body of the disputing parties, not less than one week before the date of the hearing.
- D. Mailing notice to Southeastern Wisconsin Regional Planning Commission (SEWRPC).

## **SECTION 10 – EFFECT ON OTHER ACTIONS**

Submittal of a dispute to the Panel for facilitated negotiations shall have no effect whatsoever on any other judicial, quasi-judicial, administrative or alternative dispute resolution proceeding. Disputing parties retain all rights and remedies available at law and submittal of same shall in no way affect said rights.

## **SECTION 11 – FEE**

**A. Application Administrative Fee.** This fee is intended to cover 100 percent of the costs associated with staff's administrative functions such as processing the application, coordinating and convening the Panel and providing required notices and mailings. This fee shall be paid at the time of application and shall be provided to the Washington County Planning and Parks Department.

**B. Panel Fee.** This fee is intended to cover 100 percent of the costs associated with the operations of the Panel including panel participants and the recording secretary. The fee for the first meeting shall be paid at the time of application and shall be provided to the Washington County Planning and Parks Department.

Additional fees will be determined at the conclusion of the first meeting and imposed at the conclusion of the facilitated negotiations.

## **ARTICLE V. PANEL PROCEEDINGS**

### **SECTION 1 – APPEARANCES**

At the time of the meeting, the applicant may appear on his or her own behalf or be represented by his or her attorney or agent. It is preferred that parties are represented by officials of the governing body rather than attorneys or other professionals.

### **SECTION 2 – WITNESSES**

The chairperson or the Panel has no authority to compel the attendance of witnesses by subpoena. However, any representative wishing to participate shall be required to state their names and their interests in the matter before the Panel. Statements may be limited by the chairperson in order to conduct an orderly and efficient meeting.

### **SECTION 3 – PRELIMINARY MATTERS**

Following the reading of the application, the Panel may hear statements on the question of the appropriateness of the process for the identified dispute and request that each party state a position on the point. The Panel may proceed with the meeting by engaging the parties in negotiation and reserve its determination on an appropriateness of the forum until after the negotiations conclude. The Panel may make an immediate determination and terminate the hearing upon a finding that the parties are not voluntarily bringing the dispute before the panel or the parties lack good faith. If the Panel determines that the dispute is not appropriate for the forum, the recording secretary shall record the decision as a determination to terminate the meeting.

### **SECTION 4 – DECORUM**

The chairperson shall maintain order and decorum during all Panel proceedings. All persons present during Panel proceedings shall conduct themselves properly so as to not disrupt the process. The chairperson reserves the right to order any person to leave who has conducted himself or herself in a disorderly manner and persisted in such conduct after being directed by the chairperson to cease the conduct.

### **SECTION 5 – PARTIES NOT TO INTERRUPT**

Orderly procedure requires that each party shall proceed without interruption by the other and that there be no arguments between the parties.

## **SECTION 6 – TOOLS TO FOSTER/ENHANCE NEGOTIATIONS**

The Panel shall engage and lead the disputing parties in negotiations to achieve a mutually agreeable result. Facilitated negotiations may employ various tools which include but are not limited to establishing ground rules, brainstorming, caucusing, consensus building and similar techniques. Each dispute brought before the Panel shall be considered unique and as such, the Panel shall not be limited in any way with regard to the tools and techniques it chooses to employ or not employ, but rather it shall determine on a case-by-case basis the appropriate manner to conduct negotiations.

## **SECTION 7 – QUESTIONS BY THE PANEL**

During the meeting, the chairperson, Panel members or representatives of the disputing parties may ask questions and may make appropriate comments pertinent to the dispute; however, no member should argue an issue with the applicant. The chairperson and other Panel members may direct any questions to the applicants or to any person speaking in order to bring out all relevant facts, circumstances and conditions affecting the dispute.

## **SECTION 8 – PRESENTATION OF DOCUMENTATION**

All supporting documentation for each issue shall be presented to the assembled Panel by the disputing parties. Each applicant shall be responsible for the presentation of all information supporting its position. The Panel may take administrative notice of the ordinances of the local governments involved in the dispute in effect at the time of the dispute. Washington County Ordinances and the laws of the State of Wisconsin and other relevant facts not recently subject to dispute may also be considered by the Panel.

## **SECTION 9 – ADDITIONAL DOCUMENTATION**

The Panel may take a case under advisement for later consideration and determination, or may defer action whenever it concludes that additional information is needed or further study is required. The Panel may require that the parties temporarily discontinue the negotiation process so as to reevaluate respective positions and reconvene at a later date as determined by the Panel.

## **SECTION 10 – POSTPONEMENT OF MEETING**

Negotiations may be postponed only by prior arrangement with the chairperson, or at the discretion of the chairperson.

## **SECTION 11 – RULES OF EVIDENCE**

The Panel shall not be bound by court rules of evidence, but it may exclude irrelevant, immaterial, incompetent, unduly argumentative or repetitious information. In addition, all records and documents relied upon by the Panel or presented to the Panel, shall be made part of the record and every party given an opportunity to rebut the report and documents or to offer a countervailing or clarifying oral or written information.

## **SECTION 12 – INTERESTED PERSONS MAY GIVE STATEMENTS**

Representatives of the disputing parties who have not been formally designated to conduct negotiations on behalf of the disputing party may attend the meeting and may request an opportunity to be heard provided they identify themselves and sign the list of persons attending the meeting and the disputing parties do not object. The Chairperson shall have the sole authority to allow statements by interested persons after conferring with the Panel.

## **SECTION 13 – RECORD**

All proceedings shall be recorded by the recording secretary or recorded by a court reporter or stenographer which shall include a summary of actions, witnesses, appearances, roll call and other matters constituting the substance of the proceeding. Any party or member of the public may make a record of the proceedings by any means which does not disturb the meeting or others present.

## **SECTION 14 – ADJOURNMENT**

A recess or adjournment of a meeting, made at the noticed meeting date, to a time and place certain is adequate notice to the Panel participants and the public of a new meeting date, time and place. When a dispute cannot be resolved on the date set, the Panel may adjourn from day to day or to a date certain, as it may order, and such adjourned date shall be construed as a continuance. Notice of such adjournment shall be given to the absent members of the Panel.

## **SECTION 15 – WITHDRAWAL OF APPEAL**

Applicants may withdraw a request for facilitated negotiations at any time prior to the conclusion of the process. Withdrawal of the application shall not entitle the applicants to a refund of any fees and may result in the assessment of additional fees.

## **SECTION 16 – POTENTIAL OUTCOME**

The Panel has no authority to reverse or affirm, wholly or partly, or modify an order, requirement, decision or determination, ordinance or law. The Panel may refer the matter to an appropriate administrative agency or other dispute resolution forum for further consideration, may adjourn the matter to a later date, may assist in a negotiated result, or may terminate the process.

# **ARTICLE VI. OUTCOME OF THE PROCESS**

## **SECTION 1 – OUTCOMES TO BE WRITTEN**

All outcomes of the parties at the conclusion of the negotiations shall be reduced to writing by the recording secretary, identify the dispute at issue, the facts upon which the outcome is based and the impact of the outcome. The written outcome shall be signed by the disputing parties.

## **SECTION 2 –OUTCOMES TO BE MAILED**

Staff shall mail written copies of any such outcomes to the applicants and all interested parties and shall retain a copy on behalf of the Panel to the County Clerk. Copies of written outcomes shall also be mailed to SEWRPC.

## **SECTION 3 – INFORMAL ADVICE NOT BINDING**

Any advice, comments, opinion or information given by any Panel member or the recording secretary, shall not be binding on the Panel or the disputing parties. The Panel shall not be perceived as a decision-making body nor shall it comment on the merits of the dispute.

## **SECTION 4 – CASES TO BE DETERMINED INDIVIDUALLY**

No action of the Panel or outcome of the negotiation shall set a binding precedent. Each dispute shall be considered upon its merits and upon the attendant circumstances, provided, however, that the Panel shall not act arbitrarily or capriciously and that it shall facilitate negotiations in an orderly and congenial manner.

## **SECTION 5 – ACTIONS IN CIRCUIT COURT**

Parties submitting disputes to the Panel shall be cognizant of other administrative remedies, quasi-judicial or judicial avenues available to resolve disputes and the laws, rules and regulations associated with the said forums, including but not limited to relevant statutes of limitations and other applicable procedural or substantive rules.

### **ARTICLE VII. AMENDMENT OF RULES**

These rules may be changed or amended from time to time by a majority vote of the Multi-Jurisdictional Comprehensive Plan Advisory Committee.

The foregoing rules and regulations are hereby adopted by the Multi-Jurisdictional Comprehensive Plan Advisory Committee for the County of Washington on this 30<sup>th</sup> day of January, 2008.

---

Mathew Heiser, Chairperson



1 **WASHINGTON COUNTY, WISCONSIN**

2  
3 Date of enactment: 4-15-08  
4 Date of publication: 4-29-08  
5

6 **2007 RESOLUTION 87**

7  
8 **Authorize Participation in the Washington County**  
9 **Multi-Jurisdictional Dispute Resolution Panel**  
10

11 **WHEREAS**, the Intergovernmental Cooperation Element of the Comprehensive Plan  
12 set forth at §66.1001(2)(g), Wis. Stats., requires the identification of conflicts between local  
13 governmental units and the development of a process to resolve such conflicts; and  
14

15 **WHEREAS**, recognizing the importance of intergovernmental cooperation, Washington  
16 County has a long-standing history of cooperating with its local governing bodies and boards,  
17 often reaching consensus on conflicting issues; and  
18

19 **WHEREAS**, the Washington County Multi-Jurisdictional Dispute Resolution Panel de-  
20 veloped in response to and in conjunction with §66.1001(2)(g), Wis. Stats., provides a forum  
21 to address and resolve multi-jurisdictional conflicts regarding adopted Comprehensive Plans  
22 and that interested municipalities entering into an appropriate intergovernmental agreement  
23 may voluntarily participate in this dispute resolution process in an effort to reduce or avoid ex-  
24 penditures of valuable taxpayer dollars; and  
25

26 **WHEREAS**, based on the direction of the Washington County Board of Supervisors in  
27 2004 Resolution 35, the Washington County Multi-Jurisdictional Advisory Committee and the  
28 Dispute Resolution Forum Subcommittee developed the rules and bylaws governing the Wash-  
29 ington County Multi-Jurisdictional Dispute Resolution Panel; and  
30

31 **NOW, THEREFORE, BE IT RESOLVED** by the Washington County Board of Super-  
32 visors hereby agrees to participate in the Multi-Jurisdictional Dispute Resolution Panel.  
33

34 **BE IT FURTHER RESOLVED** if a need arises to bring a dispute to the Panel that  
35 Washington County will negotiate in good faith during the dispute resolution process.  
36

37 **BE IT FURTHER RESOLVED** that Washington County authorizes the execution of an  
38 Intergovernmental Agreement to participate in the Washington County Multi-Jurisdictional  
39 Dispute Resolution Panel developed by the Multi-Jurisdictional Comprehensive Plan Advisory  
40 Committee and agrees to the Rules and Bylaws governing the Panel.

1           **BE IT FURTHER RESOLVED** that Washington County authorizes the Planning and  
2 Parks Department, under the direction of the Planning, Conservation and Parks Committee, to  
3 provide administrative assistance to the Dispute Resolution Panel including assisting the Panel  
4 by accepting and processing joint applications, assembling the Panel and coordinating the meet-  
5 ing(s) and upon request of the Panel, assist the Panel with administrative functions.

6  
7           **BE IT FURTHER RESOLVED** that the Washington County Board of Supervisors au-  
8 thorizes the County Board Chairperson, with approval of County Board, to determine the  
9 elected or appointed representatives to participate in a pool of eligible panelists and recording  
10 secretary to serve on the Multi-Jurisdictional Dispute Resolution Panel.  
11

12  
13  
14 VOTE REQUIREMENT FOR PASSAGE: Majority  
15

16 APPROVED:

17 Kimberly A. Nass  
18 Kimberly A. Nass, County Attorney

19 Dated 4-16-08

20  
21 Considered 4/15/08

22 Adopted 4/15/08

23 Ayes 27 Noes 2 Absent 1

24 Voice Vote \_\_\_\_\_

25  
26 (No fiscal effect.)

Introduced by members of the PLANNING,  
CONSERVATION AND PARKS COMMITTEE  
as filed with the County Clerk.

John W. Stern  
John Stern, Chairperson

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## Appendix Q

### COMPARISON OF LOCAL AND COUNTY LAND USE PLAN CATEGORIES

Table Q-1

#### COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE ADOPTED CITY OF WEST BEND LAND USE PLAN MAP<sup>a</sup>

Washington County Land Use Plan: 2035 (See Map 84)	City of West Bend Land Use Plan: 2020 (See Map 98)
Farmland Protection	N/A
Agricultural and Rural Residential	Agricultural
Suburban Density Residential	N/A
Medium Density Urban Residential	Single-Family Residential
High Density Urban Residential	Two-Family Residential and Multi-Family Residential
Mixed Use	Mixed Use
General Commercial	Commercial
Office/Professional Services	Office Park
Business/Industrial	Business Park
Industrial	Industrial
Governmental and Institutional	Government and Institutional
Park and Recreation	Recreational
Street and Highway Right-of-Way	Transportation
Transportation and Utilities (Except for Streets and Highways)	Transportation and Communications and Utilities
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	Landfills
Primary Environmental Corridor	Open Space <sup>b</sup>
Secondary Environmental Corridor	Open Space <sup>b</sup>
Isolated Natural Resource Area	Open Space <sup>b</sup>
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Open Space <sup>b</sup>
Other Conservancy Lands to be Preserved	Open Space <sup>b</sup>
Surface Water	Surface Water
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup>Map 7-3 from the 2020 Comprehensive Plan for the City of West Bend, adopted April 2004. Map provided by the City of West Bend.

<sup>b</sup>Areas shown as "Open Space" on the City land use plan map were designated as primary environmental corridor, secondary environmental corridor, isolated natural resource area, wetlands, or other conservancy lands to be preserved on the County land use plan map, as appropriate.

Source: SEWRPC.

Table Q-2

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE ADOPTED VILLAGE OF GERMANTOWN LAND USE PLAN MAP<sup>a</sup>**

Washington County Land Use Plan: 2035 (See Map 84)	Village of Germantown Land Use Plan: 2020 (See Map 99)
Farmland Protection	N/A
Agricultural and Rural Residential	Agricultural/Open Space, Estate Residential, and Agricultural/Conservation Residential
Suburban Density Residential	Rural Residential
Medium Density Urban Residential	Low Density Residential and Medium Density Residential
High Density Urban Residential	High Density Residential and Elderly Residential
Mixed Use	Village Mixed Use and Mixed Use
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	Industrial/Office
Industrial	N/A
Governmental and Institutional	Institutional/Governmental
Park and Recreation	Park/Recreation Area
Street and Highway Right-of-Way	N/A
Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	Mineral Extraction
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Environmental Corridors/Isolated Natural Areas <sup>b</sup>
Secondary Environmental Corridor	Environmental Corridors/Isolated Natural Areas <sup>b</sup>
Isolated Natural Resource Area	Environmental Corridors/Isolated Natural Areas <sup>b</sup>
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Environmental Corridors/Isolated Natural Areas <sup>b</sup>
Other Conservancy Lands to be Preserved	N/A
Surface Water	Rivers, Lakes, and Streams
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup>Map 20 from the Village of Germantown 2020 Smart Growth Plan, adopted October 2004. Map provided by the Village of Germantown.

<sup>b</sup>Areas shown as "Environmental Corridors/Isolated Natural Areas" on the Village land use plan map were designated as primary environmental corridor, secondary environmental corridor, isolated natural resource area, wetlands, or other conservancy lands to be preserved on the County land use plan map, as appropriate.

Source: SEWRPC.

Table Q-3

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE ADOPTED VILLAGE OF SLINGER LAND USE PLAN MAP<sup>a</sup>**

Washington County Land Use Plan: 2035 (See Map 84)	Adopted Village of Slinger Land Use Plan: 2025 (See Map 100)
Farmland Protection	N/A
Agricultural and Rural Residential	N/A
Suburban Density Residential	N/A
Medium Density Urban Residential	Low Density Single Family Residential and Medium Density Single Family Residential
High Density Urban Residential	High Density Single Family Residential, Two Family Residential, Multiple Family Residential, and Mobile Home Park
Mixed Use	N/A
General Commercial	Commercial and Neighborhood Commercial
Office/Professional Services	Office and Professional Services
Business/Industrial	Business Park, Light Industrial Manufacturing and Service Business Park, and Future Business/Industrial Park
Industrial	N/A
Governmental and Institutional	Institutional and School
Park and Recreation	Green Space/Conservation, Parks – Existing and Proposed, and Ski Hill and Race Track
Street and Highway Right-of-Way	N/A
Transportation and Utilities (Except for Streets and Highways)	Utilities
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Environmental Corridor <sup>b</sup>
Secondary Environmental Corridor	Environmental Corridor <sup>b</sup>
Isolated Natural Resource Area	Environmental Corridor and Green Space/ Conservation <sup>b</sup>
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Environmental Corridor and Green Space/ Conservation <sup>b</sup>
Other Conservancy Lands to be Preserved	Green Space/Conservation <sup>b</sup>
Surface Water	N/A
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup>*“Recommended Land Use Plan for 2025” (no map number) from the Slinger 2025: 20-Year Smart Growth Comprehensive Plan, adopted August 2007. Map provided by Crispell-Snyder.*

<sup>b</sup>*Areas shown as “Environmental Corridor” and “Green Space/Conservation” on the Village land use plan map were designated as primary environmental corridor, secondary environmental corridor, isolated natural resource area, wetlands, or other conservancy lands to be preserved on the County land use plan map, as appropriate.*

Source: SEWRPC.

Table Q-4

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE ADOPTED VILLAGE OF RICHFIELD LAND USE PLAN MAP<sup>a</sup>**

Washington County Land Use Plan: 2035 (See Map 84)	Town of Richfield 20-Year Future Land Use Plan (See Map 101)
Farmland Protection	N/A
Agricultural and Rural Residential	Agriculture/Rural Residential
Suburban Density Residential	Single Family Residential and Neighborhood Hamlets
Medium Density Urban Residential	Townhomes
High Density Urban Residential	N/A
Mixed Use	Walkable Hamlet Mixed Use and Neighborhood Activity Center
General Commercial	Commercial
Office/Professional Services	Business Mixed Use
Business/Industrial	Office/Light Industrial Mix
Industrial	Industrial
Governmental and Institutional	Institutional and Cemeteries
Park and Recreation	Recreation
Street and Highway Right-of-Way	N/A
Transportation and Utilities (Except for Streets and Highways)	Utilities
Extractive	Quarries/Potential Redevelopment Areas
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Wetlands/Environmental Corridors <sup>b</sup>
Secondary Environmental Corridor	Wetlands/Environmental Corridors <sup>b</sup>
Isolated Natural Resource Area	Wetlands/Environmental Corridors <sup>b</sup>
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Wetlands/Environmental Corridors <sup>b</sup>
Other Conservancy Lands to be Preserved	N/A
Surface Water	Water
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup>Town of Richfield 20-Year Future Land Use With Potential Hamlet Areas Shown (no map number) from Richfield 2025: 20-Year Smart Growth Comprehensive Plan, adopted January 2004 and amended in January 2007. The Town incorporated as a Village in February 2008.

<sup>b</sup>Areas shown as "Wetlands/Environmental Corridors" on the Village land use plan map were designated as primary environmental corridor, secondary environmental corridor, isolated natural resource area, wetlands, or other conservancy lands to be preserved on the County land use plan map, as appropriate.

Source: SEWRPC.

Table Q-5

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE ADOPTED TOWN OF KEWASKUM LAND USE PLAN MAP<sup>a</sup>**

Washington County Land Use Plan: 2035 (See Map 84)	Town of Kewaskum Land Use Plan (See Map 102)
Farmland Protection	Agricultural Preservation (None)
Agricultural and Rural Residential	Agricultural Open Space
Suburban Density Residential	Residential
Medium Density Urban Residential	N/A
High Density Urban Residential	N/A
Mixed Use	N/A
General Commercial	Business
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Manufacturing
Governmental and Institutional	Government and Institutional
Park and Recreation	Commercial Recreation and Public Lands
Street and Highway Right-of-Way	N/A
Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	Mining Area
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor (Overlay) <sup>b</sup>
Secondary Environmental Corridor	Secondary Environmental Corridor (Overlay) <sup>b</sup>
Isolated Natural Resource Area	N/A
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Lowland Conservancy Overlay
Other Conservancy Lands to be Preserved	N/A
Surface Water	Surface Water
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup>Land Use Plan map (no map number) from the Town of Kewaskum Land Use Plan, adopted March 2006. Map provided by Independent Inspections, Ltd.

<sup>b</sup>Primary and secondary environmental corridors are mapped as basic categories, rather than overlays, on the County map.

Source: SEWRPC.

Table Q-6

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE ADOPTED TOWN OF WEST BEND LAND USE PLAN MAP<sup>a</sup>**

Washington County Land Use Plan: 2035 (See Map 84)	Adopted Town of West Bend Land Use Plan: 2025 (See Map 103)
Farmland Protection	N/A
Agricultural and Rural Residential	N/A
Suburban Density Residential	Rural Residential District
Medium Density Urban Residential	Neighborhood Residential District and Shoreline Residential District
High Density Urban Residential	N/A
Mixed Use	Shoreline Mixed Use District and Roadside Mixed Use District
General Commercial	N/A
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	N/A
Governmental and Institutional	Government/Institutional District
Park and Recreation	N/A
Street and Highway Right-of-Way	N/A
Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Environmental Conservancy District <sup>b</sup>
Secondary Environmental Corridor	Environmental Conservancy District <sup>b</sup>
Isolated Natural Resource Area	Environmental Conservancy District <sup>b</sup>
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	N/A
Other Conservancy Lands to be Preserved	N/A
Surface Water	N/A
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

*Note: Areas within the “Growth Area-Conditional” and “Boundary Adjustment Area” on the Town Land Use Plan map are governed under the boundary agreement between the Town and the City of West Bend. Planned land uses from the City of West Bend Land Use Plan map (see Map 98) were shown on the County Land Use Plan map within these areas.*

<sup>a</sup>*Land Use Plan map (no map number) from the Town of West Bend Comprehensive Plan: 2025, adopted in October 2005. Map provided by Planning and Design Institute.*

<sup>b</sup>*Areas shown as “Environmental Corridor District” on the Town land use plan map were designated as primary environmental corridor, secondary environmental corridor, or isolated natural resource area on the County land use plan map, as appropriate.*

*Source: SEWRPC.*

Table Q-7

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY VILLAGE OF KEWASKUM LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Village of Kewaskum Land Use Plan: 2035 (See Map 104)
Farmland Protection	N/A
Agricultural and Rural Residential	N/A
Suburban Density Residential	N/A
Medium Density Urban Residential	Medium-Low Density Residential, Low Density Residential, and Suburban Density Residential
High Density Urban Residential	High Density Residential, Medium-High Density Residential, and Medium Density Residential
Mixed Use	N/A
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	Business Park
Industrial	Industrial
Governmental and Institutional	Governmental and Institutional
Park and Recreation	Parks and Recreation
Street and Highway Right-of-Way	Transportation
Transportation and Utilities (Except for Streets and Highways)	Utility
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor and Rural Residential within Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Wetland
Other Conservancy Lands to be Preserved	Other Open Lands to be Preserved
Surface Water	Surface Water
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Source: SEWRPC.

Table Q-8

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY VILLAGE OF NEWBURG LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Village of Newburg Land Use Plan: 2035 (See Map 105)
Farmland Protection	N/A
Agricultural and Rural Residential	Agricultural
Suburban Density Residential	Rural Residential
Medium Density Urban Residential	Village Residential
High Density Urban Residential	N/A
Mixed Use	N/A
General Commercial	Village Commercial and Highway Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	N/A
Park and Recreation	Village Parks and Open Space
Street and Highway Right-of-Way	N/A
Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space <sup>a</sup>
Secondary Environmental Corridor	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space <sup>a</sup>
Isolated Natural Resource Area	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space <sup>a</sup>
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space <sup>a</sup>
Other Conservancy Lands to be Preserved	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space <sup>a</sup>
Surface Water	N/A
100-Year Floodplain (Overlay)	Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space <sup>a</sup>
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup>Areas shown as "Environmental Corridor, Natural Areas, Floodplain, Private Open Space, and Proposed Open Space" on the Village land use plan map were designated as primary environmental corridor, secondary environmental corridor, isolated natural resource area, wetlands, or other conservancy lands to be preserved on the County land use plan map, as appropriate.

Source: SEWRPC. Map 105 provided by Bonestroo.

Table Q-9

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY TOWN OF ADDISON LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Town of Addison Land Use Plan: 2035 (See Map 106)
Farmland Protection	Agricultural
Agricultural and Rural Residential	N/A
Suburban Density Residential	Residential - Unsewered
Medium Density Urban Residential	Residential - Sewered
High Density Urban Residential	N/A
Mixed Use	Commercial/Residential - Sewered
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	Mixed Commercial/Industrial
Industrial	Industrial
Governmental and Institutional	Institutional or Public Use
Park and Recreation	Parks
Street and Highway Right-of-Way	Street and Highway Rights-of-Way
Transportation and Utilities (Except for Streets and Highways)	Railroad Right-of-Way
Extractive	Extractive
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	N/A
Secondary Environmental Corridor	N/A
Isolated Natural Resource Area	N/A
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Wetland
Other Conservancy Lands to be Preserved	N/A
Surface Water	Surface Water
100-Year Floodplain (Overlay)	100-Year Floodplain (Overlay)
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Source: SEWRPC.

Table Q-10

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY TOWN OF BARTON LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Town of Barton Land Use Plan: 2035 (See Map 107)
Farmland Protection	Exclusive Agricultural Preservation (EA) and Agricultural Transition (AT)
Agricultural and Rural Residential	General Agriculture (GA), Rural Countryside Single-Family (R-1), and Countryside Single-Family (R-2)
Suburban Density Residential	Estate Single-Family (R-3)
Medium Density Urban Residential	Suburban Estate Single-Family (R-4), Suburban Single-Family (R-5), and Transitional Urban to Suburban/Rural (R-6)
High Density Urban Residential	Hamlet and Waterfront Residential Neighborhood Conservation (R-8), Medium Density Urban (R-9), and High Density Urban (R-10)
Mixed Use	Planned Unit Development (PUD)
General Commercial	Neighborhood and Hamlet Business (NHB), Community Business (CB), and Freeway Interchange Business (FB)
Office/Professional Services	N/A
Business/Industrial	Business Park (BP)
Industrial	Limited Manufacturing (LM)
Governmental and Institutional	Institutional (I)
Park and Recreation	Park and Recreational (PR)
Street and Highway Right-of-Way	N/A
Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	Quarrying and Extractive (QE)
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridors (2000) (Overlay)
Secondary Environmental Corridor	Secondary Environmental Corridors (2000) (Overlay)
Isolated Natural Resource Area	Isolated Natural Resource Areas (2000) (Overlay)
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	N/A
Other Conservancy Lands to be Preserved	N/A
Surface Water	N/A
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Source: SEWRPC. Map 107 provided by Meehan and Company.

Table Q-11

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY TOWN OF ERIN LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Town of Erin Land Use Plan: 2035 (See Map 108)
Farmland Protection	N/A
Agricultural and Rural Residential	Agricultural Transition, Rural Preservation
Suburban Density Residential	N/A
Medium Density Urban Residential	Shoreline Residential
High Density Urban Residential	N/A
Mixed Use	N/A
General Commercial	Roadside Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	N/A
Governmental and Institutional	Government and Institutional
Park and Recreation	Parks and Recreation
Street and Highway Right-of-Way	Streets and Highways
Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridors (Overlay) <sup>a</sup>
Secondary Environmental Corridor	Secondary Environmental Corridors (Overlay) <sup>a</sup>
Isolated Natural Resource Area	N/A
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	N/A
Other Conservancy Lands to be Preserved	N/A
Surface Water	Surface Water
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup>Primary and secondary environmental corridors are shown as basic categories on the County land use plan map, rather than as overlays.

Source: SEWRPC.

Table Q-12

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY TOWN OF FARMINGTON LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Town of Farmington Land Use Plan: 2035 (See Map 109)
Farmland Protection	N/A
Agricultural and Rural Residential	Agricultural and Open Lands
Suburban Density Residential	Low Density Residential, Hamlet Growth Area, and Country Estates Growth Area <sup>a</sup>
Medium Density Urban Residential	Medium Density Residential/Modular Homes
High Density Urban Residential	N/A
Mixed Use	N/A
General Commercial	Commercial and Future Commercial Area <sup>a</sup>
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial and Future Industrial Area <sup>a</sup>
Governmental and Institutional	Governmental, Institutional, and Utilities
Park and Recreation	Recreational and Trails
Street and Highway Right-of-Way	Street and Highway Rights-of-Way
Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	Extractive
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Wetland and Woodland <sup>b</sup>
Secondary Environmental Corridor	Wetland and Woodland <sup>b</sup>
Isolated Natural Resource Area	Wetland and Woodland <sup>b</sup>
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Wetland
Other Conservancy Lands to be Preserved	Woodland
Surface Water	Surface Water
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup> *Hamlet Growth Areas, Country Estates Growth Areas, Future Commercial Areas, and Future Industrial Areas are shown as overlays on the Town land use plan map, but are mapped as basic categories on the County land use plan map.*

<sup>b</sup> *Wetlands and woodlands within primary and secondary environmental corridors and isolated natural resource areas are mapped as environmental corridors or isolated natural resource areas on the County land use plan map.*

Source: SEWRPC.

Table Q-13

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY TOWN OF GERMANTOWN LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Town of Germantown Land Use Plan: 2035 (See Map 110)
Farmland Protection	N/A
Agricultural and Rural Residential	General Agriculture
Suburban Density Residential	Single Family Residential
Medium Density Urban Residential	N/A
High Density Urban Residential	N/A
Mixed Use	N/A
General Commercial	General Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	Government and Institutional
Park and Recreation	N/A
Street and Highway Right-of-Way	Street and Highway Rights-of-Way
Transportation and Utilities (Except for Streets and Highways)	Utilities and Other Transportation
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Wetlands <sup>a</sup>
Secondary Environmental Corridor	Wetlands <sup>a</sup>
Isolated Natural Resource Area	Wetlands <sup>a</sup>
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Wetlands
Other Conservancy Lands to be Preserved	N/A
Surface Water	Surface Water
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup>Wetlands within primary and secondary environmental corridors and isolated natural resource areas are mapped as environmental corridors or isolated natural resource areas on the County land use plan map.

Source: SEWRPC.

Table Q-14

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY TOWN OF HARTFORD LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Town of Hartford Land Use Plan: 2035 (See Map 111)
Farmland Protection	Agricultural Preservation
Agricultural and Rural Residential	Agricultural Transition
Suburban Density Residential	Rural Residential
Medium Density Urban Residential	Urban Residential
High Density Urban Residential	N/A
Mixed Use	N/A
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Light Industrial
Governmental and Institutional	Institutional
Park and Recreation	Outdoor Recreation
Street and Highway Right-of-Way	Streets and Highways
Transportation and Utilities (Except for Streets and Highways)	Railroad and Utility
Extractive	Mining
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	N/A
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	N/A
Other Conservancy Lands to be Preserved	N/A
Surface Water	Surface Water
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Source: SEWRPC.

Table Q-15

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY TOWN OF POLK LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Town of Polk Land Use Plan: 2035 (See Map 112)
Farmland Protection	N/A
Agricultural and Rural Residential	Agricultural and or Rural Residential
Suburban Density Residential	Suburban Density Residential
Medium Density Urban Residential	N/A
High Density Urban Residential	N/A
Mixed Use	Mixed Use
General Commercial	N/A
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	Institutional
Park and Recreation	Park
Street and Highway Right-of-Way	Street and Highway Rights-of-Way
Transportation and Utilities (Except for Streets and Highways)	Railroad Right-of-Way
Extractive	Quarry
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Wetland <sup>a</sup>
Secondary Environmental Corridor	Wetland <sup>a</sup>
Isolated Natural Resource Area	Wetland <sup>a</sup>
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Wetland
Other Conservancy Lands to be Preserved	N/A
Surface Water	Surface Water
100-Year Floodplain (Overlay)	N/A
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

<sup>a</sup>Wetlands within primary and secondary environmental corridors and isolated natural resource areas are mapped as environmental corridors or isolated natural resource areas on the County land use plan map.

Source: SEWRPC.

Table Q-16

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY TOWN OF TRENTON LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Town of Trenton Land Use Plan: 2035 (See Map 113)
Farmland Protection	Prime Agricultural
Agricultural and Rural Residential	Country Estates and Rural Density Residential
Suburban Density Residential	Suburban Density Residential and Low Density Residential
Medium Density Urban Residential	Medium Density Residential
High Density Urban Residential	N/A
Mixed Use	N/A
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	Governmental, Institutional, and Utilities
Park and Recreation	Recreational
Street and Highway Right-of-Way	Street and Highway Rights-of-Way
Transportation and Utilities (Except for Streets and Highways)	N/A
Extractive	N/A
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Wetland Outside of Environmental Corridor and Isolated Natural Resource Area
Other Conservancy Lands to be Preserved	Other Lands to be Preserved
Surface Water	Surface Water
100-Year Floodplain (Overlay)	Other Lands to be Preserved
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Source: SEWRPC.

Table Q-17

**COMPARISON OF PLAN CATEGORIES FOR THE WASHINGTON COUNTY 2035 LAND USE PLAN MAP AND THE PRELIMINARY TOWN OF WAYNE LAND USE PLAN MAP**

Washington County Land Use Plan: 2035 (See Map 84)	Preliminary Town of Wayne Land Use Plan: 2035 (See Map 114)
Farmland Protection	N/A
Agricultural and Rural Residential	Agriculture and Rural Density Residential
Suburban Density Residential	Urban Density Residential
Medium Density Urban Residential	N/A
High Density Urban Residential	N/A
Mixed Use	N/A
General Commercial	Commercial
Office/Professional Services	N/A
Business/Industrial	N/A
Industrial	Industrial
Governmental and Institutional	Governmental and Institutional
Park and Recreation	N/A
Street and Highway Right-of-Way	Street and Highway Rights-of-Way
Transportation and Utilities (Except for Streets and Highways)	Airport and Railroad
Extractive	Existing Quarry and Potential Extractive Area
Former Landfill Identified on Local Government Land Use Plan Map	N/A
Primary Environmental Corridor	Primary Environmental Corridor
Secondary Environmental Corridor	Secondary Environmental Corridor
Isolated Natural Resource Area	Isolated Natural Resource Area
Wetlands Outside of Environmental Corridors and Isolated Natural Resource Areas	Wetland Outside of Environmental Corridors and Isolated Natural Resource Areas
Other Conservancy Lands to be Preserved	Other Lands to be Preserved
Surface Water	Surface Water
100-Year Floodplain (Overlay)	100-Year Floodplain
Former Landfill Identified in Wisconsin Department of Natural Resources Registry (Symbol)	N/A

Source: SEWRPC.

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Appendix R

WASHINGTON COUNTY BOARD OF SUPERVISORS  
RESOLUTION APPROVING THE COMPREHENSIVE PLAN



BRENDA JASZEWSKI, COUNTY CLERK  
432 E. Washington Street, P.O. Box 1986  
West Bend, WI 53095-7986  
Phone: (262) 335-4301 Fax: (262) 306-2208  
Email: clkbrenda@co.washington.wi.us

COUNTY OF WASHINGTON )  
 ) SS.  
STATE OF WISCONSIN )

I, Brenda Jaszewski, County Clerk of Washington County, do hereby certify that the attached is a true, correct and exact copy of:

**2007 RESOLUTION 86  
APPROVING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN  
FOR WASHINGTON COUNTY: 2035**

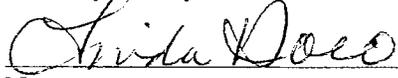
Adopted by the **WASHINGTON COUNTY BOARD OF SUPERVISORS** on:

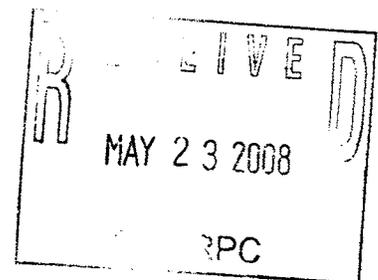
**APRIL 15, 2008**

Dated at West Bend, Wisconsin, this 13th day of May 2008.

  
\_\_\_\_\_  
BRENDA J. JASZEWSKI, COUNTY CLERK  
WASHINGTON COUNTY, WISCONSIN

Subscribed and sworn to before me this  
13th day of May 2008.

  
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Notary



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# WASHINGTON COUNTY, WISCONSIN

Date of enactment: 4-15-08  
Date of publication: 4-29-08

## 2007 RESOLUTION 86

### Approving the Multi-Jurisdictional Comprehensive Plan for Washington County: 2035

**WHEREAS**, Wisconsin's comprehensive planning law, set forth in Section 66.1001 of the Wisconsin Statutes requires County and local governments that enforce general zoning, shoreland, wetland/floodplain zoning, subdivision, or official mapping ordinances to adopt a comprehensive plan by January 1, 2010; and

**WHEREAS**, Washington County, in cooperation with several local units of government engage in a joint effort to contemporaneously develop its plans; and

**WHEREAS**, Washington County Planning, Conservation and Parks Committee, in cooperation with the Multi-Jurisdictional Comprehensive Plan Advisory Committee, the Multi-Jurisdictional Housing, Utilities and Community Facilities and Economic Development Element Workgroup, the Multi-Jurisdictional Land Use and Transportation Element Workgroup, the Multi-jurisdictional Agricultural, Natural and Cultural Resources Element Workgroup, the Washington County Technical Advisory Committee, the Southeastern Wisconsin Regional Planning Commission, UW-Extension, and participating local governments, has developed a comprehensive plan that meets the requirements set forth in Section 66.1001 of the Wisconsin Statutes; and

**WHEREAS**, copies of the plan report were available for public review in the County Clerk's office and the Washington County Planning and Parks Department office, at public libraries, and on the County website; and

**WHEREAS**, the Washington County Comprehensive Plan addresses all 14 of the State of Wisconsin Comprehensive Planning Goals and contains all nine elements that are required by state statute and under the grant contract with the State of Wisconsin; and

**WHEREAS**, throughout the development of the plan Washington County has solicited public input consistent with the Public Participation Plan adopted in 2004 to ensure the public had ample opportunity for involvement in the development of the comprehensive plan; and

**WHEREAS**, the Washington County Comprehensive Plan was developed through a multi-jurisdictional planning process in cooperation with 11 participating local governments; and

1           **WHEREAS**, the County conducted a duly noticed public hearing on the comprehensive  
2 plan and the Planning, Conservation, and Parks Committee held said public hearing on March  
3 31, 2008, in accordance with Section 66.1001(4)(d) of the Statutes; and.

4  
5           **WHEREAS**, after a well publicized series of public informational meetings and public  
6 hearing, the Planning, Conservation and Parks Committee recommends approval of the plan  
7 and adoption by Ordinance by the County Board of Supervisors;

8  
9           **NOW, THEREFORE, BE IT RESOLVED**, by the Washington County Board of Su-  
10 pervisors that pursuant to Sections 59.69 and 66.1001(4)(b) of the Wisconsin Statutes, that the  
11 comprehensive plan embodied *in SEWRPC Community Assistance Planning Report No. 287,*  
12 *A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035* is hereby adopted.

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14           **BE IT FURTHER RESOLVED** that Chapter 21 of the Washington County Code shall  
15 be revised to specifically adopt the Washington County Comprehensive Plan as referred to  
16 herein.

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20 VOTE REQUIREMENT FOR PASSAGE: Majority of members elect

21 APPROVED:

22 Kimberly A. Nass  
23  
24 Kimberly A. Nass, County Attorney

25 Dated 4-16-08

26  
27 Considered 4/15/08

28 Adopted 4/15/08

29 Ayes 19 Noes 10 Absent 1

30 Voice Vote \_\_\_\_\_

31  
32 (No fiscal effect.)

Introduced by members of the PLANNING,  
CONSERVATION AND PARKS COMMITTEE  
as filed with the County Clerk.

John W. Stern  
John Stern, Chairperson

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# WASHINGTON COUNTY, WISCONSIN

Date of enactment: 4-29-08  
Date of publication: 4-29-08

## 2007 ORDINANCE 37

AN ORDINANCE to create Section 21.09 of the code; relating to: Comprehensive Plan.

*The people of the County of Washington, represented in the Board of Supervisors, do ordain as follows:*

**SECTION 1.** Pursuant to Section 59.69 (2) and (3) of the Wisconsin Statutes, Washington County is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001 (1) (a) and 66.1001 (2) of the Wisconsin Statutes.

**SECTION 2.** Washington County has duly noticed a public hearing on the comprehensive plan and a public hearing was held on March 31, 2008, in accordance with §66.1001(4)(d), Wis. Stats.

**SECTION 3.** The Washington County Board of Supervisors has adopted 2007 Resolution 86, Approving the Multi-Jurisdictional Comprehensive Plan for Washington County: 2035.

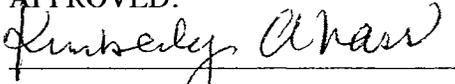
**SECTION 4.** 21.09 of the Code is created to read:

21.09(CR 07-37) COMPREHENSIVE PLAN. Washington County Board of Supervisors formally adopts the document entitled "SEWRPC Community Assistance Planning Report No. 287, A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035", as its Comprehensive Plan for Washington County consistent with and addressing the requirements of §66.1001, Wis. Stats.

**SECTION 5. EFFECTIVE DATE.** This ordinance shall become effective upon passage by the Board of Supervisors and publication as provided by law.

VOTE REQUIREMENT FOR PASSAGE: Majority of members elect

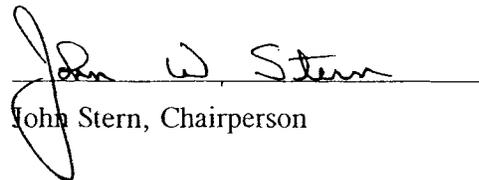
APPROVED:



Kimberly A. Nass, County Attorney

Dated 4-16-08

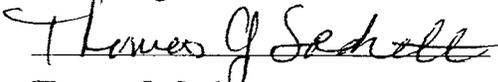
Introduced by members of the PLANNING,  
CONSERVATION AND PARKS COMMITTEE  
as filed with the County Clerk.

  
John Stern, Chairperson

1 Considered 4/15/08  
2 Adopted 4/15/08  
3 Ayes 28 Noes 1 Absent 1  
4 Voice Vote \_\_\_\_\_

5

6 Countersigned:

7 

8 Thomas J. Sackett

9 County Board Supervisor

10 (No fiscal effect.)