

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WALWORTH COUNTY: 2035

WALWORTH COUNTY; TOWNS OF DARIEN, DELAVAN, EAST TROY, GENEVA, LAFAYETTE, LAGRANGE, RICHMOND, SHARON, SPRING PRAIRIE, SUGAR CREEK, TROY, WALWORTH, AND WHITEWATER; AND SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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COMMUNITY ASSISTANCE PLANNING REPORT No. 288

**A MULTI-JURISDICTIONAL COMPREHENSIVE
PLAN FOR WALWORTH COUNTY: 2035**

This plan was cooperatively prepared by Walworth County and the Towns of Darien, Delavan, East Troy, Geneva, LaFayette, LaGrange, Richmond, Sharon, Spring Prairie, Sugar Creek, Troy, Walworth, and Whitewater.

Assistance in the preparation of the plan was provided by the Southeastern Wisconsin Regional Planning Commission.

November 2009

\$20.00

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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 cooperative comprehensive planning process was undertaken by Walworth County, 13 of the 16 towns in the County, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). That planning process was intended to result in a multi-jurisdictional comprehensive plan that satisfies planning requirements set forth in Section 66.1001 of the *Statutes* for the County and each participating town. The 13 towns participating with the County in the planning process are listed below:

Town of Darien	Town of Sharon
Town of Delavan	Town of Spring Prairie
Town of East Troy	Town of Sugar Creek
Town of Geneva	Town of Troy
Town of LaFayette	Town of Walworth
Town of LaGrange	Town of Whitewater
Town of Richmond	

The multi-jurisdictional planning effort was governed by an intergovernmental agreement between Walworth County and SEWRPC, along with three-party agreements between Walworth County, SEWRPC, and each of the participating towns. The agreements are available for review at the office of the Walworth County Land Use and Resource Management Department.

STATUTORY REQUIREMENTS FOR COMPREHENSIVE PLANS

The State planning law specifies in detail the topics that must be addressed in a comprehensive plan, the elements that must be included, and procedures with respect to public participation and plan adoption. The multi-jurisdictional planning program for Walworth County was carried out in a manner ensuring that the statutory requirements would be satisfied. Key statutory requirements are described below.

- **Plan Content**

The State planning law requires that a comprehensive plan include all of the following plan elements: 1) issues and opportunities; 2) housing; 3) transportation; 4) utilities and community facilities; 5) agricultural, natural, and cultural resources; 6) economic development; 7) intergovernmental cooperation; 8) land use; and 9) implementation. The specific items to be considered as part of each element are set forth in Section 66.1001 (2) of the *Statutes*. The multi-jurisdictional comprehensive plan for Walworth County was structured in a manner consistent with statutory requirements as to plan content.

- **Public Participation Requirements**

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 of the comprehensive plan 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.

A public participation plan was adopted by the Walworth County Board on August 8, 2006, as a basis for public involvement in the comprehensive planning program. The public participation plan is available for review at the office of the Walworth County Land Use and Resource Management Department. In accordance with the public participation plan, many opportunities were provided for the public to learn about, and comment on, the planning process and the resulting plan, including at technical advisory committee meetings, numerous informational meetings and open houses, and public hearings. During the course of the planning process, pertinent information was widely disseminated through fact sheets, news releases, and a website (www.sewrpc.org/smartgrowth/walworthcounty/). A public opinion survey—seeking public input on many of the issues to be addressed in a comprehensive plan—was also conducted.

The State comprehensive planning law requires that each participating town also adopt a public participation plan. Participating towns had the option of adopting the Walworth County public participation plan or adopting its own public participation plan. Each town chose to adopt the County public participation plan.

- **Adoption of the Comprehensive Plan**

Section 66.1001(4) of the *Statutes* requires that a comprehensive plan or plan amendment be adopted by an ordinance enacted by the concerned county board or local governing body. The law further requires that all nine elements be adopted simultaneously, and that at least one public hearing be held prior to adopting county and local comprehensive plans.

- **Comprehensive Plan and Ordinance Consistency**

As previously indicated, under the State planning law, beginning on January 1, 2010, zoning, subdivision, and official mapping ordinances administered by county and local units of government must be consistent with the comprehensive plan. To comply with these consistency requirements, Walworth County must make any changes that may be needed to bring the County zoning ordinance, shoreland ordinance, and subdivision zoning ordinance into compliance with the multi-jurisdictional comprehensive plan prior to January 1, 2010. Likewise, each participating town that has a subdivision ordinance or official map ordinance must make any changes that may be needed to bring these ordinances into compliance with the comprehensive plan by that date.

RELATIONSHIP TO EXISTING PLANS

County Plans

Walworth County has a long history of planning for many of the elements that are required to be included in a comprehensive plan under the State planning law. The County land use plan, jurisdictional highway plan, park and open space plan, and farmland preservation plan address many of the required elements of a comprehensive plan. The multi-jurisdictional comprehensive planning process was structured to build upon prior planning for the County. The planning effort thus involved updating the planning database for the County, supplementing it with other inventory information specified in the State planning law; reviewing and re-affirming or revising, as appropriate, the recommendations of prior plans; and adding other plan elements that are now required, but not previously addressed.

Local Plans

Many cities, villages, and towns in Walworth County have prepared and adopted local land use or master plans. At the outset of the planning process, Walworth County made clear its intent, as part of the multi-jurisdictional comprehensive planning effort, to build upon locally adopted land use and master plans. Section 59.69(3) of the *Wisconsin Statutes* explicitly requires Walworth County to “incorporate” into the County plan such plans and maps 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. While all such plans—cities, villages, and towns—will be “incorporated” into the planning report, it is recognized that Walworth 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 the city, village, or town plans. Every effort will be made to discuss and resolve issues between Walworth County and the cities, villages, and towns in the County. Where conflicts cannot be resolved, they will be documented in the intergovernmental cooperation element of the plan report. Walworth 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 differ from the County plan.

Regional Plans

Walworth County is an integral part of the seven-county Southeastern Wisconsin Region, which also includes Kenosha, Milwaukee, Ozaukee, Racine, Washington, and Waukesha Counties. As the areawide planning agency for the Region, the Southeastern Wisconsin Regional Planning Commission has prepared and adopted a number of areawide plans—including a regional land use, transportation, park and open space, and water quality management plan. A regional water supply system plan was nearing completion in 2009. The regional plans are systems-level plans that require refinement and detailing at the county and local level. Together these plans provide an overall framework and point of departure for county and local comprehensive planning efforts. Historically, Walworth County and many of the town governments have embraced the key concepts of the regional plan in developing county and local land use plans.

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, including the identification of participating towns and the execution of agreements governing the planning process; 2) inventory, or collection of basic data required for the plan; 3) the preparation of projections of future population and employment levels to be considered in developing the plan; 4) issue identification and the formulation of goals and objectives; 5) preparation of the various plan elements which together comprise the comprehensive plan; 6) identification of plan implementation measures; and 7) plan review, refinement, and adoption.

COMMITTEE STRUCTURE

The multi-jurisdictional planning effort was carried out under the guidance of the Walworth County Smart Growth Technical Advisory Committee and the Zoning Agency of the Walworth County Board. As created by the Walworth County Board, the Walworth County Smart Growth Technical Advisory Committee is comprised of one elected member and one alternate from each of the participating towns, and five representatives from the Walworth County Board of Supervisors. The role of the Technical Advisory Committee is to advise, and make recommendations to, the

County Zoning Agency, including a recommended multi-jurisdictional comprehensive plan for Walworth County. The role of the County Zoning Agency is to review the recommendations of the Technical Advisory Committee and recommend a plan for adoption by the County Board.

In addition, the Town Plan Commission of each participating Town was responsible for reviewing draft materials related to the multi-jurisdictional plan and formulating recommendations as appropriate. The Town Board of each participating town was responsible for reviewing and approving the recommendations of the Town Plan Commission and forwarding such recommendations to the County Technical Advisory Committee.

REPORT FORMAT

This planning report documents the multi-jurisdictional comprehensive planning process and the resulting comprehensive plan. It consists of 17 chapters:

Chapter I	Introduction and Background
Chapter II	Inventory of Population, Housing Stock, and Economic Base
Chapter III	Inventory of Agricultural, Natural, and Cultural Resources
Chapter IV	Inventory of Land Use and Transportation Facilities and Services
Chapter V	Inventory of Utilities and Community Facilities
Chapter VI	Inventory of Existing Plans and Ordinances
Chapter VII	Population, Household, and Employment Projections
Chapter VIII	Issues and Opportunities and Goals and Objectives
Chapter IX	Land Use Element
Chapter X	Agricultural, Natural, and Cultural Resources Element
Chapter XI	Housing Element
Chapter XII	Transportation Element
Chapter XIII	Utilities and Community Facilities Element
Chapter XIV	Economic Development Element
Chapter XV	Intergovernmental Cooperation Element
Chapter XVI	Implementation Element
Chapter XVII	Conclusion

As indicated above, following this introductory chapter, Chapters II through VI present basic planning inventory data required as a basis for the comprehensive plan. Chapter VII presents the projections of population, households, and employment considered in developing the comprehensive plan. Chapters VIII through XVI present the comprehensive plan, with each chapter dealing with one of the nine elements of a comprehensive plan as prescribed under the State comprehensive planning law.

CONCLUDING REMARK

The comprehensive plan presented in this report serves a number of functions. Most importantly, it provides a basis for decision-making on land use-related matters by County and town officials. The very structure of the comprehensive plan as prescribed under the State planning law, including the nine required plan elements, seeks to ensure that such land use decision-making is truly broad-based in nature. The importance of the comprehensive plan as a basis for decision-making is reinforced by consistency requirements in the State planning law, which specify that, beginning on January 1, 2010, zoning, land division, and official mapping regulations must be consistent with the plan.

In addition, the comprehensive plan serves to increase the awareness and understanding of County and town planning goals and objectives by landowners, developers, and other private interests. With an adopted comprehensive plan in place, private sector interests can proceed with greater assurance that proposals developed in accordance with the plan will receive required approvals.

Chapter II

INVENTORY OF POPULATION, HOUSING STOCK, AND ECONOMIC BASE

INTRODUCTION

Basic information regarding the population, housing stock, and economic base of the County is essential to the preparation of a comprehensive plan. This chapter presents current and historic trend data regarding the population, housing stock, and economic base of Walworth County and its communities. Projections of future population and employment levels for the County are presented in Chapter VII of this report.

Much of the information presented in this chapter is from the year 2000 and prior Federal censuses. Some of the questions in the Federal census are asked of all households; others are asked of a sample of about one in six households. This chapter presents the complete-count data where both complete-count and sample data are available. It should be noted that the complete-count data and sample data control totals for population and housing units reported by the Census Bureau may differ slightly for a given area, accounting for minor differences in control totals among the tables in this Chapter.¹

The tabular data in this chapter include information for the Southeastern Wisconsin Region and the State of Wisconsin, as a point of reference and comparison. In addition to Walworth County, the seven-county Southeastern Wisconsin Region includes Kenosha, Milwaukee, Ozaukee, Racine, Washington, and Waukesha Counties.

POPULATION AND HOUSEHOLDS

Population Size and Characteristics

As indicated in Table II-1 and Figure II-1, the population of Walworth County increased from about 63,400 persons in 1970 to 71,500 persons in 1980, 75,000 persons in 1990, and 92,000 in 2000—representing an overall increase of 28,600 persons, or 45 percent, over 30 years. This compares to increases of 10 percent and 21 percent in the population of the Southeastern Wisconsin Region and the State, respectively, during this time. Since 2000, the County population is estimated to have increased by an additional 7,700 persons, or 8 percent, to 99,800 persons in 2006. In comparison, the populations of the Southeastern Wisconsin Region and the State overall are estimated to have increased by 3 percent and 5 percent, respectively, between 2000 and 2006.

¹*It should be noted that in certain tables in this chapter, 2000 census data are not presented for the Town of LaFayette, Town of Geneva, and City of Whitewater because of known errors which have not been corrected by the Census Bureau.*

The distribution of the population within Walworth County is shown Map II-1. As shown on Map II-1, the largest population concentrations generally occur in and around the incorporated cities and villages and in the County's lake areas.

The Federal census provides information about basic population characteristics, such as age, race, and educational attainment. Information regarding the characteristics of the population of Walworth County and its communities, drawn from the 2000 census, is presented in Tables II-2 to II-5, and summarized below:

- As indicated in Table II-2, the age composition of the population of Walworth County is similar to that of the Southeastern Wisconsin Region and the State overall. Persons under 20 years of age—including much of the pre-school and school age population—numbered 26,900 in 2000, representing 29 percent of the County population. Persons between 20 and 64—including much of the workforce age population—numbered 53,200, or 58 percent of the total. Persons 65 years and over numbered 11,900, or 13 percent of the total. The County median age of 35.1 years was just slightly lower than that of the Southeastern Wisconsin Region (35.4 years) and the State (36.0 years).
- The racial composition of the County population is shown in Table II-3. As part of the 2000 census, respondents were given the opportunity to specify more than one race when reporting their racial identity. The vast majority of the County population (98.9 percent) reported only one race. This includes 94.5 percent reporting White; 0.9 percent reporting Black or African American; 0.2 percent reporting American Indian or Alaska native; 0.7 percent reporting Asian; less than 0.1 percent reporting Native Hawaiian and other Pacific Islander; and 2.6 percent reporting some other race. In comparison, 79.4 percent of the population of the Southeastern Wisconsin Region and 88.9 percent of the population of the State reported their race as White.
- The size of the Hispanic component of the County population, as reported in the year 2000 census, is indicated in Table II-4. The Federal census includes questions on Hispanic origin independent of questions on race. In the 2000 census, 6.7 percent of the total County population, or about 6,100 County residents, were identified as Hispanic. This is about the same as the proportion of Hispanic population in the Southeastern Wisconsin Region (6.5 percent) and exceeds the proportion for the State (3.6 percent).
- The level of education of the County population is indicated in Table II-5. The educational attainment level provides an indicator of the earning potential of the population and of the type of occupations the County workforce is most suited to fill. The educational attainment level of the County population is similar to that of the Southeastern Wisconsin Region and the State. As reported in the 2000 census, about 84 percent of the County population age 25 years and over had attained a high school or higher level of education—the same as for the Southeastern Wisconsin Region and one percentage point lower than the State. Nearly 22 percent of the County population age 25 years and over had a bachelor's degree or graduate degree, compared to just over 25 percent for the Region and just over 22 percent for the State.

Number and Size of Households

In addition to population levels and characteristics, the number of households, or occupied housing units, is of importance in comprehensive planning insofar as it greatly influences the demand for urban land as well as the demand for transportation and other public facilities and services. A household includes all persons who occupy a housing unit—defined by the Census Bureau as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as a separate living quarters.²

²Persons not living in households are classified by the Census Bureau as living in group quarters, such as correctional facilities, college dormitories, and military quarters. The household population accounted for the vast majority (96.3 percent) of the County population in 2000; the remainder, 3.7 percent, was comprised of occupants of group quarters.

As indicated in Table II-6, the number of households in Walworth County increased from about 18,500 in 1970 to 24,800 in 1980, 27,600 in 1990, and 34,500 in 2000—representing an overall increase of 16,000 households, or 86 percent, over 30 years. Since 2000, it is estimated that the number of households in Walworth County has increased by an additional 4,700 households, or 14 percent, to 39,200 households in 2006.

Historically, the relative increase in households has exceeded the relative increase in population in Walworth County. As noted above, while the County population increased by 45 percent between 1970 and 2000, the number of households increased by 86 percent. These differential growth rates between households and population are reflected in a declining average household size in the County.

The trend in household size in Walworth County and its communities is indicated in Table II-7. As indicated in that table, the average household size in the County decreased dramatically during the 1970s—from 3.16 persons per household in 1970 to 2.74 in 1980. The average household size decreased further, to 2.60 in 1990 and 2.57 in 2000. The Southeastern Wisconsin Region and State of Wisconsin have also experienced a long-term trend in declining average household size.

HOUSING STOCK

Housing Stock Size and Characteristics

As indicated in Table II-8, the number of housing units as reported by the U.S. Census Bureau increased from 25,800 units in 1970 to 33,400 units in 1980, 36,900 units in 1990, and 43,800 units in 2000—representing an overall increase of 18,000 units, or 70 percent, over 30 years. Since 2000, the County's housing stock is estimated to have increased by an additional 5,800 housing units, or 13 percent, to 49,600 housing units in 2006.

The Federal census provides information about basic characteristics of the housing stock, such as structure type, age, value, and rent. Information regarding the characteristics of the housing stock of Walworth County and its communities, drawn from the 2000 census, is presented in Tables II-9 to II-14, and summarized below:

- Information regarding the occupancy and tenure status of existing housing units is presented in Tables II-9 and II-10. As indicated in Table II-9, of the total housing stock in the County, 34,500 housing units, or 79 percent, were reported as “occupied” at the time of the 2000 census; the balance, 9,300 housing units, or 21 percent, were reported as “vacant.” Of the 34,500 occupied housing units, 23,800 units, or 69 percent, were owner-occupied; the balance, 10,700 units, or 31 percent, were renter-occupied.
- As indicated in Table II-10, of the 9,300 vacant housing units identified in the 2000 census, 7,500 units were reported as being devoted to seasonal, recreational, or other occasional use. The other 1,800 vacant housing units were reported in the 2000 census as vacant and available for rent or sale; rented or sold but not yet occupied; or vacant for other reasons. The 7,500 vacant housing units reported as being held for seasonal, recreational, and other occasional use constituted 17 percent of the total housing stock in Walworth County in 2000. In comparison, such housing units comprised only 2 percent of the housing stock in Southeastern Wisconsin and 6 percent of the housing stock in the State. The relatively high proportion for the County is a reflection of a second home market attributable to the County's outstanding natural and recreational resources.
- Information regarding the structure type of existing housing units in the County and its communities is presented in Table II-11. As indicated in that table, single-family detached housing units comprised 72 percent of all housing units in Walworth County in 2000; single-family attached housing and other housing structures of two or more units comprised 25 percent; and mobile homes comprised the remaining 3 percent. The proportion of single-family detached housing in Walworth County (72 percent) exceeded the proportion for the Southeastern Wisconsin Region (57 percent) and the State (66 percent).
- Information regarding the age of existing housing units in the County and its communities is presented in Table II-12. As indicated in that table, of the total of 43,800 housing units in the County in 2000, 23 percent

were built before 1940; 19 percent were built between 1940 and 1959; 26 percent were built between 1960 and 1979; and 32 percent were built between 1980 and 2000. The median year built for all housing in the County was 1969. This compares to a median year built of 1959 for the Southeastern Wisconsin Region and 1965 for the State.

- Information regarding the gross rent of renter-occupied housing in the County and its communities is presented in Table II-13. As reported in the 2000 census, gross rent includes the contract rent plus the monthly costs of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, etc.). Rental units that are occupied without payment of cash rent are reported as “no cash rent” in Table II-13. As indicated in that table, the gross rent was less than \$500 for 31 percent of the renter-occupied housing units in the County; between \$500 and \$749 for 44 percent; between \$750 and \$999 for 18 percent; and \$1,000 or more for 3 percent. The balance, 4 percent of the rental units, were occupied without cash rent. The median gross rent for renter-occupied housing units in the County was \$588 in 2000. This is very similar to the median gross rent for the Southeastern Wisconsin Region (\$578) and somewhat higher than that for the State (\$540).
- Information regarding the value of single-family housing units in the County and its communities is presented in Table II-14. That table pertains to owner-occupied single-family housing units on lots of less than 10 acres with no business or medical office on the property, excluding mobile homes. The value data reflect the census respondent’s indication of how much the property would sell for if it were for sale. As indicated in Table II-14, in 2000, 28 percent of the specified owner-occupied housing units in the County were valued at less than \$100,000; 54 percent were valued between \$100,000 and \$199,999; 12 percent were valued between \$200,000 and \$299,999; and 6 percent were valued at \$300,000 or more. The median value for specified owner-occupied housing units in the County was \$128,400, about the same as the median value for the Southeastern Wisconsin Region (\$130,700) and somewhat higher than that for the State (\$112,200).

More recent data regarding housing values, available from the Greater Milwaukee Association of Realtors and Multiple Listing Service, is presented in Table II-15. The Greater Milwaukee Association of Realtors and the Multiple Listing Service provide information regarding the actual selling prices of existing housing in Southeastern Wisconsin. The selling price data pertain primarily to single-family houses, but also include selling price information for some units in two-, three-, and four-unit residential structures. The Greater Milwaukee Association of Realtor/Multiple Listing Service data point to a significant increase in residential selling prices in Walworth County (49 percent) and the Southeastern Wisconsin Region (44 percent) between 2000 and 2005.

ECONOMIC BASE

Walworth County has a growing, diverse economic base. While agriculture remains an important component of the economic base, the County has seen significant growth in manufacturing and commercial activity and continued growth in tourism. Historically, employment opportunities, or jobs, in the County have increased faster than in the Southeastern Wisconsin Region and the State. In addition to its resident labor force, Walworth County is bordered by the urbanizing Counties of Kenosha, Racine, and Waukesha in Southeastern Wisconsin and the rapidly growing northeastern Illinois area, each with an expanding labor force.

Number and Type of Jobs

Information regarding the number and type of jobs provides important insight into the economic base of an area. As indicated in Table II-16, the total number of jobs in Walworth County increased from about 26,400 jobs in 1970 to 33,500 jobs in 1980, 39,900 jobs in 1990, and 51,800 jobs in 2000—representing an overall increase of 25,400 jobs, or 96 percent, over 30 years. This compares to increases of 56 percent and 77 percent in the number of jobs in the Southeastern Wisconsin Region and the State, respectively, during this time. Between 2000 and 2004, the number of jobs in the County increased by 5 percent, despite the recession of 2001. In contrast, total employment in the Southeastern Wisconsin Region in 2004 was slightly below the 2000 level, while total employment in the State in 2004 was just 1 percent higher than in 2000.

The distribution of jobs within Walworth County is shown Map II-2. As shown on that map, the largest job concentrations generally occur in and around the County's cities and villages. Approximate employment levels for towns, cities, and villages in the County are presented in Table II-17.

Information regarding employment levels by industry provides insight into the structure of the economy and changes in that structure over time. As indicated in Table II-18, the largest employment categories in Walworth County in 2000 were services (26 percent of total jobs), manufacturing (20 percent), and retail trade (18 percent). It is noteworthy that the proportion of manufacturing jobs in the County remained nearly unchanged between 1970 and 2000. This contrasts with the trend for the Southeastern Wisconsin Region, where the proportion of manufacturing jobs decreased from 32 percent in 1970 to 18 percent in 2000, and the trend for the State, where the proportion of manufacturing jobs decreased from 27 percent to 19 percent during this time.

Major private sector employers in Walworth County—identified as employers with at least 100 employees based upon the 2006 Wisconsin Department of Workforce Development (DWD) Unemployment Insurance Program database—are listed in Table II-19. The location of these operations is shown on Map II-3. The DWD data indicate that there are 42 private firms in the County with an employment of at least 100 jobs. Twenty of these were in the manufacturing sector. Most of the others were in the retail trade, health care, and accommodation and food service sectors.

Labor Force

The labor force is that segment of the resident population that can be most closely related to the economy. By definition, the civilian labor force of an area consists of all of its residents who are 16 years and over and who are either employed at one or more nonmilitary jobs or are temporarily unemployed. Labor force data are often referred to as “place of residence” data, since the labor force is enumerated on the basis of the residence of individuals in the labor force.

As indicated in Table II-20, the civilian labor force of the County was 51,900 persons in 2000. The labor force participation rate for the County—that is, the civilian labor force as a percent of the total labor force-age population—stood at 70 percent in 2000. This is just slightly higher than the labor force participation rate for the Southeastern Wisconsin Region (68 percent) and State (69 percent). As indicated in Figure II-2, the labor force participation rate in the County increased steadily, from 59 percent in 1970 to its current level of 70 percent. Since 1970, the male labor force participation rate for the County has been nearly constant (between 74 and 76 percent) while the female participation rate increased substantially, from 45 percent in 1970 to 65 percent in 2000.

The occupational characteristics of the employed civilian labor force are presented in Table II-21. As indicated in that table, 27 percent of the labor force was employed in management and professional occupations; 24 percent in sales and office occupations; 21 percent in production, transportation, and material moving occupations; 16 percent in service occupations; 10 percent in construction, extraction, and maintenance occupations; and 2 percent in farming, forestry, and fishing occupations. As indicated in Table II-21, the proportion of the County's labor force in management and professional occupations (27 percent) was lower than the Southeastern Wisconsin Region (34 percent). The proportion of the County labor force in production, transportation, and material moving occupations (21 percent) was higher than the Region (18 percent).

Personal Income

Another indicator of the strength of the economy is the level of personal income. Household income data provide a good indicator of personal income levels. Information regarding household income levels in Walworth County and its communities is presented in Table II-22. As indicated in that table, in 2000, the household income was less than \$25,000 for 23 percent of all households in the County; between \$25,000 and \$49,999 for 31 percent; between \$50,000 and \$74,999 for 24 percent; between \$75,000 and \$99,999 for 12 percent; and more than \$100,000 for 10 percent. The median income for households in the County stood at \$46,300 in 2000—virtually matching the median income for households in the Southeastern Wisconsin Region and exceeding the median income for households in the State (\$43,800).

Equalized Property Values

Information regarding property values can also provide insight into the economy of an area. Property value information provides an indication of the potential for generating property tax revenue in support of public services and facilities and, more generally, provides an indication of the overall wealth of an area.

Information regarding the equalized value of property for Walworth County and its communities is presented in Table II-23. Included in Table II-23 is the average equalized value of property per person. The total equalized value of property in Walworth County stood at \$13.21 billion in 2006, including \$13.05 billion in real property (land and improvements) and \$0.16 billion in personal property. The equalized value of property per capita for the County was \$132,400 in 2006; this compares to figures of \$89,900 per capita for the Southeastern Wisconsin Region and \$83,500 per capita for the State. As indicated in Table II-23, there was considerable variation in per capita equalized property value among cities, villages, and towns in Walworth County.

Table II-1

TOTAL POPULATION IN WALWORTH COUNTY BY CIVIL DIVISION: 1970-2006

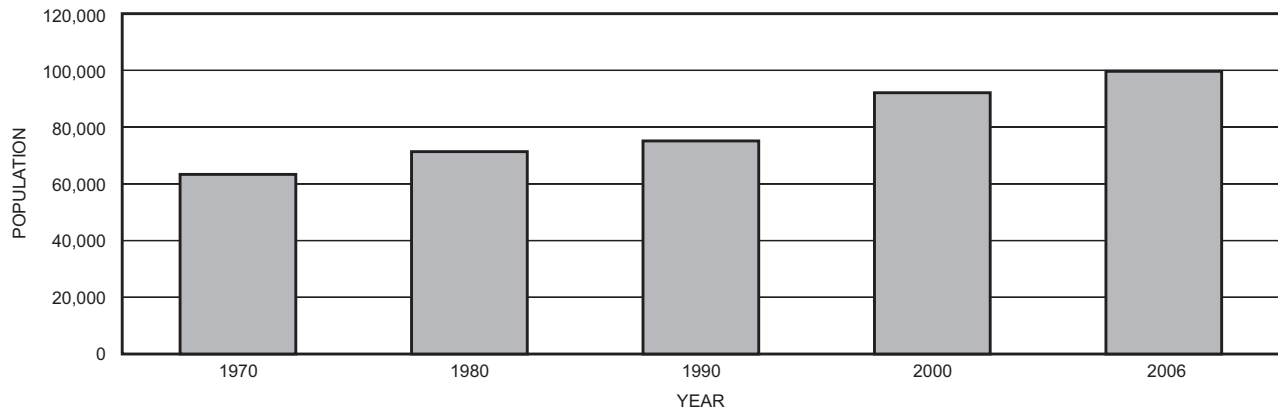
Civil Division	Census				2006 Estimate	Change: 1970-2000		Change: 1990-2000		Change: 2000-2006	
	1970	1980	1990	2000		Number	Percent	Number	Percent	Number	Percent
Towns											
Bloomfield.....	2,481	3,277	3,723	5,537	6,272	3,056	123.2	1,814	48.7	735	13.3
Darien.....	1,413	1,495	1,490	1,747	1,912	334	23.6	257	17.2	165	9.4
Delavan.....	3,798	4,182	4,195	4,559	4,845	761	20.0	364	8.7	286	6.3
East Troy.....	2,743	3,583	3,687	3,830	3,915	1,087	39.6	143	3.9	85	2.2
Geneva.....	3,490	3,933	3,472	4,642	4,978	1,152	33.0	1,170	33.7	336	7.2
LaFayette.....	979	1,024	1,276	1,708	1,917	729	74.5	432	33.9	209	12.2
LaGrange.....	1,311	1,661	1,643	2,444	2,566	1,133	86.4	801	48.8	122	5.0
Linn.....	1,910	2,064	2,062	2,194	2,341	284	14.9	132	6.4	147	6.7
Lyons.....	2,143	2,659	2,579	3,440	3,730	1,297	60.5	861	33.4	290	8.4
Richmond.....	1,251	1,649	1,405	1,835	1,948	584	46.7	430	30.6	113	6.2
Sharon.....	1,058	945	1,016	912	919	-146	-13.8	-104	-10.2	7	0.8
Spring Prairie.....	1,197	1,777	1,756	2,089	2,193	892	74.5	333	19.0	104	5.0
Sugar Creek.....	1,811	2,599	2,661	3,331	3,774	1,520	83.9	670	25.2	443	13.3
Troy.....	1,265	1,794	2,051	2,328	2,409	1,063	84.0	277	13.5	81	3.5
Walworth.....	1,370	1,443	1,341	1,676	1,785	306	22.3	335	25.0	109	6.5
Whitewater.....	1,181	1,270	1,378	1,399	1,469	218	18.5	21	1.5	70	5.0
Cities											
Delavan.....	5,526	5,684	6,073	7,956	8,340	2,430	44.0	1,883	31.0	384	4.8
Elkhorn.....	3,992	4,605	5,337	7,305	8,820	3,313	83.0	1,968	36.9	1,515	20.7
Lake Geneva.....	4,890	5,612	5,979	7,148	7,489	2,258	46.2	1,169	19.6	341	4.8
Whitewater ^a	10,129	9,098	10,170	10,826	11,195	697	6.9	656	6.5	369	3.4
Villages											
Darien.....	839	1,152	1,158	1,572	1,598	733	87.4	414	35.8	26	1.7
East Troy.....	1,711	2,385	2,664	3,564	4,005	1,853	108.3	900	33.8	441	12.4
Fontana on Geneva Lake.....	1,464	1,764	1,635	1,754	1,866	290	19.8	119	7.3	112	6.4
Genoa City.....	1,085	1,202	1,277	1,949	2,645	864	79.6	672	52.6	696	35.7
Mukwonago ^a	0	0	0	0	33	0	--	0	--	33	--
Sharon.....	1,216	1,280	1,250	1,549	1,551	333	27.4	299	23.9	2	0.1
Walworth.....	1,637	1,607	1,614	2,304	2,598	667	40.7	690	42.8	294	12.8
Williams Bay.....	1,554	1,763	2,108	2,415	2,648	861	55.4	307	14.6	233	9.6
Walworth County	63,444	71,507	75,000	92,013	99,761	28,569	45.0	17,013	22.7	7,748	8.4
Region	1,756,083	1,764,796	1,810,364	1,931,165	1,984,225	175,082	10.0	120,801	6.7	53,060	2.7
Wisconsin	4,417,821	4,705,642	4,891,769	5,363,675	5,617,000	945,854	21.4	471,906	9.6	253,325	4.7

^aWalworth County portion only.

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

Figure II-1

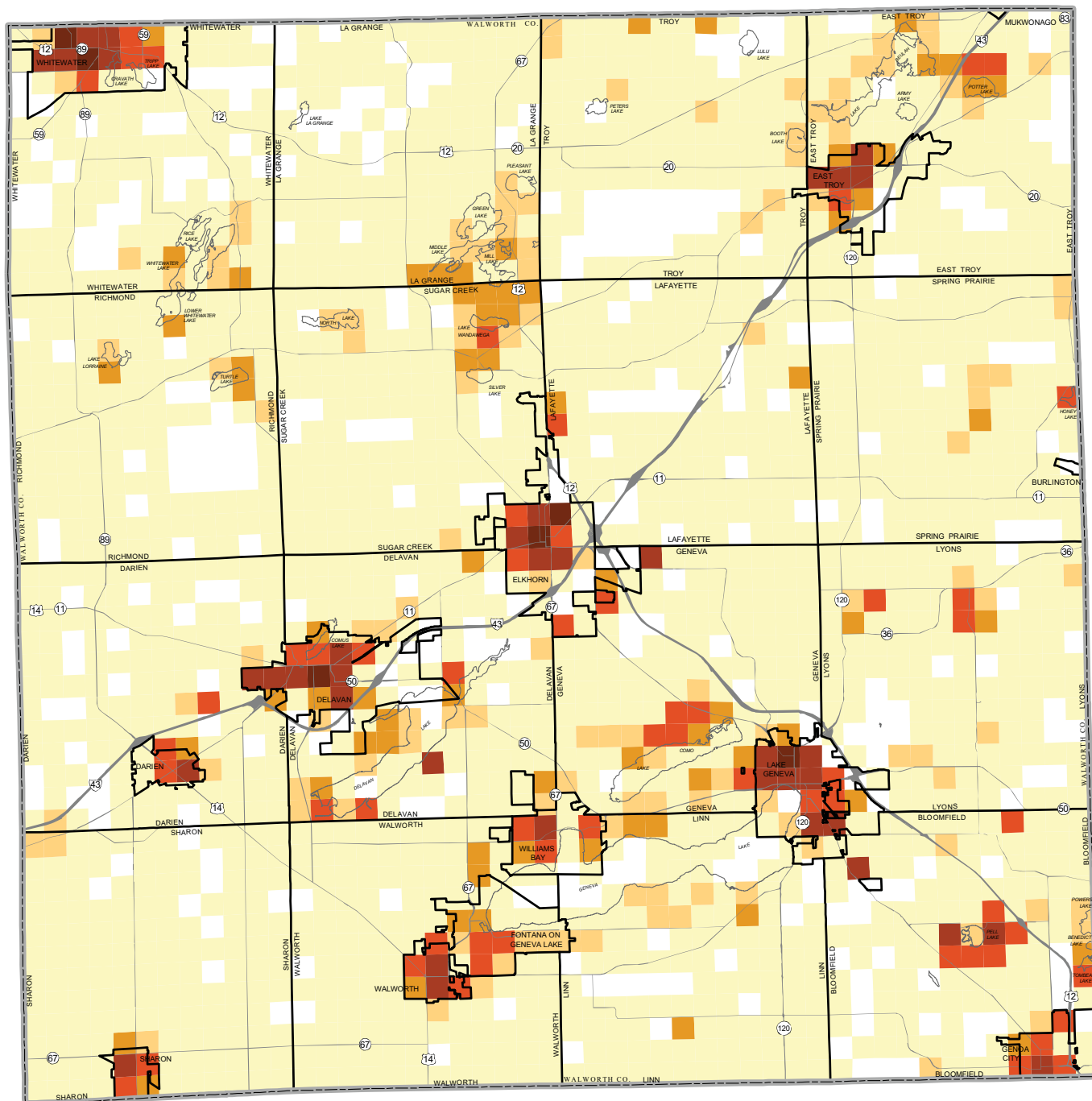
POPULATION IN WALWORTH COUNTY: 1970-2006



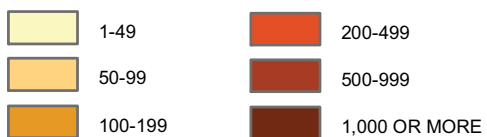
Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

Map II-1

DISTRIBUTION OF POPULATION IN WALWORTH COUNTY: 2000



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



Source: SEWRPC.

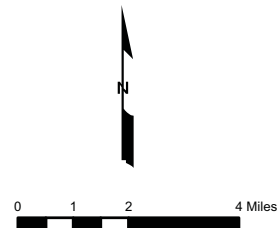


Table II-2

AGE COMPOSITION OF THE POPULATION IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	Under 5		5 to 19		20 to 64		65 and older		Total		Median Age
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Towns											
Bloomfield	368	6.6	1,339	24.2	3,194	57.7	636	11.5	5,537	100.0	35.8
Darien.....	116	6.6	360	20.6	1,081	61.9	190	10.9	1,747	100.0	38.4
Delavan.....	260	5.7	978	21.5	2,701	59.2	620	13.6	4,559	100.0	38.4
East Troy.....	210	5.5	810	21.1	2,405	62.8	405	10.6	3,830	100.0	39.8
Geneva.....	204	4.4	833	17.9	2,698	58.2	907	19.5	4,642	100.0	42.0
LaFayette.....	91	5.3	455	26.6	966	56.6	196	11.5	1,708	100.0	40.7
LaGrange.....	124	5.1	515	21.1	1,503	61.4	302	12.4	2,444	100.0	40.5
Linn.....	129	5.9	408	18.6	1,314	59.9	343	15.6	2,194	100.0	41.9
Lyons.....	204	5.9	776	22.6	2,005	58.3	455	13.2	3,440	100.0	38.8
Richmond.....	111	6.0	384	20.9	1,119	61.1	221	12.0	1,835	100.0	39.7
Sharon.....	36	3.9	220	24.1	525	57.6	131	14.4	912	100.0	41.3
Spring Prairie.....	110	5.3	511	24.5	1,289	61.6	179	8.6	2,089	100.0	38.8
Sugar Creek.....	223	6.7	792	23.8	1,962	58.9	354	10.6	3,331	100.0	37.6
Troy.....	128	5.5	533	22.9	1,416	60.8	251	10.8	2,328	100.0	39.3
Walworth.....	79	4.7	372	22.2	954	56.9	271	16.2	1,676	100.0	41.0
Whitewater.....	59	4.2	271	19.4	842	60.2	227	16.2	1,399	100.0	44.0
Cities											
Delavan.....	617	7.8	1,920	24.1	4,427	55.6	992	12.5	7,956	100.0	32.6
Elkhorn.....	549	7.5	1,684	23.1	4,136	56.6	936	12.8	7,305	100.0	33.5
Lake Geneva.....	423	5.9	1,390	19.4	4,264	59.7	1,071	15.0	7,148	100.0	36.5
Whitewater ^a	359	3.3	3,360	31.0	5,952	55.0	1,155	10.7	10,826	100.0	21.8
Villages											
Darien.....	143	9.1	414	26.3	906	57.7	109	6.9	1,572	100.0	31.4
East Troy.....	283	7.9	787	22.1	2,021	56.7	473	13.3	3,564	100.0	34.9
Fontana on Geneva Lake.....	85	4.8	302	17.2	1,012	57.8	355	20.2	1,754	100.0	45.5
Genoa City.....	215	11.0	485	24.9	1,105	56.7	144	7.4	1,949	100.0	29.9
Mukwonago ^a	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	--
Sharon.....	127	8.2	398	25.7	887	57.3	137	8.8	1,549	100.0	32.4
Walworth.....	137	5.9	532	23.1	1,226	53.2	409	17.8	2,304	100.0	37.1
Williams Bay.....	137	5.7	494	20.5	1,319	54.5	465	19.3	2,415	100.0	41.4
Walworth County	5,527	6.0	21,323	23.2	53,229	57.8	11,934	13.0	92,013	100.0	35.1
Region	132,390	6.9	433,006	22.4	1,124,745	58.2	241,024	12.5	1,931,165	100.0	35.4
Wisconsin	342,340	6.4	1,189,753	22.2	3,129,029	58.3	702,553	13.1	5,363,675	100.0	36.0

^aWalworth County portion only.

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

Table II-3

RACIAL COMPOSITION OF THE POPULATION IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	One Race Reported (percent of total population)							More than One Race Reported (percent of total population)
	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Other Race	Subtotal	
Towns								
Bloomfield	94.9	2.0	0.1	0.3	<0.1	1.2	98.5	1.5
Darien.....	95.2	0.4	0.1	0.2	0.0	3.0	98.9	1.1
Delavan.....	93.8	0.7	0.3	0.7	<0.1	3.5	99.0	1.0
East Troy.....	98.4	0.2	0.1	0.2	0.0	0.4	99.3	0.7
Geneva.....	NA	NA	NA	NA	NA	NA	NA	NA
LaFayette	NA	NA	NA	NA	NA	NA	NA	NA
LaGrange	98.2	0.1	0.1	0.3	0.1	0.3	99.1	0.9
Linn	98.0	0.2	<0.1	0.5	<0.1	0.8	99.5	0.5
Lyons.....	97.8	0.3	0.2	0.3	<0.1	0.4	99.0	1.0
Richmond.....	96.5	0.1	0.4	0.4	0.0	2.3	99.7	0.3
Sharon.....	98.5	0.0	0.0	0.1	0.0	0.5	99.1	0.9
Spring Prairie	97.8	0.8	0.4	0.2	0.0	0.1	99.3	0.7
Sugar Creek.....	97.2	0.1	0.2	0.4	0.0	1.0	98.9	1.1
Troy.....	98.7	0.1	0.3	0.4	0.0	0.4	99.9	0.1
Walworth	98.4	0.2	0.1	0.1	0.0	0.5	99.3	0.7
Whitewater	97.7	0.1	0.0	0.7	0.0	0.4	98.9	1.0
Cities								
Delavan.....	84.2	1.1	0.5	0.7	0.1	10.7	97.3	2.7
Elkhorn.....	94.9	0.5	0.4	0.5	<0.1	2.8	99.1	0.9
Lake Geneva.....	90.7	0.9	0.1	1.1	0.1	5.2	98.1	1.9
Whitewater ^a	NA	NA	NA	NA	NA	NA	NA	NA
Villages								
Darien.....	93.0	0.5	0.3	0.0	0.1	4.4	98.3	1.7
East Troy.....	96.8	0.2	0.3	0.5	0.0	1.3	99.1	0.9
Fontana on Geneva Lake.....	98.2	0.4	0.0	0.9	0.0	0.4	99.9	0.1
Genoa City	97.4	0.2	0.2	0.5	0.0	0.3	98.6	1.4
Mukwonago ^a	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sharon.....	93.3	0.6	0.5	0.5	0.0	3.6	98.5	1.5
Walworth	97.2	0.5	0.1	0.7	<0.1	1.2	99.7	0.3
Williams Bay.....	98.2	0.5	0.1	0.3	<0.1	0.7	99.8	0.2
Walworth County	94.5	0.9	0.2	0.7	<0.1	2.6	98.9	1.1
Region	79.4	13.6	0.5	1.8	<0.1	3.0	98.3	1.7
Wisconsin	88.9	5.7	0.9	1.7	<0.1	1.6	98.8	1.2

^aWalworth County portion only.

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

Table II-4

HISPANIC POPULATION IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	Hispanic Population	Percent of Total Population
Towns		
Bloomfield.....	220	4.0
Darien.....	146	8.4
Delavan.....	345	7.6
East Troy.....	44	1.1
Geneva.....	NA	NA
LaFayette.....	NA	NA
LaGrange.....	39	1.6
Linn.....	61	2.8
Lyons.....	74	2.2
Richmond.....	83	4.5
Sharon.....	20	2.2
Spring Prairie.....	29	1.4
Sugar Creek.....	89	2.7
Troy.....	34	1.5
Walworth.....	42	2.5
Whitewater.....	23	1.6
Cities		
Delavan.....	1,690	21.2
Elkhorn.....	448	6.1
Lake Geneva.....	1,054	14.7
Whitewater ^a	NA	NA
Villages		
Darien.....	222	14.1
East Troy.....	105	2.9
Fontana on Geneva Lake.....	19	1.1
Genoa City.....	63	3.2
Mukwonago ^a	0	--
Sharon.....	113	7.3
Walworth.....	165	7.2
Williams Bay.....	90	3.7
Walworth County	6,136	6.7
Region	126,394	6.5
Wisconsin	192,921	3.6

^aWalworth County portion only.

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

Table II-5

**EDUCATIONAL ATTAINMENT OF THE POPULATION AGE
25 YEARS AND OVER IN WALWORTH COUNTY BY CIVIL DIVISION: 2000**

Civil Division	Less Than 9th Grade		9th to 12th Grade - No Diploma		High School Graduate		Some College or Associate Degree		Bachelor's or Greater Degree		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Towns												
Bloomfield.....	245	6.7	575	15.9	1,475	40.7	966	26.6	366	10.1	3,627	100.0
Darien.....	70	6.0	114	9.7	523	44.6	329	28.0	137	11.7	1,173	100.0
Delavan.....	146	4.7	416	13.4	1,119	36.0	902	29.0	525	16.9	3,108	100.0
East Troy.....	36	1.4	237	9.0	896	33.8	874	33.0	602	22.8	2,645	100.0
Geneva.....	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LaFayette.....	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LaGrange.....	35	2.1	106	6.2	561	32.9	581	34.1	421	24.7	1,704	100.0
Linn.....	35	2.3	86	5.8	377	25.3	469	31.5	523	35.1	1,490	100.0
Lyons.....	116	4.9	146	6.2	942	39.8	695	29.4	466	19.7	2,365	100.0
Richmond.....	60	4.7	149	11.7	429	33.7	333	26.2	301	23.7	1,272	100.0
Sharon.....	21	3.2	83	12.6	312	47.4	183	27.8	59	9.0	658	100.0
Spring Prairie.....	24	1.8	138	10.1	556	40.7	413	30.2	235	17.2	1,366	100.0
Sugar Creek.....	90	4.1	200	9.0	815	36.7	705	31.7	412	18.5	2,222	100.0
Troy.....	47	3.0	147	9.4	588	37.7	471	30.2	306	19.7	1,559	100.0
Walworth.....	63	5.5	97	8.5	395	34.6	366	32.0	222	19.4	1,143	100.0
Whitewater.....	11	1.1	42	4.0	285	27.3	299	28.7	406	38.9	1,043	100.0
Cities												
Delavan.....	582	12.1	599	12.4	1,457	30.2	1,281	26.5	910	18.8	4,829	100.0
Elkhorn.....	311	6.7	644	13.9	1,506	32.5	1,270	27.4	900	19.5	4,631	100.0
Lake Geneva.....	337	6.8	492	10.0	1,541	31.3	1,323	26.8	1,235	25.1	4,928	100.0
Whitewater ^a	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Villages												
Darien.....	61	6.9	124	14.1	342	38.9	234	26.6	119	13.5	880	100.0
East Troy.....	106	4.6	215	9.3	808	34.9	783	33.8	404	17.4	2,316	100.0
Fontana on Geneva Lake.....	25	1.8	82	6.0	254	18.5	471	34.3	540	39.4	1,372	100.0
Genoa City.....	30	2.6	122	10.6	425	36.9	358	31.1	216	18.8	1,151	100.0
Mukwonago ^a	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Sharon.....	45	5.0	152	16.8	411	45.5	228	25.3	67	7.4	903	100.0
Walworth.....	81	5.4	153	10.2	561	37.4	470	31.4	234	15.6	1,499	100.0
Williams Bay.....	18	1.1	76	4.5	396	23.6	527	31.4	663	39.4	1,680	100.0
Walworth County	3,049	5.2	6,155	10.6	19,459	33.5	16,818	28.9	12,672	21.8	58,153	100.0
Region	59,587	4.8	136,211	10.9	372,955	30.0	358,403	28.8	316,698	25.5	1,243,854	100.0
Wisconsin	186,125	5.3	332,292	9.6	1,201,813	34.6	976,375	28.1	779,273	22.4	3,475,878	100.0

^aWalworth County portion only.

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

Table II-6

HOUSEHOLDS IN WALWORTH COUNTY BY CIVIL DIVISION: 1970-2006

Civil Division	Households				2006 Estimate	Change: 1970-2000		Change: 1990-2000		Change 2000-2006	
	1970	1980	1990	2000		Number	Percent	Number	Percent	Number	Percent
Towns											
Bloomfield.....	840	1,218	1,412	2,067	2,478	1,227	146.1	655	46.4	411	19.9
Darien.....	375	467	522	615	721	240	64.0	93	17.8	106	17.2
Delavan.....	1,187	1,494	1,614	1,798	1,986	611	51.5	184	11.4	188	10.5
East Troy.....	767	1,142	1,269	1,427	1,547	660	86.0	158	12.5	120	8.4
Geneva.....	917	1,185	1,213	1,660	1,950	743	81.0	447	36.9	290	17.5
LaFayette.....	256	343	436	595	727	339	132.4	159	36.5	132	22.2
LaGrange.....	403	586	606	923	990	520	129.0	317	52.3	67	7.3
Linn.....	609	739	817	910	994	301	49.4	93	11.4	84	9.2
Lyons.....	597	919	968	1,231	1,379	634	106.2	263	27.2	148	12.0
Richmond.....	369	559	526	704	773	335	90.8	178	33.8	69	9.8
Sharon.....	282	298	333	333	359	51	18.1	0	0.0	26	7.8
Spring Prairie.....	320	514	560	726	799	406	126.9	166	29.6	73	10.1
Sugar Creek.....	534	831	895	1,197	1,427	663	124.2	302	33.7	230	19.2
Troy.....	378	576	678	837	902	459	121.4	159	23.5	65	7.8
Walworth.....	386	427	457	529	600	143	37.0	72	15.8	71	13.4
Whitewater.....	344	435	497	552	595	208	60.5	55	11.1	43	7.8
Cities											
Delavan.....	1,733	2,059	2,355	2,931	3,159	1,198	69.1	576	24.5	228	7.8
Elkhorn.....	1,365	1,814	2,100	2,919	3,739	1,554	113.8	819	39.0	820	28.1
Lake Geneva.....	1,715	2,380	2,599	3,053	3,325	1,338	78.0	454	17.5	272	8.9
Whitewater ^a	2,150	2,734	3,336	3,765	4,058	1,615	75.1	429	12.9	293	7.8
Villages											
Darien.....	250	372	390	537	562	287	114.8	147	37.7	25	4.7
East Troy.....	544	849	979	1,350	1,628	806	148.2	371	37.9	278	20.6
Fontana on Geneva Lake.....	479	657	652	764	841	285	59.5	112	17.2	77	10.1
Genoa City.....	319	418	455	674	984	355	111.3	219	48.1	310	46.0
Mukwonago ^a	0	0	0	0	1	0	--	0	--	1	--
Sharon.....	367	426	448	565	577	198	54.0	117	26.1	12	2.1
Walworth.....	536	640	658	850	1,002	314	58.6	192	29.2	152	17.9
Williams Bay.....	522	707	844	993	1,120	471	90.2	149	17.7	127	12.8
Walworth County	18,544	24,789	27,620	34,505	39,223	15,961	86.1	6,885	24.9	4,718	13.7
Region	536,486	627,955	676,107	749,039	795,331	212,553	39.6	72,932	10.8	46,292	6.2
Wisconsin	1,328,804	1,652,261	1,822,118	2,084,544	N/A	755,740	56.9	262,426	14.4	--	--

^aWalworth County portion only.

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

Table II-7

HOUSEHOLD SIZE IN WALWORTH COUNTY BY CIVIL DIVISION: 1970-2000

Civil Division	Household Size (Average Number of Persons per Household)			
	1970	1980	1990	2000
Towns				
Bloomfield.....	2.95	2.70	2.63	2.65
Darien.....	3.74	3.19	2.79	2.75
Delavan.....	3.19	2.80	2.60	2.53
East Troy.....	3.54	3.12	2.85	2.67
Geneva.....	3.78	2.83	2.53	2.45
LaFayette.....	3.82	2.99	2.93	2.87
LaGrange.....	3.25	2.83	2.71	2.61
Linn.....	3.07	2.76	2.52	2.41
Lyons.....	3.58	2.90	2.66	2.72
Richmond.....	3.39	2.95	2.67	2.60
Sharon.....	3.75	3.17	3.05	2.74
Spring Prairie.....	3.74	3.46	3.13	2.88
Sugar Creek.....	3.39	3.13	2.90	2.77
Troy.....	3.33	3.11	3.01	2.75
Walworth.....	3.43	3.10	2.79	2.86
Whitewater.....	3.43	2.92	2.75	2.53
Cities				
Delavan.....	3.05	2.64	2.56	2.68
Elkhorn.....	2.89	2.50	2.48	2.48
Lake Geneva.....	2.81	2.34	2.27	2.33
Whitewater ^a	3.03	2.48	2.43	2.37
Villages				
Darien.....	3.29	3.10	2.97	2.92
East Troy.....	3.14	2.74	2.65	2.60
Fontana on Geneva Lake.....	3.03	2.68	2.51	2.30
Genoa City.....	3.30	2.77	2.73	2.87
Mukwonago ^a	--	--	--	--
Sharon.....	3.31	3.00	2.79	2.74
Walworth.....	3.05	2.51	2.45	2.57
Williams Bay.....	2.97	2.45	2.34	2.35
Walworth County	3.16	2.74	2.60	2.57
Region	3.20	2.75	2.62	2.52
Wisconsin	3.22	2.77	2.61	2.50

^aWalworth County portion only.

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

Table II-8

HOUSING UNITS IN WALWORTH COUNTY BY CIVIL DIVISION: 1970-2006

Civil Division	Housing Units				2006 Estimate	Change: 1970-2000		Change: 1990-2000		Change: 2000-2006	
	1970	1980	1990	2000		Number	Percent	Number	Percent	Number	Percent
Towns											
Bloomfield.....	1,634	1,924	2,074	2,476	2,968	842	51.5	402	19.4	492	19.9
Darien.....	399	484	561	650	762	251	62.9	89	15.9	112	17.2
Delavan.....	2,442	2,661	2,847	3,054	3,373	612	25.1	207	7.3	319	10.4
East Troy.....	1,174	1,488	1,565	1,753	1,900	579	49.3	188	12.0	147	8.4
Geneva.....	1,610	2,162	2,100	2,826	3,320	1,216	75.5	726	34.6	494	17.5
LaFayette.....	276	372	485	619	756	343	124.3	134	27.6	137	22.1
LaGrange.....	915	1,172	1,414	1,723	1,848	808	88.3	309	21.9	125	7.3
Linn.....	1,472	1,817	1,911	1,901	2,076	429	29.1	-10	-0.5	175	9.2
Lyons.....	652	991	1,061	1,307	1,464	655	100.5	246	23.2	157	12.0
Richmond.....	622	792	805	899	987	277	44.5	94	11.7	88	9.8
Sharon.....	294	311	352	352	380	58	19.7	0	0.0	28	8.0
Spring Prairie.....	372	591	629	765	842	393	105.6	136	21.6	77	10.1
Sugar Creek.....	739	1,011	1,060	1,347	1,606	608	82.3	287	27.1	259	19.2
Troy.....	501	703	780	904	974	403	80.4	124	15.9	70	7.7
Walworth.....	437	483	529	586	665	149	34.1	57	10.8	79	13.5
Whitewater.....	506	654	740	829	894	323	63.8	89	12.0	65	7.8
Cities											
Delavan.....	1,837	2,143	2,427	3,215	3,465	1,378	75.0	788	32.5	250	7.8
Elkhorn.....	1,423	1,873	2,202	3,014	3,861	1,591	111.8	812	36.9	847	28.1
Lake Geneva.....	1,972	2,822	3,184	3,757	4,092	1,785	90.5	573	18.0	335	8.9
Whitewater ^a	2,215	2,959	3,492	3,893	4,214	1,678	75.8	401	11.5	321	8.2
Villages											
Darien.....	269	394	411	560	586	291	108.2	149	36.3	26	4.6
East Troy.....	580	892	999	1,396	1,683	816	140.7	397	39.7	287	20.6
Fontana on Geneva Lake.....	1,063	1,681	1,987	1,974	2,172	911	85.7	-13	-0.7	198	10.0
Genoa City.....	337	518	502	699	1,021	362	107.4	197	39.2	322	46.1
Mukwonago ^a	0	0	0	0	1	0	--	0	--	1	--
Sharon.....	390	443	466	602	615	212	54.4	136	29.2	13	2.2
Walworth.....	561	669	694	893	1,053	332	59.2	199	28.7	160	17.9
Williams Bay.....	1,081	1,387	1,659	1,772	1,999	691	63.9	113	6.8	227	12.8
Walworth County	25,773	33,397	36,937	43,766	49,577	17,993	69.8	6,829	18.5	5,811	13.3
Region	566,756	664,973	717,175	796,718	846,288	229,962	40.6	79,543	11.1	49,570	6.2
Wisconsin	1,414,105	1,863,897	2,055,774	2,321,144	N/A	907,039	64.1	265,370	12.9	--	--

^aWalworth County portion only.

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

Table II-9

OCCUPANCY AND TENURE STATUS OF HOUSING UNITS IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	Owner-Occupied		Renter-Occupied		Total Occupied		Vacant		Total	
	Number	Percent of Occupied	Number	Percent of Occupied	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Towns										
Bloomfield	1,685	81.5	382	18.5	2,067	83.5	409	16.5	2,476	100.0
Darien	488	79.3	127	20.7	615	94.6	35	5.4	650	100.0
Delavan	1,449	80.6	349	19.4	1,798	58.9	1,256	41.1	3,054	100.0
East Troy.....	1,266	88.7	161	11.3	1,427	81.4	326	18.6	1,753	100.0
Geneva	1,344	81.0	316	19.0	1,660	58.7	1,166	41.3	2,826	100.0
LaFayette.....	517	86.9	78	13.1	595	96.1	24	3.9	619	100.0
LaGrange.....	817	88.5	106	11.5	923	53.6	800	46.4	1,723	100.0
Linn	705	77.5	205	22.5	910	47.9	991	52.1	1,901	100.0
Lyons	1,062	86.3	169	13.7	1,231	94.2	76	5.8	1,307	100.0
Richmond.....	600	85.2	104	14.8	704	78.3	195	21.7	899	100.0
Sharon	286	85.9	47	14.1	333	94.6	19	5.4	352	100.0
Spring Prairie	644	88.7	82	11.3	726	94.9	39	5.1	765	100.0
Sugar Creek.....	1,074	89.7	123	10.3	1,197	88.9	150	11.1	1,347	100.0
Troy.....	747	89.2	90	10.8	837	92.6	67	7.4	904	100.0
Walworth.....	423	80.0	106	20.0	529	90.3	57	9.7	586	100.0
Whitewater.....	472	85.5	80	14.5	552	66.6	277	33.4	829	100.0
Cities										
Delavan.....	1,605	54.8	1,326	45.2	2,931	91.2	284	8.8	3,215	100.0
Elkhorn.....	1,559	53.4	1,360	46.6	2,919	96.8	95	3.2	3,014	100.0
Lake Geneva.....	1,619	53.0	1,434	47.0	3,053	81.3	704	18.7	3,757	100.0
Whitewater ^a	1,313	34.7	2,469	65.3	3,782	96.7	128	3.3	3,910	100.0
Villages										
Darien	363	67.6	174	32.4	537	95.9	23	4.1	560	100.0
East Troy.....	963	71.3	387	28.7	1,350	96.7	46	3.3	1,396	100.0
Fontana on Geneva Lake	650	85.1	114	14.9	764	38.7	1,210	61.3	1,974	100.0
Genoa City	527	78.2	147	21.8	674	96.4	25	3.6	699	100.0
Mukwonago ^a	0	--	0	--	0	--	0	--	0	--
Sharon	381	67.4	184	32.6	565	93.9	37	6.1	602	100.0
Walworth.....	548	64.5	302	35.5	850	95.2	43	4.8	893	100.0
Williams Bay	741	74.6	252	25.4	993	56.0	779	44.0	1,772	100.0
Walworth County	23,848	69.1	10,674	30.9	34,522	78.9	9,261	21.1	43,783	100.0
Region	471,553	63.0	277,502	37.0	749,055	94.0	47,679	6.0	796,734	100.0
Wisconsin	1,426,361	68.4	658,183	31.6	2,084,544	89.8	236,600	10.2	2,321,144	100.0

^aWalworth County portion only.

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

Table II-10

VACANT HOUSING UNITS IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	Vacant Housing Units												Rental Vacancy Rate	Home- owner Vacancy Rate
	For Rent		For Sale		Rented or Sold, Not Occupied		For Seasonal, Recreational, or Occasional Use		Other Vacant		Total Vacant			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Towns														
Bloomfield.....	15	3.7	51	12.5	19	4.6	276	67.5	48	11.7	409	100.0	3.8	2.9
Darien.....	10	28.6	11	31.4	5	14.3	6	17.1	3	8.6	35	100.0	7.3	2.2
Delavan.....	35	2.8	47	3.7	22	1.8	1,075	85.6	77	6.1	1,256	100.0	9.1	3.1
East Troy.....	4	1.2	19	5.8	9	2.8	287	88.0	7	2.2	326	100.0	2.4	1.5
Geneva.....	72	6.2	22	1.9	31	2.6	984	84.4	57	4.9	1,166	100.0	18.6	1.6
LaFayette.....	1	4.2	4	16.7	7	29.1	11	45.8	1	4.2	24	100.0	1.3	0.8
LaGrange.....	7	0.9	8	1.0	4	0.5	776	97.0	5	0.6	800	100.0	6.2	1.0
Linn.....	10	1.0	16	1.6	10	1.0	946	95.5	9	0.9	991	100.0	4.7	2.2
Lyons.....	4	5.3	18	23.7	12	15.8	38	50.0	4	5.2	76	100.0	2.3	1.7
Richmond.....	9	4.6	9	4.6	42	21.5	122	62.6	13	6.7	195	100.0	8.0	1.5
Sharon.....	7	36.9	3	15.8	2	10.5	5	26.3	2	10.5	19	100.0	13.0	1.0
Spring Prairie.....	5	12.8	4	10.3	8	20.5	21	53.8	1	2.6	39	100.0	5.7	0.6
Sugar Creek.....	8	5.3	6	4.0	5	3.3	124	82.7	7	4.7	150	100.0	6.1	0.6
Troy.....	1	1.5	3	4.5	2	3.0	53	79.1	8	11.9	67	100.0	1.1	0.4
Walworth.....	5	8.8	5	8.8	3	5.2	31	54.4	13	22.8	57	100.0	4.5	1.2
Whitewater.....	4	1.4	8	2.9	15	5.4	248	89.6	2	0.7	277	100.0	4.8	1.7
Cities														
Delavan.....	58	20.4	16	5.6	24	8.5	156	54.9	30	10.6	284	100.0	4.2	1.0
Elkhorn.....	42	44.2	21	22.1	11	11.6	6	6.3	15	15.8	95	100.0	3.0	1.3
Lake Geneva.....	147	20.9	61	8.7	35	5.0	429	60.9	32	4.5	704	100.0	9.3	3.6
Whitewater ^a	56	43.8	5	3.9	51	39.8	7	5.5	9	7.0	128	100.0	2.2	0.4
Villages														
Darien.....	5	21.8	12	52.2	3	13.0	0	0.0	3	13.0	23	100.0	2.8	3.2
East Troy.....	15	32.6	18	39.1	2	4.4	6	13.0	5	10.9	46	100.0	3.7	1.8
Fontana on Geneva Lake.....	13	1.1	16	1.3	7	0.6	1,165	96.3	9	0.7	1,210	100.0	10.2	2.4
Genoa City.....	6	24.0	8	32.0	2	8.0	3	12.0	6	24.0	25	100.0	3.9	1.5
Mukwonago ^a	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	--	--
Sharon.....	23	62.2	6	16.2	2	5.4	5	13.5	1	2.7	37	100.0	11.1	1.6
Walworth.....	11	25.6	10	23.2	1	2.3	6	14.0	15	34.9	43	100.0	3.5	1.8
Williams Bay.....	20	2.6	22	2.8	14	1.8	672	86.3	51	6.5	779	100.0	7.4	2.9
Walworth County	593	6.4	429	4.6	348	3.8	7,458	80.5	433	4.7	9,261	100.0	5.3	1.8
Region	16,182	33.9	4,899	10.3	3,387	7.1	13,142	27.6	10,069	21.1	47,679	100.0	5.5	1.0
Wisconsin	38,714	16.4	17,172	7.2	9,386	4.0	142,313	60.1	29,015	12.3	236,600	100.0	5.6	1.2

^aWalworth County portion only.

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

Table II-11

HOUSING UNITS BY STRUCTURE TYPE IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	Single-Family Detached		Single-Family Attached ^a		Two-Family		Multi-family		Mobile Homes and Other Structure Types		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Towns												
Bloomfield	2,089	84.5	24	1.0	43	1.7	74	3.0	241	9.8	2,471	100.0
Darien	442	69.1	2	0.3	0	0.0	68	10.6	128	20.0	640	100.0
Delavan.....	2,703	86.0	210	6.7	27	0.9	168	5.3	33	1.1	3,141	100.0
East Troy.....	1,678	94.5	19	1.1	24	1.4	23	1.3	31	1.7	1,775	100.0
Geneva	2,077	72.9	142	5.0	18	0.6	546	19.2	66	2.3	2,849	100.0
LaFayette.....	575	92.7	9	1.5	20	3.2	2	0.3	14	2.3	620	100.0
LaGrange.....	1,598	92.8	9	0.5	9	0.5	62	3.6	45	2.6	1,723	100.0
Linn	1,830	95.5	16	0.8	28	1.5	36	1.9	5	0.3	1,915	100.0
Lyons	990	75.0	21	1.6	97	7.3	13	1.0	199	15.1	1,320	100.0
Richmond.....	849	95.4	2	0.2	13	1.5	6	0.7	20	2.2	890	100.0
Sharon	350	98.8	0	0.0	0	0.0	2	0.6	2	0.6	354	100.0
Spring Prairie.....	734	95.9	4	0.5	14	1.8	6	0.8	8	1.0	766	100.0
Sugar Creek.....	1,241	91.6	5	0.4	21	1.6	11	0.8	76	5.6	1,354	100.0
Troy.....	777	86.1	0	0.0	28	3.1	3	0.3	95	10.5	903	100.0
Walworth.....	532	92.2	11	1.9	9	1.6	13	2.2	12	2.1	577	100.0
Whitewater.....	790	94.0	5	0.6	15	1.8	19	2.3	11	1.3	840	100.0
Cities												
Delavan.....	1,641	52.5	116	3.7	157	5.0	1,202	38.4	14	0.4	3,130	100.0
Elkhorn.....	1,458	48.2	104	3.4	258	8.6	1,096	36.3	107	3.5	3,023	100.0
Lake Geneva.....	1,764	47.6	188	5.1	363	9.8	1,367	36.9	21	0.6	3,703	100.0
Whitewater ^b	1,618	41.4	57	1.5	459	11.7	1,774	45.4	0	0.0	3,908	100.0
Villages												
Darien	418	74.1	9	1.6	44	7.8	87	15.4	6	1.1	564	100.0
East Troy.....	878	64.0	15	1.1	94	6.8	330	24.0	56	4.1	1,373	100.0
Fontana on Geneva Lake.....	1,529	76.9	144	7.3	28	1.4	287	14.4	0	0.0	1,988	100.0
Genoa City.....	516	73.5	62	8.8	28	4.0	94	13.4	2	0.3	702	100.0
Mukwonago ^b	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Sharon	407	67.5	2	0.3	41	6.8	136	22.6	17	2.8	603	100.0
Walworth.....	629	71.8	20	2.3	48	5.5	179	20.4	0	0.0	876	100.0
Williams Bay.....	1,301	73.3	20	1.1	68	3.8	386	21.8	0	0.0	1,775	100.0
Walworth County	31,414	71.7	1,216	2.8	1,954	4.5	7,990	18.2	1,209	2.8	43,783	100.0
Region	457,630	57.4	38,939	4.9	96,853	12.2	195,229	24.5	8,083	1.0	796,734	100.0
Wisconsin	1,531,612	66.0	77,795	3.4	190,889	8.2	416,680	17.9	104,168	4.5	2,321,144	100.0

^aIncludes one-unit structures with ground-to-roof walls separating them from adjoining structures.

^bWalworth County portion only.

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

Table II-12

AGE OF HOUSING UNITS IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	Built Before 1940		Built 1940-1959		Built 1960-1979		Built 1980-March 2000		Total		Median Year Built
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Towns											
Bloomfield	544	22.0	641	26.0	648	26.2	638	25.8	2,471	100.0	1961
Darien	188	29.4	75	11.7	142	22.2	235	36.7	640	100.0	1968
Delavan	789	25.1	791	25.2	553	17.6	1,008	32.1	3,141	100.0	1960
East Troy	318	17.9	361	20.3	443	25.0	653	36.8	1,775	100.0	1972
Geneva	364	12.8	596	20.9	845	29.7	1,044	36.6	2,849	100.0	1973
LaFayette	131	21.1	39	6.3	167	26.9	283	45.7	620	100.0	1978
LaGrange	264	15.3	284	16.5	500	29.0	675	39.2	1,723	100.0	1975
Linn	613	32.0	442	23.1	495	25.8	365	19.1	1,915	100.0	1955
Lyons	308	23.3	185	14.0	343	26.0	484	36.7	1,320	100.0	1972
Richmond	190	21.3	215	24.2	256	28.8	229	25.7	890	100.0	1964
Sharon	167	47.2	53	15.0	86	24.3	48	13.5	354	100.0	1946
Spring Prairie	227	29.6	82	10.7	230	30.1	227	29.6	766	100.0	1971
Sugar Creek	272	20.1	249	18.4	375	27.7	458	33.8	1,354	100.0	1972
Troy	211	23.4	135	14.9	225	24.9	332	36.8	903	100.0	1973
Walworth	159	27.6	89	15.4	178	30.8	151	26.2	577	100.0	1966
Whitewater	99	11.8	158	18.8	318	37.9	265	31.5	840	100.0	1971
Cities											
Delavan	811	25.9	594	19.0	706	22.6	1,019	32.5	3,130	100.0	1965
Elkhorn	710	23.5	424	14.0	710	23.5	1,179	39.0	3,023	100.0	1972
Lake Geneva	715	19.3	701	18.9	1,157	31.3	1,130	30.5	3,703	100.0	1971
Whitewater ^a	980	25.1	766	19.6	1,396	35.7	766	19.6	3,908	100.0	1963
Villages											
Darien	153	27.1	87	15.4	148	26.3	176	31.2	564	100.0	1969
East Troy	291	21.2	202	14.7	378	27.5	502	36.6	1,373	100.0	1975
Fontana on Geneva Lake	327	16.5	275	13.8	477	24.0	909	45.7	1,988	100.0	1978
Genoa City	188	26.8	115	16.4	116	16.5	283	40.3	702	100.0	1972
Mukwonago ^a	0	--	0	--	0	--	0	--	0	--	--
Sharon	268	44.4	70	11.6	92	15.3	173	28.7	603	100.0	1950
Walworth	225	25.7	230	26.3	171	19.5	250	28.5	876	100.0	1959
Williams Bay	345	19.4	468	26.4	359	20.2	603	34.0	1,775	100.0	1966
Walworth County	9,857	22.5	8,327	19.0	11,514	26.3	14,085	32.2	43,783	100.0	1969
Region	181,970	22.8	212,977	26.7	226,949	28.5	174,838	22.0	796,734	100.0	1959
Wisconsin	543,164	23.4	470,862	20.3	667,537	28.8	639,581	27.5	2,321,144	100.0	1965

^aWalworth County portion only.

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

**Table II-13
MONTHLY GROSS RENT OF RENTER-OCCUPIED HOUSING UNITS IN WALWORTH COUNTY BY CIVIL DIVISION: 2000**

Civil Division	Less than \$300		\$300-\$499		\$500-\$749		\$750-\$999		\$1,000 or More		No Cash Rent		Total		Median Rent (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Towns															
Bloomfield.....	8	2.1	47	12.6	238	63.6	62	16.6	4	1.1	15	4.0	374	100.0	626
Darien.....	9	9.3	4	4.1	24	24.7	58	59.8	0	0.0	2	2.1	97	100.0	781
Delavan.....	17	5.2	53	16.1	137	41.5	77	23.3	4	1.2	42	12.7	330	100.0	680
East Troy.....	10	7.6	13	9.9	49	37.4	28	21.4	14	10.7	17	13.0	131	100.0	703
Geneva.....	3	1.0	46	16.0	109	37.8	68	23.6	8	2.8	54	18.8	288	100.0	638
Lafayette.....	4	6.3	16	25.0	18	28.1	16	25.0	3	4.7	7	10.9	64	100.0	679
LaGrange.....	0	0.0	17	22.1	37	48.0	15	19.5	4	5.2	4	5.2	77	100.0	608
Linn.....	11	5.9	25	13.4	58	31.0	32	17.1	16	8.6	45	24.0	187	100.0	582
Lyons.....	0	0.0	21	14.8	47	33.1	42	29.6	15	10.5	17	12.0	142	100.0	689
Richmond.....	3	3.8	20	25.0	35	43.7	5	6.3	2	2.5	15	18.7	80	100.0	553
Sharon.....	0	0.0	3	10.7	12	42.8	5	17.9	0	0.0	8	28.6	28	100.0	650
Spring Prairie.....	0	0.0	11	16.6	32	48.5	15	22.7	4	6.1	4	6.1	66	100.0	664
Sugar Creek.....	5	4.1	15	12.2	73	59.4	11	8.9	2	1.6	17	13.8	123	100.0	578
Troy.....	7	11.5	14	22.9	10	16.4	16	26.2	0	0.0	14	23.0	61	100.0	513
Walworth.....	4	4.9	25	30.9	19	23.5	18	22.2	2	2.5	13	16.0	81	100.0	550
Whitewater.....	0	0.0	14	25.5	28	50.9	0	0.0	5	9.1	8	14.5	55	100.0	593
Cities															
Delavan.....	118	9.0	283	21.5	689	52.5	167	12.7	48	3.7	8	0.6	1,313	100.0	585
Elkhorn.....	114	8.1	203	14.4	807	57.4	229	16.3	28	2.0	25	1.8	1,406	100.0	610
Lake Geneva.....	102	7.4	266	19.2	628	45.3	302	21.8	78	5.6	10	0.7	1,386	100.0	605
Whitewater ^a	474	19.2	750	30.5	740	30.0	392	15.9	49	2.0	58	2.4	2,463	100.0	492
Villages															
Darien.....	10	5.6	31	17.4	96	53.9	27	15.2	9	5.1	5	2.8	178	100.0	615
East Troy.....	40	10.0	82	20.4	213	53.1	66	16.5	0	0.0	0	0.0	401	100.0	564
Fontana on Geneva Lake.....	6	5.5	11	10.0	43	39.1	34	30.9	5	4.5	11	10.0	110	100.0	722
Genoa City.....	41	27.0	47	30.9	33	21.7	25	16.5	2	1.3	4	2.6	152	100.0	436
Mukwonago ^b	0	--	0	--	0	--	0	--	0	--	0	--	0	--	--
Sharon.....	12	6.7	30	16.8	88	49.1	21	11.7	25	14.0	3	1.7	179	100.0	626
Walworth.....	19	6.2	72	23.5	171	55.9	25	8.2	2	0.7	17	5.5	306	100.0	562
Williams Bay.....	4	1.6	39	16.1	134	55.1	47	19.3	14	5.8	5	2.1	243	100.0	636
Walworth County	1,021	9.9	2,158	20.9	4,588	44.3	1,803	17.5	343	3.3	428	4.1	10,321	100.0	588
Region	23,192	8.4	66,577	24.2	120,856	43.9	42,200	15.3	15,812	5.7	7,012	2.5	275,649	100.0	578
Wisconsin	67,538	10.5	189,366	29.5	254,439	39.7	78,955	12.3	27,408	4.3	23,966	3.7	641,672	100.0	540

^aWalworth County portion only.

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

**Table II-14
VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN WALWORTH COUNTY BY CIVIL DIVISION: 2000**

Civil Division	Less than \$100,000		\$100,000-\$149,999		\$150,000-\$199,999		\$200,000-\$299,999		\$300,000-\$499,999		\$500,000 or More		Total		Median Value (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Towns															
Bloomfield.....	643	47.3	443	32.6	146	10.7	92	6.8	36	2.6	0	0.0	1,360	100.0	102,800
Darien.....	60	21.5	114	40.9	60	21.5	41	14.7	0	0.0	4	1.4	279	100.0	133,400
Delavan.....	494	38.9	337	26.5	216	17.0	167	13.1	23	1.8	34	2.7	1,271	100.0	120,700
East Troy.....	139	12.8	309	28.4	219	20.1	222	20.4	144	13.2	56	5.1	1,089	100.0	171,700
Geneva.....	383	34.2	261	23.3	190	17.0	127	11.4	127	11.4	30	2.7	1,118	100.0	135,000
Lafayette.....	27	6.7	90	22.2	171	42.2	101	24.9	14	3.5	2	0.5	405	100.0	177,500
LaGrange.....	58	8.1	204	28.5	184	25.7	175	24.4	73	10.2	22	3.1	716	100.0	172,400
Linn.....	73	12.3	154	26.0	110	18.5	116	19.6	66	11.1	74	12.5	593	100.0	174,500
Lyons.....	159	21.5	218	29.6	182	24.7	117	15.9	48	6.5	13	1.8	737	100.0	147,900
Richmond.....	160	32.5	140	28.4	109	22.1	70	14.2	12	2.4	2	0.4	493	100.0	130,600
Sharon.....	54	30.5	53	30.0	39	22.0	17	9.6	11	6.2	3	1.7	177	100.0	129,000
Spring Prairie.....	114	23.0	143	28.8	115	23.2	107	21.6	17	3.4	0	0.0	496	100.0	146,300
Sugar Creek.....	248	29.6	273	32.5	194	23.1	92	11.0	27	3.2	5	0.6	839	100.0	132,000
Troy.....	72	13.6	146	27.6	136	25.8	127	24.1	41	7.8	6	1.1	528	100.0	165,300
Walworth.....	48	14.7	105	32.1	89	27.2	59	18.1	18	5.5	8	2.4	327	100.0	155,100
Whitewater.....	40	10.7	87	23.3	148	39.7	89	23.9	4	1.1	5	1.3	373	100.0	174,400
Cities															
Delavan.....	649	46.2	600	42.8	133	9.5	21	1.5	0	0.0	0	0.0	1,403	100.0	103,500
Elkhorn.....	376	29.5	677	53.0	198	15.5	11	0.9	0	0.0	14	1.1	1,276	100.0	114,600
Lake Geneva.....	407	29.0	535	38.2	253	18.0	146	10.4	38	2.7	24	1.7	1,403	100.0	121,200
Whitewater ^a	408	33.3	564	46.1	199	16.2	39	3.2	15	1.2	0	0.0	1,225	100.0	115,200
Villages															
Darien.....	165	49.4	144	43.1	20	6.0	5	1.5	0	0.0	0	0.0	334	100.0	100,600
East Troy.....	142	19.1	397	53.4	192	25.8	13	1.7	0	0.0	0	0.0	744	100.0	131,500
Fontana on Geneva Lake.....	49	8.0	155	25.3	149	24.4	153	25.0	76	12.4	30	4.9	612	100.0	181,900
Genoa City.....	99	19.9	338	67.7	57	11.4	5	1.0	0	0.0	0	0.0	499	100.0	121,000
Mukwonago ^b	0	--	0	--	0	--	0	--	0	--	0	--	0	--	--
Sharon.....	183	53.0	140	40.6	18	5.2	4	1.2	0	0.0	0	0.0	345	100.0	98,100
Walworth.....	171	33.8	255	50.5	64	12.7	13	2.6	2	0.4	0	0.0	505	100.0	113,500
Williams Bay.....	90	13.9	209	32.2	151	23.3	150	23.1	37	5.7	12	1.8	649	100.0	157,000
Walworth County	5,511	27.9	7,091	35.8	3,742	18.9	2,279	11.5	829	4.2	344	1.7	19,796	100.0	128,400
Region	120,885	30.0	129,329	32.1	82,127	20.4	48,506	12.0	16,320	4.1	5,471	1.4	402,638	100.0	130,700
Wisconsin	470,343	41.9	343,993	30.6	173,519	15.5	95,163	8.5	30,507	2.7	8,942	0.8	1,122,467	100.0	112,200

Note: Specified owner-occupied housing units include single-family houses on less than 10 acres, without a business or medical office on the property.

^aWalworth County portion only.

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

Table II-15

**AVERAGE SELLING PRICE OF EXISTING HOUSING IN
WALWORTH COUNTY AND THE SOUTHEASTERN WISCONSIN REGION: 2000-2005**

Year	Walworth County		Southeastern Wisconsin Region	
	Average (Mean) Selling Price	Number of Sales Reported	Average (Mean) Selling Price	Number of Sales Reported
2000	\$178,590	1,435	\$150,688	22,015
2001	196,223	1,418	159,830	23,214
2002	202,353	1,691	171,154	25,057
2003	211,141	1,835	182,917	26,172
2004	240,346	1,981	199,824	27,924
2005	265,287	1,943	217,631	29,254

Note: The residential selling price data presented in this table were collected by the Greater Milwaukee Association of Realtors and Multiple Listing Service. The residential selling price data pertain primarily to single-family houses, but also include selling prices for some two-to-four unit structures.

Source: Milwaukee Association of Realtors, Multiple Listing Service, and SEWRPC.

Table II-16

**NUMBER OF JOBS IN WALWORTH COUNTY, THE
SOUTHEASTERN WISCONSIN REGION, AND WISCONSIN: 1970-2004**

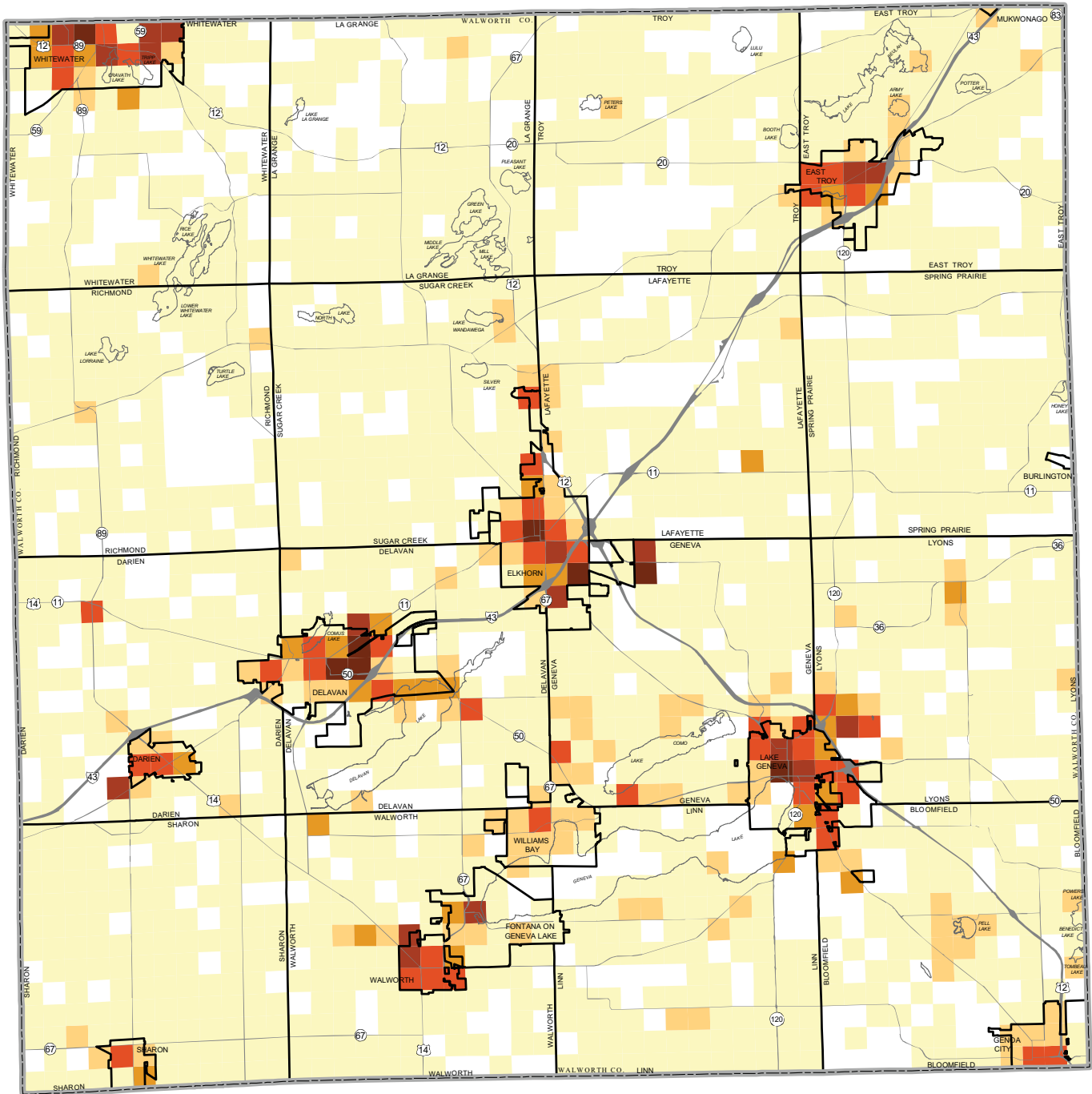
Geographic Area	1970	1980	1990	2000	2004
Walworth County	26,400	33,500	39,900	51,800	54,200
Region.....	784,900	948,200	1,062,600	1,222,800	1,202,500
Wisconsin.....	1,929,100	2,429,800	2,810,400	3,421,800	3,461,300

Geographic Area	Change: 1970-2000		Change: 1990-2000		Change: 2000-2004	
	Number	Percent	Number	Percent	Number	Percent
Walworth County	25,400	96.2	11,900	29.8	2,400	4.6
Region	437,900	55.8	160,200	15.1	(20,300)	(1.7)
Wisconsin.....	1,492,700	77.4	611,400	21.8	39,500	1.2

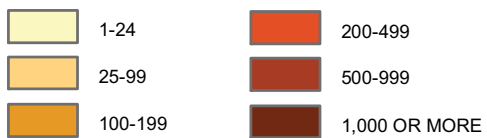
Source: U.S. Bureau of Economic Analysis and SEWRPC.

Map II-2

EMPLOYMENT DISTRIBUTION IN WALWORTH COUNTY: 2000



JOB PER U.S. PUBLIC LAND SURVEY ONE-QUARTER SECTION



Source: SEWRPC.

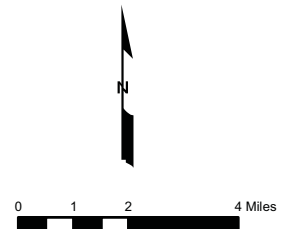


Table II-17

TOTAL JOBS IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	Number of Jobs	Percent of County Total
Towns		
Bloomfield	820	1.6
Darien	1,270	2.5
Delavan	1,270	2.5
East Troy.....	590	1.1
Geneva	2,860	5.5
LaFayette	580	1.1
LaGrange	320	0.6
Linn	620	1.2
Lyons	2,150	4.1
Richmond.....	330	0.6
Sharon	280	0.5
Spring Prairie	240	0.5
Sugar Creek.....	660	1.3
Troy.....	390	0.8
Walworth	850	1.6
Whitewater	420	0.8
Cities		
Delavan	7,550	14.6
Elkhorn.....	7,630	14.7
Lake Geneva.....	6,350	12.3
Whitewater ^a	7,450	14.4
Villages		
Darien	780	1.5
East Troy.....	3,130	6.0
Fontana on Geneva Lake.....	820	1.6
Genoa City	880	1.7
Mukwonago ^a	--	--
Sharon	490	0.9
Walworth	2,260	4.4
Williams Bay.....	830	1.6
Walworth County	51,820	100.0

^aWalworth County portion only.

Source: SEWRPC.

Table II-18

**JOBS BY GENERAL INDUSTRY GROUP IN WALWORTH COUNTY,
THE SOUTHEASTERN WISCONSIN REGION, AND WISCONSIN: 1970 AND 2000**

General Industry Group	Walworth County				Southeastern Wisconsin Region			
	1970		2000		1970		2000	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Agricultural	2,600	9.8	1,300	2.5	12,000	1.5	6,000	0.5
Construction	1,100	4.2	3,100	6.0	32,400	4.1	53,800	4.4
Manufacturing	5,400	20.5	10,200	19.7	254,400	32.4	224,300	18.3
Transportation and Public Utilities	1,000	3.8	2,000	3.9	38,500	4.9	54,800	4.5
Wholesale Trade	400	1.5	1,800	3.5	37,200	4.7	64,400	5.3
Retail Trade	5,000	18.9	9,400	18.1	133,900	17.1	193,700	15.8
Finance, Insurance, and Real Estate	1,000	3.8	2,900	5.6	47,600	6.1	93,700	7.7
Services	5,200	19.7	13,600	26.3	141,800	18.1	406,000	33.2
Government and Government Enterprises	4,500	17.0	6,600	12.7	84,400	10.8	114,400	9.3
Other	200	0.8	900	1.7	2,700	0.3	11,700	1.0
Total Jobs	26,400	100.0	51,800	100.0	784,900	100.0	1,222,800	100.0

General Industry Group	Wisconsin			
	1970		2000	
	Number	Percent of Total	Number	Percent of Total
Agricultural	148,400	7.7	101,300	3.0
Construction	85,300	4.4	176,500	5.2
Manufacturing	510,500	26.5	632,600	18.5
Transportation and Public Utilities	89,600	4.6	156,100	4.6
Wholesale Trade	73,700	3.8	150,500	4.4
Retail Trade	332,800	17.3	590,300	17.2
Finance, Insurance, and Real Estate	102,300	5.3	231,000	6.7
Services	314,700	16.3	957,900	28.0
Government and Government Enterprises	260,000	13.5	384,200	11.2
Other	11,800	0.6	41,400	1.2
Total Jobs	1,929,100	100.0	3,421,800	100.0

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

Table II-19

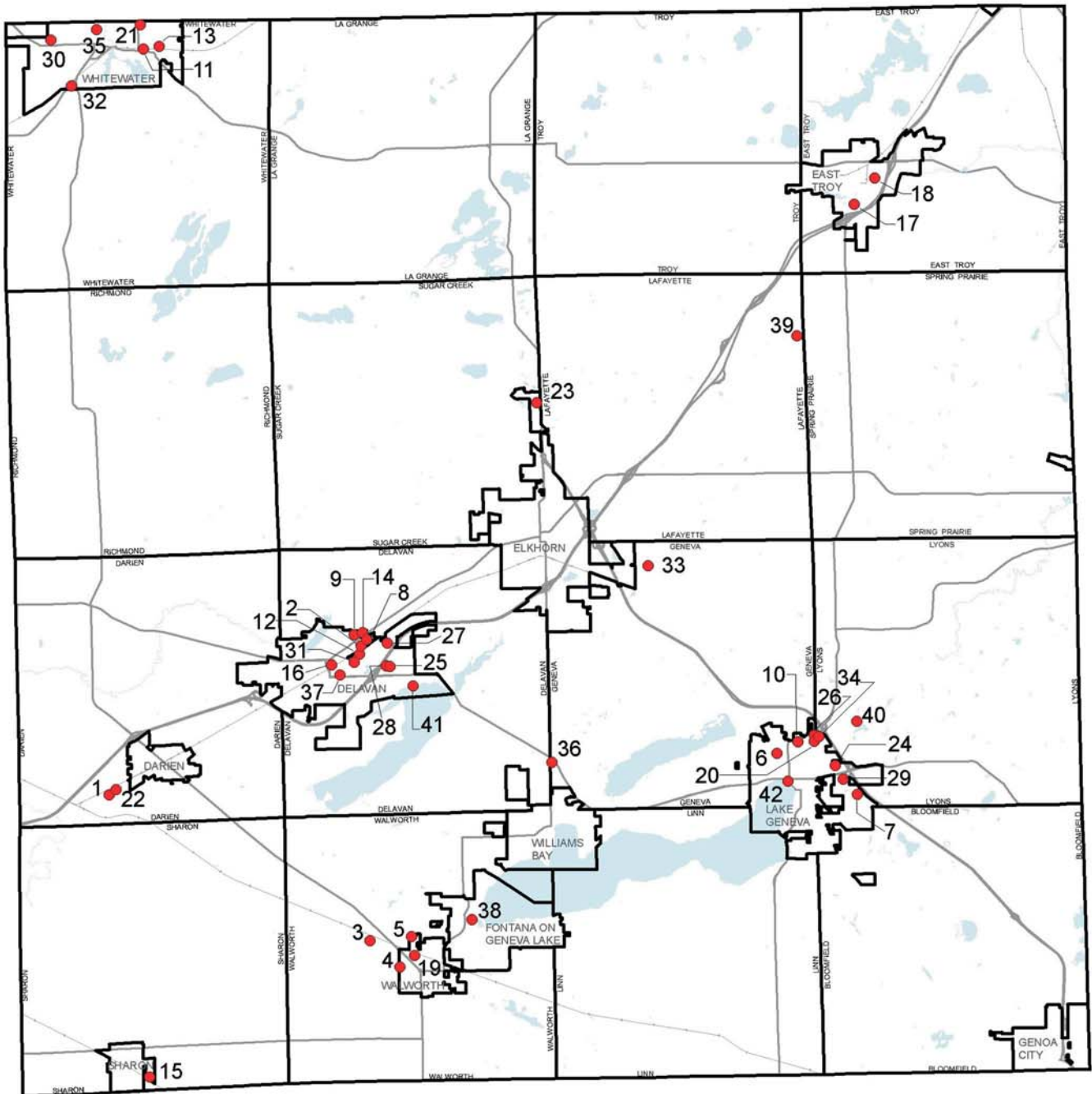
MAJOR PRIVATE-SECTOR EMPLOYERS IN WALWORTH COUNTY: 2006

Identification Number on Map II-3	Private Sector Employer	Identification Number on Map II-3	Private Sector Employer
	MANUFACTURING		WAREHOUSING AND WHOLESALE TRADE
	<u>Food Products</u>	21	Perlman-Rocque, Division of HAVI Group
1	Birds Eye Foods, Inc.	22	VersaCold Cascade, Inc.
2	Brach's Confections, Inc.		
3	Kikkoman Foods, Inc.		CONSTRUCTION
	<u>Plastics and Rubber Products</u>	23	Mann Brothers, Inc.
4	Badger Plug Company		
5	Miniature Precision Components, Inc.		RETAIL TRADE
6	Trostel, Ltd.	24	Home Depot
	<u>Fabricated Metal Products</u>	25	Kohl's Department Store
7	R & L Spring Company	26	Pick 'n Save
8	Swiss-Tech	27	Stock Building Supply
9	Waukesha Cherry-Burrell	28	Wal-Mart Delavan
	<u>Machinery</u>	29	Wal-Mart Lake Geneva
10	Brunk Industries, Inc.	30	Wal-Mart Whitewater
11	Schenck AccuRate, Inc.		
12	Sta-Rite Industries, Inc.		PUBLISHING INDUSTRIES
13	Weiler & Company, Inc.	31	Community Shoppers, Inc.
	<u>Computer and Electronic Products</u>		
14	Borg Indak, Inc.		ADMINISTRATIVE AND SUPPORT SERVICES
	<u>Miscellaneous Manufacturing</u>	32	Arrow Financial Services
15	Automated Building Components, Inc.		
16	Bergamot Brass Works, Inc.		HEALTH CARE AND SOCIAL ASSISTANCE
17	Buell Motorcycle Company	33	Aurora Lakeland Medical Center
18	Crucible Materials Corp.	34	Aurora Health Center-Lake Geneva
19	USG Interiors, Inc.	35	Fairhaven Corp.
20	Yunker Industries, Inc.	36	Mercy Walworth Hospital and Medical Center
		37	Willowfield Nursing and Rehab Center
			ACCOMMODATION AND FOOD SERVICE
		38	The Abbey on Lake Geneva
		39	Alpine Valley Resort, Inc.
		40	Grand Geneva Resort and Spa
		41	Lake Lawn Lodge
		42	Popeye's Restaurant

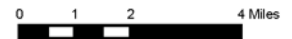
Source: Wisconsin Department of Workforce Development and SEWRPC.

Map II-3

MAJOR PRIVATE-SECTOR EMPLOYERS IN WALWORTH COUNTY: 2006



- LOCATION OF MAJOR EMPLOYER (AT LEAST 100 EMPLOYEES)
- 13 IDENTIFICATION NUMBER ON TABLE II-19



Source: Wisconsin Department of Workforce Development and SEWRPC.

Table II-20

CIVILIAN LABOR FORCE IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

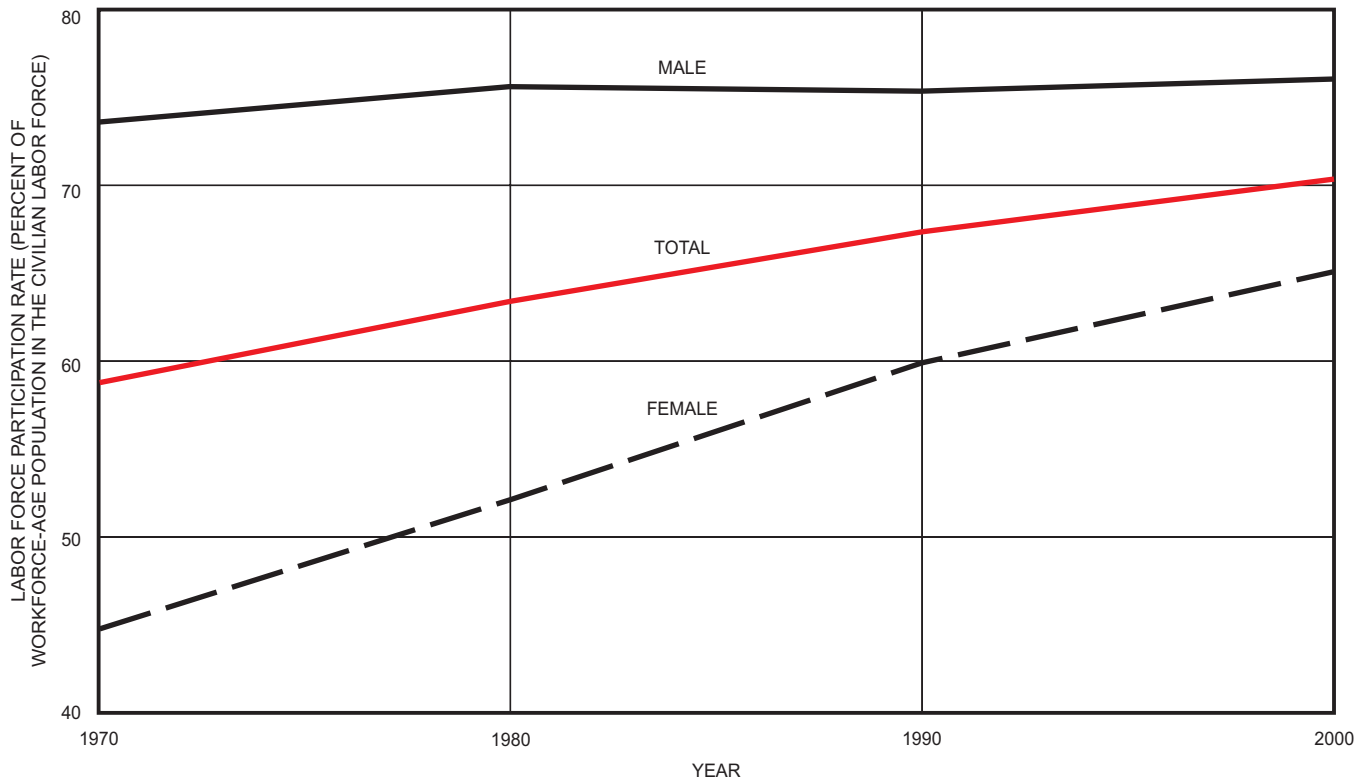
Civil Division	Persons in the Civilian Labor Force	Labor Force Participation Rate
Towns		
Bloomfield	2,981	71.4
Darien	1,030	72.7
Delavan	2,516	70.4
East Troy.....	2,317	75.7
Geneva	NA	NA
LaFayette	NA	NA
LaGrange	1,330	70.5
Linn	1,094	63.8
Lyons	1,992	73.6
Richmond.....	1,037	72.7
Sharon	544	72.8
Spring Prairie	1,202	74.9
Sugar Creek.....	1,777	71.4
Troy.....	1,287	70.7
Walworth	838	64.5
Whitewater	850	73.3
Cities		
Delavan.....	3,987	68.5
Elkhorn.....	4,133	75.3
Lake Geneva.....	4,040	70.0
Whitewater ^a	NA	NA
Villages		
Darien	792	74.2
East Troy.....	1,919	73.0
Fontana on Geneva Lake.....	982	65.6
Genoa City	1,017	75.0
Mukwonago ^a	0	--
Sharon	790	71.9
Walworth	1,144	66.1
Williams Bay.....	1,179	63.0
Walworth County	51,861	70.3
Region	1,008,394	68.2
Wisconsin	2,869,236	69.0

^aWalworth County portion only.

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

Figure II-2

LABOR FORCE PARTICIPATION RATES IN WALWORTH COUNTY: 1970-2000



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

Table II-21

OCCUPATION FOR THE EMPLOYED CIVILIAN LABOR FORCE IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	Management, Professional, and Related ^a		Service		Sales and Office		Farming, Fishing, and Forestry		Construction, Extraction, and Maintenance		Production, Transportation, and Material Moving		Total Employed Civilian Labor Force	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Towns														
Bloomfield.....	441	16.0	354	12.9	750	27.3	88	3.2	409	14.9	707	25.7	2,749	100.0
Darien.....	236	23.9	114	11.6	210	21.3	55	5.6	99	10.0	272	27.6	986	100.0
Delavan.....	614	24.8	355	14.4	531	21.5	44	1.8	272	11.0	655	26.5	2,471	100.0
East Troy.....	710	31.6	242	10.8	473	21.1	68	3.0	322	14.4	428	19.1	2,243	100.0
Geneva.....	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LaFayette.....	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
LaGrange.....	435	33.8	141	10.9	310	24.1	27	2.1	137	10.6	238	18.5	1,288	100.0
Linn.....	392	37.2	147	14.0	223	21.2	71	6.8	87	8.3	131	12.5	1,051	100.0
Lyons.....	489	25.4	259	13.5	473	24.6	36	1.9	294	15.3	372	19.3	1,923	100.0
Richmond.....	261	25.7	106	10.4	236	23.2	60	5.9	151	14.8	203	20.0	1,017	100.0
Sharon.....	91	17.0	54	10.1	133	24.8	74	13.8	66	12.3	118	22.0	536	100.0
Spring Prairie.....	291	25.3	132	11.5	250	21.7	47	4.1	188	16.4	241	21.0	1,149	100.0
Sugar Creek.....	502	28.9	286	16.4	336	19.3	43	2.5	207	11.9	365	21.0	1,739	100.0
Troy.....	324	26.1	131	10.6	285	22.9	41	3.3	153	12.3	308	24.8	1,242	100.0
Walworth.....	245	30.2	131	16.2	153	18.9	32	3.9	96	11.8	154	19.0	811	100.0
Whitewater.....	332	39.9	142	17.1	169	20.3	29	3.5	40	4.8	120	14.4	832	100.0
Cities														
Delavan.....	810	21.7	557	14.9	956	25.6	50	1.3	282	7.5	1,084	29.0	3,739	100.0
Elkhorn.....	1,153	29.1	713	18.0	748	18.9	46	1.2	255	6.4	1,042	26.4	3,957	100.0
Lake Geneva.....	1,244	31.6	674	17.1	940	23.9	27	0.7	376	9.6	671	17.1	3,932	100.0
Whitewater ^c	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Villages														
Darien.....	153	20.2	89	11.7	164	21.6	19	2.5	60	7.9	274	36.1	759	100.0
East Troy.....	488	26.1	231	12.3	484	25.8	0	0.0	165	8.8	506	27.0	1,874	100.0
Fontana on Geneva Lake.....	357	37.3	96	10.0	310	32.3	9	0.9	69	7.2	118	12.3	959	100.0
Genoa City.....	232	23.5	115	11.6	249	25.2	8	0.8	155	15.7	230	23.2	989	100.0
Mukwonago ^c	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Sharon.....	138	18.3	130	17.2	147	19.4	16	2.1	60	7.9	265	35.1	756	100.0
Walworth.....	292	26.9	192	17.6	205	18.9	9	0.8	119	10.9	271	24.9	1,088	100.0
Williams Bay.....	506	45.1	158	14.1	264	23.5	5	0.4	72	6.4	118	10.5	1,123	100.0
Walworth County	13,425	27.3	7,596	15.5	11,841	24.1	1,117	2.2	4,699	9.6	10,450	21.3	49,128	100.0
Region	319,972	33.5	129,294	13.6	257,051	26.9	5,112	0.5	72,766	7.6	170,248	17.9	954,443	100.0
Wisconsin	814,041	29.8	383,619	14.0	690,360	25.2	68,889	2.5	237,086	8.7	540,930	19.8	2,734,925	100.0

^a Excludes farm managers.

^b Includes farm managers.

^c Walworth County portion only.

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

Table II-22

HOUSEHOLD INCOME IN WALWORTH COUNTY BY CIVIL DIVISION: 1999

Civil Division	Less Than \$15,000		\$15,000-\$24,999		\$25,000-\$34,999		\$35,000-\$49,999		\$50,000-\$74,999		\$75,000-\$99,999		\$100,000-\$149,999		\$150,000 or More		Total Households		Median House- hold Income (Dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Towns																			
Bloomfield.....	228	10.9	299	14.4	277	13.3	466	22.4	433	20.8	264	12.7	81	3.9	34	1.6	2,082	100.0	42,232
Darien.....	61	10.0	35	5.8	109	17.9	92	15.1	142	23.4	119	19.6	44	7.2	6	1.0	608	100.0	50,700
Delavan.....	177	9.8	204	11.3	247	13.6	400	22.1	410	22.7	225	12.4	79	4.4	67	3.7	1,809	100.0	45,264
East Troy.....	60	4.3	131	9.4	93	6.7	163	11.7	478	34.2	177	12.7	210	15.0	84	6.0	1,396	100.0	61,486
Geneva.....	99	6.0	202	12.3	263	16.1	267	16.3	387	23.7	221	13.5	131	8.0	67	4.1	1,637	100.0	49,504
Lafayette.....	25	4.2	57	9.5	44	7.4	100	16.7	154	25.7	111	18.6	73	12.2	34	5.7	598	100.0	62,500
LaGrange.....	49	5.5	79	8.8	67	7.5	139	15.6	215	24.1	200	22.4	80	9.0	63	7.1	892	100.0	62,500
Lim.....	95	11.2	67	7.9	86	10.1	136	16.0	202	23.7	99	11.6	76	8.9	90	10.6	851	100.0	54,213
Lyons.....	124	10.0	105	8.4	129	10.4	202	16.2	316	25.4	181	14.6	112	9.0	75	6.0	1,244	100.0	55,741
Richmond.....	65	9.3	50	7.1	97	13.8	126	17.9	186	26.5	112	15.9	48	6.8	19	2.7	703	100.0	51,776
Sharon.....	37	10.9	18	5.3	40	11.8	66	19.5	104	30.7	40	11.8	25	7.4	9	2.6	339	100.0	51,635
Spring Prairie.....	43	5.9	48	6.6	49	6.7	129	17.7	249	34.2	142	19.5	47	6.5	21	2.9	728	100.0	59,583
Sugar Creek.....	103	8.5	137	11.3	142	11.7	198	16.3	342	28.2	156	12.9	103	8.5	31	2.6	1,212	100.0	51,161
Troy.....	52	6.2	77	9.2	71	8.5	163	19.5	232	27.7	123	14.7	92	11.0	27	3.2	837	100.0	57,604
Walworth.....	25	4.9	47	9.1	44	8.6	87	16.9	129	25.1	89	17.3	65	12.7	28	5.4	514	100.0	56,250
Whitewater.....	33	5.8	60	10.6	27	4.7	124	21.8	136	23.9	110	19.3	43	7.6	36	6.3	569	100.0	59,946
Cities																			
Delavan.....	359	12.3	383	13.1	498	17.1	502	17.2	730	25.0	272	9.3	143	4.9	31	1.1	2,918	100.0	42,551
Elkhorn.....	476	16.2	355	12.1	485	16.5	539	18.3	663	22.6	218	7.4	150	5.1	53	1.8	2,939	100.0	38,395
Lake Geneva.....	522	16.7	367	11.8	441	14.1	535	17.1	715	22.9	266	8.5	193	6.2	83	2.7	3,122	100.0	40,924
Whitewater ^a	941	25.0	547	14.5	536	14.2	706	18.8	589	15.6	222	5.9	185	4.9	41	1.1	3,767	100.0	31,824
Villages																			
Darien.....	55	10.6	48	9.2	66	12.7	109	20.9	160	30.8	47	9.0	29	5.6	6	1.2	520	100.0	46,800
East Troy.....	94	6.9	159	11.6	167	12.2	295	21.5	405	29.5	160	11.7	58	4.2	33	2.4	1,371	100.0	48,397
Fontana on Geneva Lake.....	56	7.1	77	9.8	99	12.6	115	14.6	169	21.4	124	15.7	88	11.2	60	7.6	788	100.0	54,211
Genoa City.....	57	8.4	78	11.6	62	9.2	150	22.2	203	30.0	82	12.1	42	6.2	2	0.3	676	100.0	49,338
Mukwonago ^a	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	--
Sharon.....	71	12.6	64	11.3	102	18.0	132	23.4	139	24.6	40	7.1	17	3.0	0	0.0	565	100.0	39,330
Walworth.....	103	12.2	113	13.4	115	13.6	156	18.5	218	25.8	99	11.7	34	4.0	7	0.8	845	100.0	43,672
Williams Bay.....	120	12.2	106	10.8	103	10.4	159	16.1	201	20.4	120	12.2	120	12.2	56	5.7	985	100.0	50,450
Walworth County	4,130	12.0	3,913	11.3	4,459	12.9	6,256	18.1	8,307	24.1	4,019	11.6	2,388	6.9	1,063	3.1	34,515	100.0	46,274
Region	96,999	12.9	88,893	11.9	92,810	12.4	125,222	16.7	164,084	21.9	91,480	12.2	60,794	8.1	29,352	3.9	749,634	100.0	46,309
Wisconsin	270,330	13.0	264,897	12.7	276,033	13.2	377,749	18.1	474,299	22.7	226,374	10.9	133,719	6.4	62,903	3.0	2,086,304	100.0	43,791

^aWalworth County portion only.

Source: U.S. Census Bureau and SEWRPC.

Table II-23

EQUALIZED VALUE OF PROPERTY IN WALWORTH COUNTY BY CIVIL DIVISION: 2006

Civil Division	Real Property			Personal Property	Total	Per Capita
	Land	Improvements	Subtotal			
Towns						
Bloomfield	\$116,321,600	\$352,001,900	\$468,323,500	\$707,800	\$469,031,300	\$74,782
Darien	39,226,300	118,401,200	157,627,500	4,302,600	161,930,100	84,691
Delavan	358,913,300	638,580,700	997,494,000	2,481,200	999,975,200	206,393
East Troy	281,615,500	441,441,500	723,057,000	1,874,400	724,931,400	185,168
Geneva	207,733,000	533,401,400	741,134,400	5,973,500	747,107,900	150,082
LaFayette	62,035,100	166,968,700	229,003,800	6,059,600	235,063,400	122,620
LaGrange	281,359,000	412,631,500	693,990,500	155,800	694,146,300	270,517
Linn	766,583,700	737,741,700	1,504,325,400	1,935,100	1,506,260,500	643,426
Lyons	129,322,300	325,616,900	454,939,200	10,726,300	465,665,500	124,843
Richmond	70,854,700	167,216,400	238,071,100	446,200	238,517,300	122,442
Sharon	23,644,800	49,193,100	72,837,900	125,300	72,963,200	79,394
Spring Prairie	71,945,200	161,987,200	233,932,400	353,800	234,286,200	106,834
Sugar Creek	106,280,100	253,135,900	359,416,000	644,900	360,060,900	95,406
Troy	96,531,700	153,673,700	250,205,400	881,100	251,086,500	104,229
Walworth	72,767,300	135,401,400	208,168,700	1,902,400	210,071,100	117,687
Whitewater	118,034,700	177,511,600	295,546,300	1,075,900	296,622,200	201,921
Cities						
Delavan	119,002,200	470,199,100	589,201,300	26,408,400	615,609,700	73,814
Elkhorn	140,604,100	497,714,500	638,318,600	23,805,800	662,124,400	75,071
Lake Geneva	345,123,600	770,604,200	1,115,727,800	23,769,000	1,139,496,800	152,156
Whitewater ^a	117,884,800	380,065,600	497,950,400	12,960,000	510,910,400	45,637
Villages						
Darien	17,889,700	81,515,500	99,405,200	3,557,500	102,962,700	64,432
East Troy	71,740,100	241,334,700	313,074,800	11,839,800	324,914,600	81,127
Fontana on Geneva Lake	451,472,000	623,000,800	1,074,472,800	4,078,100	1,078,550,900	578,002
Genoa City	36,063,600	142,886,600	178,950,200	2,472,000	181,422,200	68,591
Mukwonago ^a	3,437,400	1,719,400	5,156,800	97,000	5,253,800	159,206
Sharon	14,294,500	58,485,300	72,779,800	620,000	73,399,800	47,324
Walworth	45,809,800	151,992,700	197,802,500	8,572,000	206,374,500	79,436
Williams Bay	229,647,500	407,491,600	637,139,100	1,547,200	638,686,300	241,196
Walworth County	4,396,137,600	8,651,914,800	13,048,052,400	159,372,700	13,207,425,100	132,391
Region	43,322,691,200	131,284,859,600	174,607,550,800	3,707,238,700	178,314,789,500	89,866
Wisconsin	125,652,353,600	332,888,507,400	458,540,861,000	10,442,338,800	468,983,199,800	83,494

^aWalworth County portion only.

Source: Wisconsin Department of Revenue, Wisconsin Department of Administration, and SEWRPC.

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 maintaining the quality of the environment, achieving strong and stable physical and economic development, and preserving community identity. This chapter presents basic inventory information regarding existing agricultural, natural, and cultural resources in Walworth County that should be considered in the preparation of the multi-jurisdictional comprehensive plan.

AGRICULTURAL RESOURCES

Agricultural Soil Capability

The U.S. Natural Resources and Conservation Service (NRCS) has classified soils into capability groupings that indicate their general suitability for most kinds of farming. The groupings are based upon limitations of the soils, the risk of damage when they are used, and the way they respond to treatment. Eight capability classes are identified under this system. Class I soils have few limitations, the widest range of use, and the least risk of damage when used. The soils in other classes have progressively greater natural limitations. In Class VIII are soils and land forms so rough, shallow, or otherwise limited that they do not produce economically worthwhile yields of crops, forage, or wood products.¹

¹*It should be noted that the NRCS has also developed a land evaluation system for farming that considers soil-based factors, including a soil productivity factor, the capability class, and others. The land evaluation rating may be combined with site assessment factors that are not related to soil characteristics, through a land evaluation and site assessment system ("LESA" system) that integrates soil-based and non-soil-based factors for evaluating farmland. Site assessment factors may include the level of on-farm investment, compatibility with adjacent uses, proximity to urban development, distance to public utilities, and others. It is envisioned that, given the long history of reliance upon the capability class system in planning and zoning in Walworth County and the widespread familiarity with that system, the capability class system would be used for purposes of rating farmland under the multi-jurisdictional comprehensive plan. It should be noted that, in addition to County plans and zoning, many existing town plans rely on the capability class system for purposes of rating farmland.*

The County farmland preservation plan, adopted by the County in 1978, placed an emphasis on the preservation of Class I, Class II, and Class III soils. The presence of Class I, Class II, and Class III soils is a key criterion for the identification of lands included in the A-1 Prime Agricultural Land district under the Walworth County Zoning Ordinance.

Agricultural lands in the County covered by Class I, Class II, and Class III soils are shown on Map III-1. As shown on that map, much of the farmland in the County is covered by Class I, II, or III soils. Some of the largest concentrations of the very best soils, Class I soils, are found in the south-central and west-central areas of the County, in areas referred to as the Bigfoot Prairie, Heart Prairie, and Rock Prairie.

Existing Farmland

The Regional Planning Commission's land use inventory indicates that agricultural land encompassed about 237,700 acres (371.4 square miles), or 64 percent of the County, in 2000. This figure includes cultivated land, pasture land, land used for horticulture and nurseries, and land occupied by farm buildings; it excludes wetland and woodland areas on existing farm units. Existing (2000) agricultural lands in Walworth County are shown on Map III-2. The area devoted to agricultural land is indicated for cities, villages, and towns in Walworth County in Table III-1.

Farms and Farm Production

As reported in the most recent Federal Census of Agriculture, there was a total of 988 farms in Walworth County in 2002. As part of the Census of Agriculture, farms are defined as operations from which at least \$1,000 of agricultural products were sold, or normally would be sold, during the year. As indicated in Table III-2, of the total of 988 farms in Walworth County, 406 encompassed less than 50 acres; 294 encompassed 50 to 179 acres; 177 encompassed 180 to 499 acres; and 111 encompassed more than 500 acres. As reported in the Census of Agriculture, a farm includes land owned and operated by the farmer as well as lands rented from others.

The Census of Agriculture reported that the total value of agricultural products sold in Walworth stood at \$87.4 million in 2002. This represents the total market value before taxes and production expenses of all agricultural products sold from farms. Of the total of 988 reported farms in the County, 519 farms reported agricultural sales of less than \$10,000; 96 reported \$10,000 to \$24,999; 77 reported \$25,000 to \$49,999; 97 reported \$50,000 to \$99,999; and 199 reported \$100,000 or more (see Table III-3).

As indicated in Table III-4, of the total agricultural sales of \$87.4 million for Walworth County in 2002, crop-related sales accounted for \$37.6 million, or 43 percent, while sales for livestock, poultry, and their products accounted for \$49.8 million, or 57 percent. Milk and other dairy products from cows accounted for \$28.2 million of the \$49.8 million in livestock-related sales.

Long-term trends in acres harvested for selected crops are presented for Walworth County in Table III-5. The acreage of corn harvested for grain has fluctuated over the past three decades, and stood at 89,700 acres in 2005. The acreage of corn harvested for silage has also fluctuated, totaling 12,700 acres in 2005. The acreage in soybeans increased significantly between 1975 and 2000—from 16,300 acres to 65,600 acres—and stood at 53,200 acres in 2005. The acreage in hay decreased from 38,200 acres in 1975 to 13,800 in 2005.

Long-term trends in selected categories of livestock are presented in Table III-6. Cattle and calves decreased from 62,700 head in 1975 to 32,500 head in 2005. This includes a decline in milk cows from 23,300 head in 1975 to 12,700 head in 2005. The decline in milk cows is consistent with the aforementioned decrease in hay production in the County.

Dairy products remain an important part of the total agricultural output of Walworth County, accounting for \$28 million, or about one third of the total agricultural product sales in the County in 2002. However, the foregoing statistical trends reflect a decrease in dairy farming activity, with their traditional crop rotations, over the past 30 years and an increase in row crops, particularly, soybeans.

Farmland in State and Federal Preservation Programs

A number of government programs have been created to help protect farmland and other rural land. These include the Wisconsin Farmland Preservation program and the Federal Conservation Reserve, Conservation Reserve Enhancement, and Wetland Reserve programs. The utilization of these programs in Walworth County is described below.

Wisconsin Farmland Preservation Program

Created by the Wisconsin Legislature in 1977, the Wisconsin Farmland Preservation program combines planning and zoning provisions with tax incentives to encourage the preservation of farmland. Under the program, owners of farmland may receive an income tax credit if their land has been placed in a State-certified exclusive agricultural zoning district or is covered by a farmland preservation agreement, and if certain other program eligibility requirements are met. In this respect, the farmland involved must consist of at least 35 contiguous acres and must have produced gross farm profits of at least \$6,000 in the preceding year or at least \$18,000 in the preceding three years. Participating farmers are required to comply with soil and water conservation standards. Prior to 2001, under *Wisconsin Statutes*, exclusive agricultural zoning had to specify a minimum parcel size for a residence or farm of 35 acres; this requirement has been replaced by a provision that an exclusive agricultural zoning district simply specify a minimum lot size. The A-1 Prime Agricultural Land district of the Walworth County Zoning Ordinance retains 35 acres as the minimum parcel size.

The Walworth County farmland preservation plan and exclusive agricultural zoning were certified by the State in 1978, enabling many farmland owners in Walworth County to participate in the Farmland Preservation program. Farmland Preservation program credits claimed in 2005 by owners of farmland who reside in Walworth County are indicated in Table III-7. That table reflects the city, village, or town in Walworth County where the claimant resides, which may not be where the farm is located. As indicated in Table III-7, a total of 431 owners of farmland residing in Walworth County claimed a Farmland Preservation program tax credit in 2005, with an average credit amount of \$550.

It should be noted that, in addition to the Farmland Preservation program, landowners can also claim an income tax credit under the Wisconsin Farmland Tax Relief Credit program. The acreage and production requirements of this program are the same as for the Wisconsin Farmland Preservation program, indicated above; however, there are no planning or zoning requirements. The credit is not affected by the claimant's household income. A total of 730 owners of farmland residing in Walworth County claimed an income tax credit under the Wisconsin Farmland Tax Relief Credit program in 2005, with an average credit amount of \$280.

Federal Conservation Reserve, Conservation Reserve Enhancement, and Wetland Reserve Programs

The U.S. Department of Agriculture (USDA) administers several programs that contribute to water quality, reduce erosion, and provide wildlife habitat in agricultural areas. The USDA Conservation Reserve program (CRP) encourages farmers to convert highly erodible cropland and other environmentally sensitive land to permanent vegetative cover. Farmers receive an annual rent payment for a period of 10 years or more; cost-share assistance is available to establish vegetative cover. The USDA Conservation Reserve Enhancement program (CREP) is an off-shoot of the Conservation Reserve program. The USDA uses CRP funding to cover a portion of the program's cost; non-federal sources provide the balance of funding. In Walworth County, the Conservation Reserve Enhancement Program is a partnership between the USDA, the Wisconsin Department of Agriculture, Trade and Consumer Protection, Walworth County, and the landowner. Usage of the Conservation Reserve and Conservation Reserve Enhancement programs in Walworth County is indicated in Table III-8. A total 6,406 acres (10.0 square miles) of land were enrolled in the Conservation Reserve and Conservation Reserve Enhancement programs in Walworth County in 2005.

The USDA Wetland Reserve program provides financial incentives to landowners to restore and enhance wetlands, retiring marginal agricultural land. Under this program landowners receive financial assistance for wetland restoration projects; they may be reimbursed for granting a conservation easement, depending upon the program option they chose. As indicated in Table III-8, a total of 1,917 acres (3.0 square miles) were enrolled in the Wetland Reserve program in Walworth County in 2005.

NATURAL RESOURCES

Physiography and Topography

Glaciation has largely determined the physiography and topography as well as the soils of Walworth County. The last and most influential of stage of glaciation, the Wisconsin Stage, is believed to have ended in this area about 11,000 years ago. The resulting physiographic features, or surface landforms, in Walworth County are shown on Map III-3; the variation in elevation is shown on Map III-4.

The dominant physiographic and topographic feature in the Southeastern Wisconsin Region is the Kettle Moraine, an interlobate glacial deposit or moraine, which formed between the Green Bay and Lake Michigan lobes of the continental glacier that moved in a generally southerly direction from what is now Canada. The Kettle Moraine is a complex system of hummocky sand and gravel. Its features include kames, or conical hills; eskers, or long, narrow ridges of glacial drift; kettle holes; and abandoned drainageways. The Kettle Moraine is considered one of the finest examples of glacial interlobate moraine in the world.

Within Southeastern Wisconsin, the Kettle Moraine is oriented in a generally northeast-southwest direction across western Washington, Waukesha, and northwest Walworth Counties. Within Walworth County, it is a prominent feature in the Towns of Whitewater and LaGrange. The remainder of Walworth County is covered by a variety of glacial landforms and features as shown on Map III-3.

Geology

The bedrock formations that underlie the unconsolidated surficial deposits in Walworth County are comprised of Silurian dolomites, the Maquoketa formation shale, and Sinnipee Group dolomites of the Ordovician Age. The thickness of unconsolidated glacial deposits over the bedrock surface in Walworth County is shown on Map III-5. The depth to bedrock varies considerably within the County, from less than 25 feet in the northwesternmost area of the County to up to 500 feet in the west-central area. A deep bedrock valley which traverses the County, named the Troy Bedrock Valley, forms a striking geologic feature which has important implications for groundwater supplies.

A total of 13 sites of geological importance were identified in Walworth County as part of the regional natural areas inventory completed by the Regional Planning Commission in 1994 (see Map III-6 and Table III-9). The sites were identified on the basis of scientific importance, significance in industrial history, natural aesthetics, ecological qualities, educational value, and public access potential. The 13 sites include four bedrock sites and nine glacial sites.

Mineral Resources

Sand and Gravel Potential

As shown on Map III-7, much of Walworth County is covered with glacial outwash deposits—consisting primarily of sand and gravel deposited by melt water which carried most of the fine clay and silt-size material away. Areas mapped as outwash have the highest potential to contain deposits of material suitable for aggregate.

Till generally consists of mixed material, generally containing abundant clay, but local concentrations of sand and gravel are commonly found in areas mapped as till. Till was deposited by a late glacial advance that covered older outwash. Where the till is thin, potentially economic deposits of sand and gravel may be found below a few feet of till.

The areas mapped as stream deposits or organic material are not likely to contain much sand and gravel.

Potential for Crushed Stone Aggregate and Dimension Stone

Because of the thick glacial deposits, there are few areas in Walworth County where limestone bedrock is close enough to the surface to be economically quarried (see map of depth to bedrock—Map III-5). The Galena/Platteville dolomite is near the surface in the Whitewater area, and one quarry produces aggregate from this formation. There is potential for development of other quarries in the area around Whitewater.

Existing Extractive Operations

There were 33 extractive sites operating with County permits in 2007. These sites are shown on Map III-8 and listed in Table III-10. All of these are sand and gravel operations, except for the limestone operation near the City of Whitewater. In addition to these sites, there are other sites in the County which are zoned M-3 (Mineral Extraction zoning district), including inactive sites and sites which are not required to have a County permit.

Water Resources

Surface Drainage and Surface Water

Walworth County includes portions of two major watersheds—the Fox River and Rock River watersheds. The Fox River and Rock River and their tributaries in Walworth County are part of the Mississippi River drainage system. The Fox River and Rock River watersheds encompass 59 percent and 41 percent of the County area, respectively. The extent of the Fox and Rock River watersheds in Walworth County, along with their component subwatersheds, is shown on Map III-9.

There is a total of about 173 linear miles of major streams—streams that maintain a continuous flow throughout the year, except under unusual drought conditions—in Walworth County. Major streams in the Fox River watershed in Walworth County include Como, Honey, Ivanhoe, Nippersink, Ore, Spring, and Sugar Creeks, along with the Mukwonago River and the White River (see Map III-10). Major streams in the Rock River watershed in Walworth County include Bluff, Piscasaw, Turtle, Little Turtle, and Whitewater Creeks. In addition to the major perennial streams, there are hundreds of miles of smaller intermittent streams in Walworth County tributary to the County's major streams and lakes.

There is a total of 27 major lakes, or lakes of at least 50 acres in size, located wholly or partially in Walworth County. By far, the largest lake is Geneva Lake, with over 5,200 acres of surface water. In addition to Geneva Lake, other major lakes in the Fox River watershed in Walworth County include Army, Benedict, Beulah, Booth, Como, Green, Lulu, Middle, Mill, North, Pell, Peters, Pleasant, Potter, Powers, Silver, and Wandawega Lakes. Major lakes in the Rock River watershed in Walworth County include Comus, Cravath, Delavan, La Grange, Loraine, Rice, Tripp, Turtle, and Whitewater Lakes. In addition to these major lakes, there are numerous smaller named and unnamed lakes and ponds in the County.

The Wisconsin Department of Natural Resources has identified a limited number of streams and lakes as “outstanding” and “exceptional” resource waters. “Outstanding” resource waters have the highest value as a resource, excellent water quality, and high-quality fisheries; they do not receive wastewater discharges, and point source discharges will not be allowed in the future unless the quality of such a discharge meets or exceeds the quality of the receiving water. Within Walworth County, Bluff, Potawatomi, and Van Slyke Creeks and Lulu Lake have been classified as outstanding resource waters. “Exceptional” resource waters have excellent water quality and valued fisheries but already receive wastewater discharges or may in the future receive discharges necessary to correct environmental or public health problems. Designated exceptional water resources in Walworth County include Turtle Creek and Little Turtle Creek. The Mukwonago River from Eagle Spring Lake to Upper Phantom Lake in Waukesha County has also been identified as an exceptional water resource.

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 identified by the Federal Emergency Management Agency (FEMA) under the Federal Flood Insurance Program, released in April 2009, are shown for Walworth County on Map III-10. In total, the floodplains shown on Map III-10 encompass about 33,540 acres (52.4 square miles), or 9 percent of the total County area. The area of floodplains for cities, villages, and towns in the County is presented in Table III-11.

Wetlands

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. 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. 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.

Wetlands in Walworth County are shown on Map III-10. These wetlands are based upon the Wisconsin Wetlands Inventory completed in the Region in 1982, updated to the year 2000 as part of the regional land use inventory. In total, the County's wetlands encompassed about 26,900 acres (42.0 square miles), or 7 percent of the County area, in 2000. The wetland acreage for cities, villages, and towns in the County is presented in Table III-11.

A major reclamation effort involving the restoration of farmland to more natural conditions—a joint Federal, State, local project—is now underway in the west-central area of the County (the “Turtle Valley Wildlife Area”). This effort will significantly increase the wetland acreage along Turtle Creek and Sugar Creek within the project area in the Towns of Richmond and Sugar Creek.

Groundwater Resources

Groundwater resources constitute another key element of the natural resource base. Groundwater not only sustains lake levels and wetlands and provides the base flows of streams but also comprises a major source of water supply for domestic, municipal, and industrial water users.

Walworth County is underlain by shallow and deep aquifers. In the eastern portion of the County, where the Maquoketa shale is present, the shallow aquifer system consists of the Silurian dolomite aquifer and the overlying sand and gravel aquifer. There, the Maquoketa shale is the lower limit of the shallow aquifer system; the deep aquifer lies below the Maquoketa shale. In western Walworth County, where the Maquoketa formation is not present, the shallow aquifer system consists of the sand and gravel aquifer, Galena-Platteville aquifer, and upper sandstone aquifer. In this area of the County, the deep aquifer is the lower sandstone aquifer situated below a layer of semi-confining rock units. The depth to the shallow water table in Walworth County is shown on Map III-11.

Recharge of the aquifers underlying Walworth County is derived largely by precipitation. The groundwater in the shallow aquifer typically originates from precipitation that has fallen within a radius of about 20 miles or less from where it is found. The deep aquifer is recharged by downward leakage through the Maquoketa shale and other semi-confining units or by infiltration of precipitation beyond the western limits of the semi-confining units.

Like surface water, groundwater is susceptible to depletion in quantity and to deterioration in quality as a result of urban and rural development. Consequently, land use 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 which may limit the use of groundwater as a source of water supply, including the relatively high levels of naturally occurring radium in groundwater in the deep sandstone aquifer, found in certain areas of the Region.

It should be noted that the Regional Planning Commission, working with the U.S. Geological Survey, Wisconsin Geological and Natural History Survey, the University of Wisconsin-Milwaukee, and the Wisconsin Department of Natural Resources, recently completed two major groundwater studies for the Region that are important resources for regional and local planning. These studies include a regional groundwater inventory and analysis and the development of a regional groundwater aquifer simulation model. The Commission is nearing completion of a regional water supply system plan, including the identification of important groundwater recharge areas,

utilizing the results of the inventory and analysis work and the aquifer model. The resulting groundwater recharge potential map for Walworth County is presented on Map III-12. In addition, the Wisconsin Department of Natural Resources in conjunction with local water utilities has undertaken an effort to identify areas of contribution to municipal wells that can be used for well protection planning.

Woodlands

Woodlands comprise yet another important component of the County's natural resource base. Woodlands perform a number of natural functions. In this respect, they contribute to clean air and water, help control surface water runoff, and help maintain a diversity of plant and animal life. In addition, woodlands contribute immeasurably to the natural beauty of the County.

Woodlands are identified by the Regional Planning Commission as upland areas having 17 or more deciduous trees per acre, each tree measuring at least four inches in diameter at breast height, and having a canopy of 50 percent or greater. Coniferous tree plantations and reforestation projects are also classified as woodlands. Lowland wooded areas, such as tamarack swamps, are classified as wetlands. Existing woodlands in Walworth County, as identified in the Commission's year 2000 land use inventory, are shown on Map III-13. Particularly large concentrations of woodlands are found in the Kettle Moraine and as well as in the Sugar Creek corridor. In total, woodlands encompassed about 31,300 acres (48.9 square miles), or just over 8 percent of the County, in 2000. The woodland acreage for cities, villages, and towns in the County is presented in Table III-12.

A number of landowners in Walworth County participate in the State Managed Forest Law program, an incentive program intended to encourage sustained yield forestry on private woodlands. Under this program, landowners make payments in lieu of property taxes amounting to less than what the property tax would be. Enrollment is by contract between the Wisconsin Department of Natural Resources and the landowner; the landowner can choose a 25- or 50-year contract. Landowners must agree to follow a forest management plan. The Managed Forest Law program was created in 1985, replacing similar programs—the Wisconsin Forest Crop Law program and Wisconsin Woodland Tax Law program. Some contracts under the Forest Crop Law program remain in effect in Wisconsin; all Woodland Tax Law program contracts have expired. In 2005, a total of 2,372 acres were enrolled in the Managed Forest Land program in Walworth County, and 80 acres were enrolled under one contract in the Forest Crop Law program (see Table III-12).

Natural Areas and Critical Species Habitat Sites

A comprehensive inventory of "natural areas" and "critical species habitat sites" in the Southeastern Wisconsin Region was completed by the Regional Planning Commission in 1994. The inventory sought to identify the most significant remaining natural areas—essentially, remnants of the pre-European settlement landscape—as well as other areas vital to the maintenance of endangered, threatened, and rare plant and animal species in the Region.²

Natural Areas

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

²The inventory is documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, dated September 1997. That plan was adopted by the Walworth County Board in 1998.

A total of 77 natural areas were identified in Walworth County in 1994. In combination, these sites encompassed about 9,200 acres (14.3 square miles), or 2.5 percent of the total area of the County. The location of the natural area sites in Walworth County is shown on Map III-14. A description of each site is presented in Table III-13.

Critical Species Habitat Sites and Aquatic Habitat Sites

Critical species habitat sites consist of areas, located outside natural areas, which are important for their ability to support endangered, threatened, or rare plant or animal species. Such areas constitute “critical” habitat considered to be important to the survival of a species or group of species of special concern. A total of 23 critical species habitat sites were identified in Walworth County as part of the 1994 inventory. Together, these critical species habitat sites encompassed about 1,300 acres (2.0 square miles), or 0.4 percent of the County. These sites are shown on Map III-15 and described in Table III-14.

The regional natural areas plan also identified 52 aquatic habitat sites supporting rare fish, herptile, or mussel species in the County, including 149 linear miles of rivers and streams and about 10,500 acres (16.4 square miles) of lake waters. These aquatic habitat sites are also shown on Map III-15. A description of each is presented in Table III-15.

Wisconsin Legacy Places

In 2006, the Wisconsin Department of Natural Resources completed a study intended to identify the places believed to be most important to meet the State’s conservation and recreation needs over the next 50 years. The resulting report provides background information for use by landowners, nonprofit conservation groups, local governments, State and Federal agencies, and other interests in decision-making about land protection and management in the vicinity of the identified legacy places. A total of 229 such legacy places were identified statewide. The study is documented in a report entitled *Wisconsin Land Legacy Report*, dated 2006.

The study identified five legacy places in Walworth County. As identified in the study report, the five sites include the Sugar Creek Valley; the Southern Kettle Moraine (Whitewater Lake to Turtle Creek); the Kettle Moraine State Forest; the White River and Bloomfield area; and the Mukwonago River. In addition to the statewide legacy sites, the study also identified “other areas of interest” including two areas in Walworth County: the Troy Wildlife Area and Lake Beulah Bog and Pickerel Lake Fen.

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 areas of the Region in which concentrations of the best remaining elements of the natural resource base occur. It was recognized that preservation of such areas is important to both the maintenance of the overall environmental quality of the Region and to the continued provision of amenities required to maintain a high quality of life for the resident population.

Under the regional planning program, seven elements of the natural resource base have been considered essential to the maintenance of the ecological balance, natural beauty, and overall quality of life in Southeastern Wisconsin: 1) lakes, rivers, and streams, and their associated shorelands and floodlands; 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 part of the natural resource base per se, are closely related to, or centered upon, that base and are a determining factor in identifying and delineating areas with recreational, aesthetic, ecological, and cultural value. These five additional elements are: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and 5) natural areas and critical species habitat sites.

The delineation of these 12 natural resource and natural resource-related elements on maps results, in most areas of the Region, in an essentially linear pattern of relatively narrow, elongated areas which have been termed

“environmental corridors” by the Regional Planning Commission.³ Primary environmental corridors include a variety of the aforementioned important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors generally connect with the primary environmental corridors and are at least 100 acres in size and one mile in length. In addition, smaller concentrations of natural resource base elements that are separated physically from the environmental corridors by intensive urban or agricultural land uses have also been identified. These areas, which are at least five acres in size, are referred to as isolated natural resource areas.

The preservation of environmental corridors and isolated natural resource areas in essentially natural, open uses yields many benefits. These benefits include:

- Maintenance of surface and groundwater quality
- Attenuation of flood flows and stages
- Maintenance of base flows of streams and watercourses
- Maintenance of groundwater recharge areas
- Reduction of soil erosion
- Abatement of air and noise pollution
- Provision of wildlife habitat
- Protection of plant and animal diversity
- Protection of rare and endangered species
- Maintenance of scenic beauty
- Provision of opportunities for recreational, educational, and scientific pursuits.

Conversely, since environmental corridors and isolated natural resource areas are generally poorly suited for urban development, their preservation can help avoid serious and costly developmental problems.

Primary Environmental Corridors

As shown on Map III-16, the primary environmental corridors in Walworth County are primarily located along major stream valleys, around major lakes, and along the Kettle Moraine. These primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas in the County, and represent a composite of the best remaining elements of the natural resource base. The land area of primary environmental corridors encompassed about 49,600 acres (77.4 square miles), or about 13 percent of the total area of the County, in 2000. Surface water within primary environmental corridors encompassed an additional 13,900 acres (21.7 square miles). The area of primary environmental corridors for cities, villages, and towns in the County is presented in Table III-16.

Secondary Environmental Corridors

As further shown on Map III-16, secondary environmental corridors are generally located along the small perennial and intermittent streams within the County. Secondary environmental corridors also contain a variety of resource elements, often remnant resources from primary environmental corridors which have been developed for intensive urban or agricultural purposes. Secondary environmental corridors facilitate surface-water drainage, maintain pockets of natural resource features, and provide corridors for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species. In 2000, the land area of secondary

³A detailed description of the process of delineating environmental corridors in Southeastern Wisconsin is presented in the March 1981 issue (Volume 4, No. 2) of the SEWRPC Technical Record.

environmental corridors encompassed about 9,200 acres (14.3 square miles), or about 2.5 percent of the total area of the County. Surface water within secondary environmental corridors encompassed an additional 200 acres (0.3 square mile).

Isolated Natural Resource Areas

In addition to the primary and secondary environmental corridors, other smaller pockets of wetlands, woodlands, surface water, or wildlife habitat exist within the Region. These pockets are isolated from the environmental corridors by urban development or agricultural use, and although separated from the environmental corridor network, these isolated natural resource areas have significant value. Widely scattered throughout the County, isolated natural resource areas may provide the only available wildlife habitat in an area, usually provide good locations for local parks, and lend unique aesthetic character and natural diversity to an area. The land area of isolated natural resource areas encompassed about 8,100 acres (12.6 square miles), or about 2.2 percent of the total area of the County, in 2000. Surface water within isolated natural resource areas encompassed an additional 200 acres (0.3 square mile).

Park and Open Space Sites

A comprehensive inventory of park and open space sites was conducted for Walworth County and the rest of the Southeastern Wisconsin Region as part of the initial regional park and open space planning effort in 1973. The inventory of park and open space sites in Walworth County was subsequently updated as part of the first-edition Walworth County park and open space plan completed in 1991 and the second-edition Walworth County park and open space plan completed in 2000. As part of the multi-jurisdictional comprehensive planning process, this inventory was updated to 2006. The inventory includes all park and open space sites owned by the State, Walworth County, and local units of government, as well as privately owned recreation and open space sites.

Park and Open Space Sites Owned by Walworth County

As indicated on Map III-17 and Table III-17, Walworth County owned three park and open space sites in 2006. These include Price Conservancy in the Town of LaFayette, Veteran's Park in the City of Elkhorn, and Natureland Park in the Town of Richmond. Together these sites encompassed 224 acres in 2006. Also shown on Map III-17 is the White River trail, a 12-mile multi-use recreational trail that is owned by the State and maintained by Walworth County.

Park and Open Space Sites Owned by the State of Wisconsin

As indicated on Table III-18 and Map III-17, the Wisconsin Department of Natural Resources (WDNR) owns extensive park and open space lands—38 sites encompassing about 13,607 acres—in Walworth County. Many of the WDNR sites—such as the Bluff Lake Fishery Area, the Kettle Moraine State Forest, and the numerous wildlife habitat areas—have been acquired for natural resource preservation and limited recreation purposes. Other WDNR sites—such as Big Foot Beach State Park and Whitewater Lake Recreation Area—provide opportunities for swimming, camping, and other more intensive recreational activities. In addition to WDNR-owned lands, Map III-17 shows project boundaries approved by the Wisconsin Natural Resources Board for State forests, parks, and wildlife habitat areas. Lands within the approved project boundaries have been identified by the Board as appropriate additions to adjacent WDNR forests, natural areas, or wildlife areas and are intended to be acquired by the Department on a “willing seller-willing buyer” basis, for recreational or open space purposes as funding permits. The most recently established project area—the Turtle Valley Wildlife Area, located in the Towns of Richmond and Sugar Creek—involves extensive restoration of agricultural lands to more natural conditions, including large tracts of wetlands and grasslands.

The Wisconsin Department of Transportation (WisDOT) owned seven recreation and open space sites encompassing a total of 647 acres in Walworth County in 2006. This includes highway waysides, wetland mitigation sites, and the State tourist information center along USH 12 in Genoa City.

There was also one recreation site in Walworth County affiliated with the University of Wisconsin—the UW Lawcon Fields site located on the University of Wisconsin-Whitewater campus.

Park and Open Space Sites Owned by Local Units of Government

There was a total of 176 park and open space sites owned by cities, villages, towns, and school districts in Walworth County in 2007. Those sites, listed on Table III-19 and shown on Map III-18, encompassed a total of about 2,576 acres. Cities, villages, and towns owned 138 park and open space sites, and public school districts owned 38 sites. The acreage attributed to school district sites includes only the portion of the site used for recreational or open space purposes.

Privately-owned Recreation and Open Space Sites

In addition to the publicly owned sites described above, there was a total of 165 privately owned outdoor recreation and open space sites, encompassing a total of 12,176 acres, in Walworth County in 2007 (see Table III-20 and Map III-19). Among these are privately owned golf courses, hunting clubs, boat access sites, campgrounds, and resorts, and sites held for open space preservation purposes by private nonprofit conservation organizations such as The Nature Conservancy.

Lands Under Permanent Protective Easements

Certain privately owned open space sites are protected under permanent conservation easements. Known permanent conservation easements in Walworth County are indicated in Table III-21 and Map III-20. It should be noted that sites owned outright by a public agency or by a private nonprofit conservation organization that are subject to a conservation easement are not included. As indicated in Table III-21, privately owned land subject to permanent conservation easements—including easements held by the Wisconsin Department of Natural Resources and The Nature Conservancy—encompassed a total of 196 acres in the County in 2006.

CULTURAL RESOURCES

Historical Resources

Historic sites in Walworth County provide a sense of heritage and identity and have important educational and cultural value. Historic sites in Walworth County have been identified by various units and agencies of government and historical societies, as described below.

National and State Registers of Historic Places

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. It is maintained by the National Park Service. The National Register of Historic Places includes 39 listings in Walworth County (Map III-21 and Table III-22). This includes 32 historic buildings or structures, five historic districts, an ancient burial site, and an ancient village site. The State Register of Historic Places, maintained by the Wisconsin Historical Society, is the counterpart to the National Register of Historic Places for Wisconsin. Of the National Register Places in Walworth County, all but five are listed on the State Register of Historic Places.⁴

Wisconsin Historical Markers

The Division of Historic Preservation at the Wisconsin Historical Society administers the Wisconsin Historical Markers Program. Sites identified under this program honor places, people, and events that have significance in Wisconsin history. There are over 470 historical markers scattered throughout the State of Wisconsin and Walworth County is the home to nine of these (see Table III-23 and Map III-22). Sites may qualify as potential markers if they are associated with the State's history, architecture, culture, archaeology, ethnic associations, geology, natural history, or legends.

Wisconsin Architecture and History Inventory

The Wisconsin Architecture and History Inventory, which is also maintained by the Wisconsin Historical Society, is a more extensive inventory of buildings, structures, and objects that are historically significant to the State of

⁴The following National Register sites in Walworth County are not included on the State Register: the Delavan, Elkhorn, and Whitewater post offices, Mile Long Site, and Maples Mound Group.

Wisconsin. While the inventory does include sites listed in the State and National Registers, it is not limited to sites that have a special status or designation. A total of more than 3,000 properties in Walworth County are currently included in the Architecture and History Inventory. The inventory is accessible through the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

Landmarks Identified by Local Landmark Commissions

Under Wisconsin law, cities, villages, and towns are authorized to create landmarks commissions to designate historic landmarks and establish historic districts. As of 2006, five municipalities in Walworth County had created such commissions: the Cities of Delavan, Elkhorn, Lake Geneva, and Whitewater and the Village of Mukwonago. Only the City of Whitewater has acted to identify local historical landmarks, having identified 18 such landmarks by 2006.

Archaeological Sites

Like historical sites and districts, significant prehistoric and historic archaeological sites increase the understanding and awareness of the past and provide a sense of heritage and identity. The Office of the State Archaeologist in the Wisconsin Historical Society maintains a database on the location and nature of known archaeological sites in Wisconsin, the State Archaeological Site Inventory. This inventory has been compiled from a variety of sources; the information available for the listed sites varies considerably, and the Historical Society has not been able to verify all of the information. The State Archaeological Site Inventory includes 399 sites located within Walworth County, two of which—Maples Mound Group in the City of Whitewater and Mile Long Site in the Town of Delavan—are also listed on the National Register of Historic Places.

Local Historical Societies and Museums

There are a number of local historical societies in Walworth County. These include the Walworth County Historical Society, Delavan Historical Society, East Troy Area Historical Society, Geneva Lake History Buffs, Historical Society of Walworth and Big Foot Prairie, Mukwonago Historical Society, Sharon Historical Preservation Society, and Whitewater Historical Society. Museums and other facilities maintained by these societies are indicated in Table III-24.

The Walworth County Historical Society maintains facilities that house various exhibits and an extensive collection of historical records and other historical resources. The County Historical Society's Doris M. Reinke Resource Center offers a collection of books, maps, yearbooks, family genealogies, and original copies of the Elkhorn Independent. County Historical Society exhibits, including the Wildlife Collection, the Westgate II, and the Boyd Carriage, are located at the Webster House Museum, which is listed on the National Register of Historic Places. The Blooming Prairie Schoolhouse hosts the "Living 1880s School Days" field trip program during which students tour the Webster House Museum and attend a class in a historical style.

The Geneva Lake Area Museum of History is presently located in the Wisconsin Power and Light Building (1929). Among various exhibits at the museum is the Main Street Tour, which features architectural façades from different types of historic Lake Geneva homes, a variety of historic businesses and farm implement tools. Local artifacts are exhibited at the Whitewater Historic Depot Museum and the Mukwonago Red Brick Museum; many of those at the Red Brick Museum are Native American artifacts.

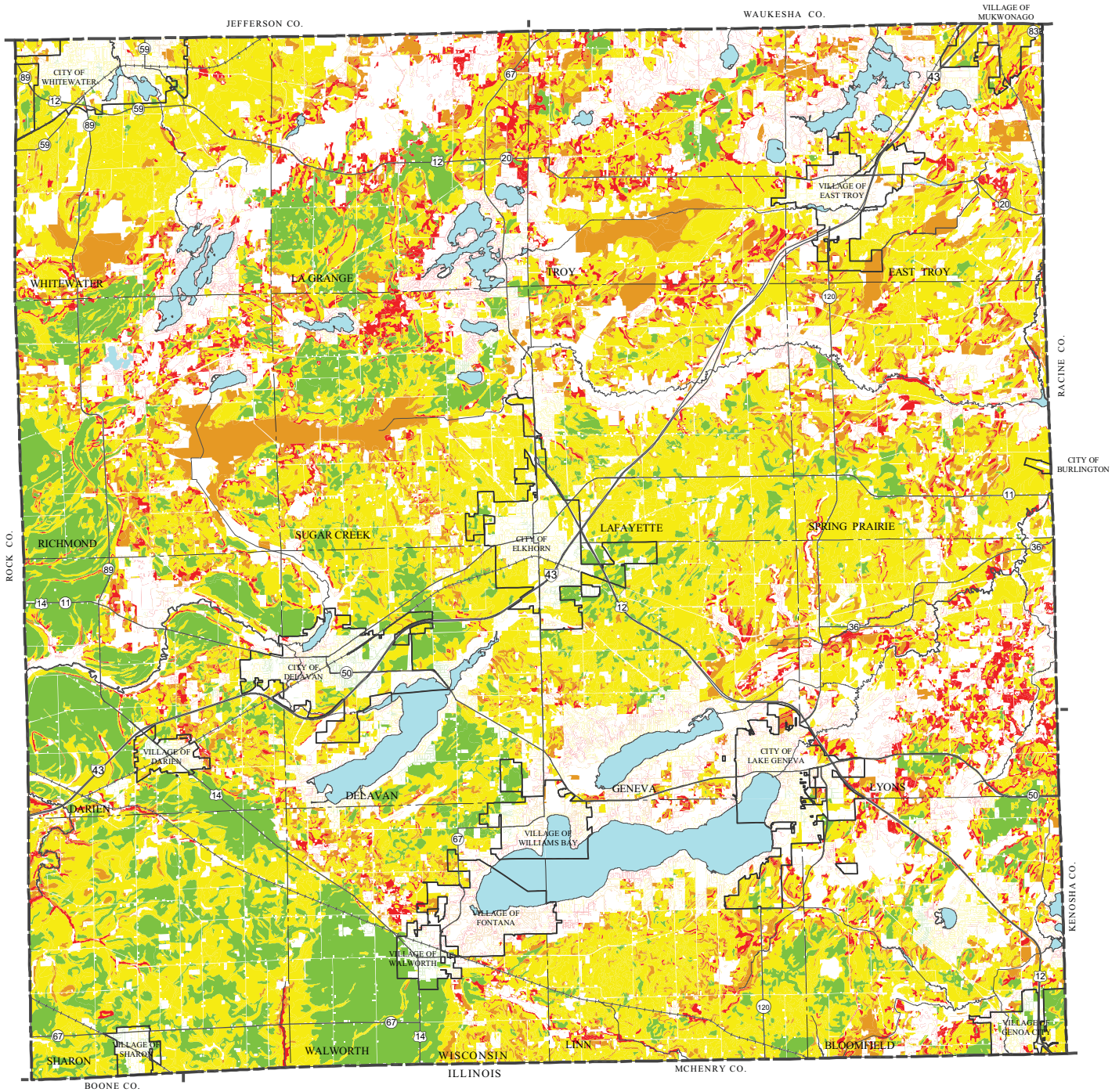
Though not all the historical societies identified in Table III-24 have permanent facilities, they are able to educate the public through various activities. The East Troy Area Historical Society provides access to historical plats maps, documents and photos; it has published self-guided tour books of the East Troy Square and local cemeteries and carriage houses. Local historical information is available from the Historical Society of Walworth and Big Foot Prairie through informational booklets and guided tours; the Society's artifacts—which include local farm tools and local shoemaker and hardware store artifacts—have been displayed at local schools. In addition to temporary exhibits, the Delavan Historical Society has organized several activities which include a walk of Old Settler's Cemetery and the Delavan School Days reunion. The Sharon Historical Society displays exhibits at the local bank and library and maintains an online exhibit of photographs and memorabilia about local veterans (<http://www.sharonwisconsin.com/veterans/war.htm>). The Society also visits local grade school students once or

twice a year to give informational presentations. Located in the Town of Sharon, the Red School (1876) is the only one room school in Walworth County that remains intact and on its original site. With the assistance of Society volunteers the school opens at least once a year to the public.

Other museums that are located in Walworth County are the Black Point Museum, the East Troy Electric Railroad Museum, and Watson's Wild West Musuem. The Black Point Estate (1888), which served as a summer home for the Seipp family who established themselves in Chicago after immigrating from Germany, is now open to the public as a museum; it is listed on the National Register of Historic Places. The East Troy Electric Railroad Museum gives visitors the opportunity to experience demonstration rides on the last original electric railroad in Wisconsin that still operates. Museum displays are located in the Depot building and visitors may view restoration projects and equipment at the shop and carbarn. Watson's Wild West Museum offers a unique perspective of the historic west. Visitors to the museum will find many western artifacts; guided tours and educational school outings are available.

Map III-1

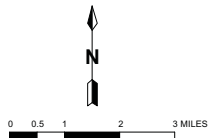
EXISTING AGRICULTURAL LAND IN WALWORTH COUNTY BY SOIL CAPABILITY CLASS



EXISTING AGRICULTURAL LAND: 2000

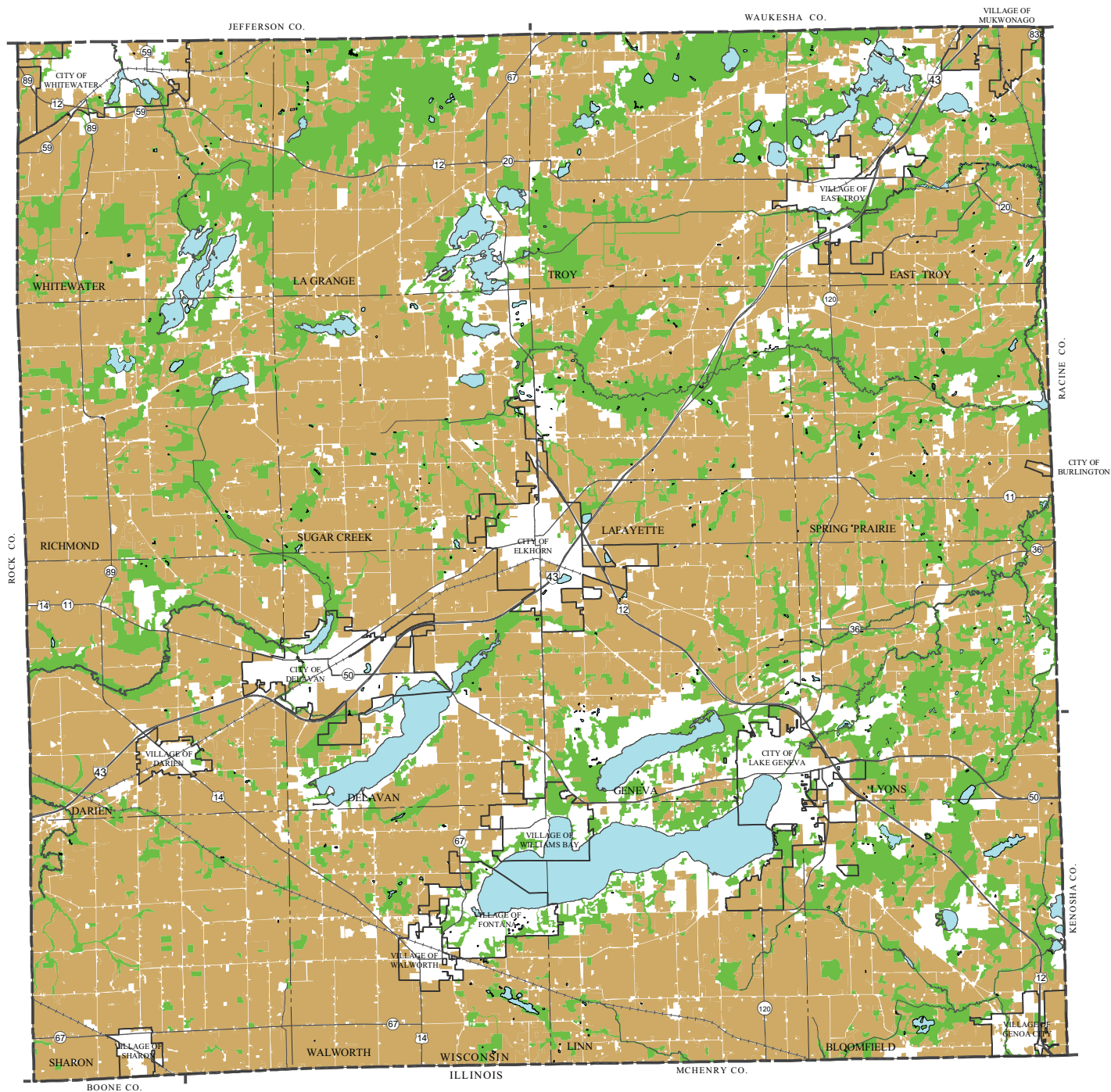
- COVERED BY CLASS I SOILS
- COVERED BY CLASS II SOILS
- COVERED BY CLASS III SOILS
- COVERED BY CLASS IV - VIII SOILS

Source: USDA - Natural Resources Conservation Service and SEWRPC.



Map III-2

AGRICULTURAL LANDS AND ENVIRONMENTAL CORRIDORS IN WALWORTH COUNTY



- AGRICULTURAL LANDS: 2000
- ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS: 2000
- SURFACE WATER

Source: SEWRPC.

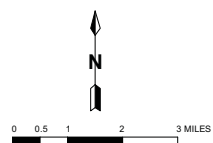


Table III-1

**EXISTING AGRICULTURAL LAND IN
WALWORTH COUNTY BY CIVIL DIVISION: 2000**

Civil Division	Agricultural Land (Acres)	Percent of Civil Division Area
Towns		
Bloomfield	12,386	58.2
Darien.....	16,392	75.5
Delavan.....	10,828	60.5
East Troy.....	9,945	52.5
Geneva.....	11,048	57.2
LaFayette	15,168	68.8
LaGrange	13,370	58.5
Linn	12,606	60.4
Lyons.....	13,045	58.8
Richmond.....	17,232	74.8
Sharon.....	20,528	90.5
Spring Prairie	16,224	70.8
Sugar Creek.....	16,638	76.9
Troy.....	14,860	65.4
Walworth	15,004	80.7
Whitewater	13,268	68.1
Cities		
Burlington ^a	62	75.6
Delavan	1,399	30.4
Elkhorn.....	2,037	41.5
Lake Geneva.....	1,010	21.6
Whitewater ^a	1,054	30.0
Villages		
Darien.....	288	34.8
East Troy.....	769	26.5
Fontana-on-Geneva Lake.....	209	7.5
Genoa City ^a	598	44.1
Mukwonago ^a	967	83.7
Sharon.....	185	28.3
Walworth	221	22.7
Williams Bay.....	330	14.2
Walworth County	237,671	64.4

^aWalworth County portion only.

Source: SEWRPC.

Table III-2

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

Size	Walworth County		Wisconsin	
	Number	Percent	Number	Percent
1 to 9 acres	124	12.6	4,141	5.4
10 to 49 acres	282	28.5	17,152	22.2
50 to 179 acres	294	29.7	29,458	38.2
180 to 499 acres	177	17.9	20,021	25.9
500 to 999 acres	58	5.9	4,465	5.8
1,000 acres or more.....	53	5.4	1,894	2.5
Total	988	100.0	77,131	100.0

Source: USDA National Agricultural Statistics Service (2002 Census of Agriculture) and SEWRPC.

Table III-3

**FARMS BY VALUE OF SALES FOR
WALWORTH COUNTY AND WISCONSIN: 2002**

Value of Sales	Walworth County		Wisconsin	
	Number	Percent	Number	Percent
Less than \$2,500.....	406	41.1	30,491	39.5
\$2,500 to \$4,999	58	5.9	5,389	7.0
\$5,000 to \$9,999	55	5.6	5,788	7.5
\$10,000 to \$24,999	96	9.7	8,362	10.8
\$25,000 to \$49,999	77	7.8	5,929	7.7
\$50,000 to \$99,999	97	9.8	7,242	9.4
\$100,000 or more.....	199	20.1	13,930	18.1
Total	988	100.0	77,131	100.0

Source: USDA National Agricultural Statistics Service (2002 Census of Agriculture) and SEWRPC.

Table III-4

AGRICULTURAL PRODUCT SALES BY COMMODITY IN WALWORTH COUNTY AND WISCONSIN: 2002

Sector	Walworth County		Wisconsin	
	Thousands of Dollars	Percent of Total	Thousands of Dollars	Percent of Total
Crops				
Grains.....	28,700	32.8	893,300	15.9
Vegetables, fruit, horticulture, and other crops	8,900	10.2	796,800	14.2
Subtotal: Crop sales	37,600	43.0	1,690,100	30.1
Livestock, poultry, and their products				
Milk and other dairy products from cows	28,200	32.3	2,651,000	47.1
Other	21,600	24.7	1,282,200	22.8
Subtotal: Livestock-related sales	49,800	57.0	3,933,200	69.9
Total	87,400	100.0	5,623,300	100.0

Source: USDA National Agricultural Statistics Service (2002 Census of Agriculture) and SEWRPC.

Table III-5

TRENDS IN SELECTED CROPS IN WALWORTH COUNTY: 1975-2005

Year	Acres Harvested				
	Corn for Grain	Corn for Silage	Soybeans	Oats	Hay (dry)
1975	91,000	11,700	16,300	10,900	38,200
1980	100,000	11,800	27,000	5,000	33,400
1985	103,000	12,000	26,000	4,400	26,000
1990	98,000	7,800	30,000	3,600	20,900
1995	85,100	6,500	51,500	2,000	17,500
2000	78,500	9,200	65,600	1,400	12,000
2005	89,700	12,700	53,200	700	13,800

Source: USDA National Agricultural Statistics Service and SEWRPC.

Table III-6

TRENDS IN SELECTED LIVESTOCK IN WALWORTH COUNTY: 1975-2005

Year	Cattle and Calves (head)		Hogs and Pigs (head)
	Total	Milk Cows	
1975	62,700	23,300	22,100
1980	47,200	21,000	24,300
1985	47,000	19,400	23,100
1990	50,100	17,400	24,400
1995	41,000	14,500	23,000
2000	31,000	13,800	22,000
2005	32,500	12,700	17,500

Source: USDA National Agricultural Statistics Service and SEWRPC.

Table III-7

**WISCONSIN FARMLAND PRESERVATION
PROGRAM – INCOME TAX CLAIMS BY LANDOWNERS
WHO RESIDE IN WALWORTH COUNTY: 2005**

Civil Division ^a	Farmland Preservation Credit		
	Number of Claims	Credit Average (Dollars)	Acres
Towns			
Bloomfield	18	483	2,818
Darien.....	38	493	7,987
Delavan.....	20	383	3,333
East Troy.....	11	205	1,757
Geneva.....	15	555	2,263
LaFayette	30	695	7,336
LaGrange	12	492	2,509
Linn	12	934	4,468
Lyons.....	17	391	1,977
Richmond.....	32	552	5,531
Sharon.....	52	778	8,920
Spring Prairie	20	613	4,482
Sugar Creek.....	35	474	4,767
Troy	16	937	2,610
Walworth	29	309	4,751
Whitewater	24	511	5,040
Cities			
Burlington ^b	1	-- ^c	38
Delavan.....	5	788	570
Elkhorn.....	8	993	1,349
Lake Geneva.....	3	-- ^c	284
Whitewater ^b	18	357	2,383
Villages			
Darien.....	1	-- ^c	1,097
East Troy.....	4	-- ^c	407
Fontana-on-Geneva Lake.....	2	-- ^c	769
Genoa City ^b	--	--	--
Mukwonago ^b	--	--	--
Sharon.....	2	-- ^c	534
Walworth	4	-- ^c	1,138
Williams Bay.....	2	-- ^c	336
County Total	431	550	79,454

^aCivil division indicates the city, village, or town in which the claimant resides, which may not be where the farm is located.

^bWalworth County portion only.

^cSuppressed where fewer than five claimants.

Source: Wisconsin Department of Revenue and SEWRPC.

Table III-8

**LANDS ENROLLED IN THE USDA CONSERVATION
RESERVE PROGRAM, CONSERVATION RESERVE
ENHANCEMENT PROGRAM, AND WETLAND
RESERVE PROGRAM IN WALWORTH COUNTY: 2005**

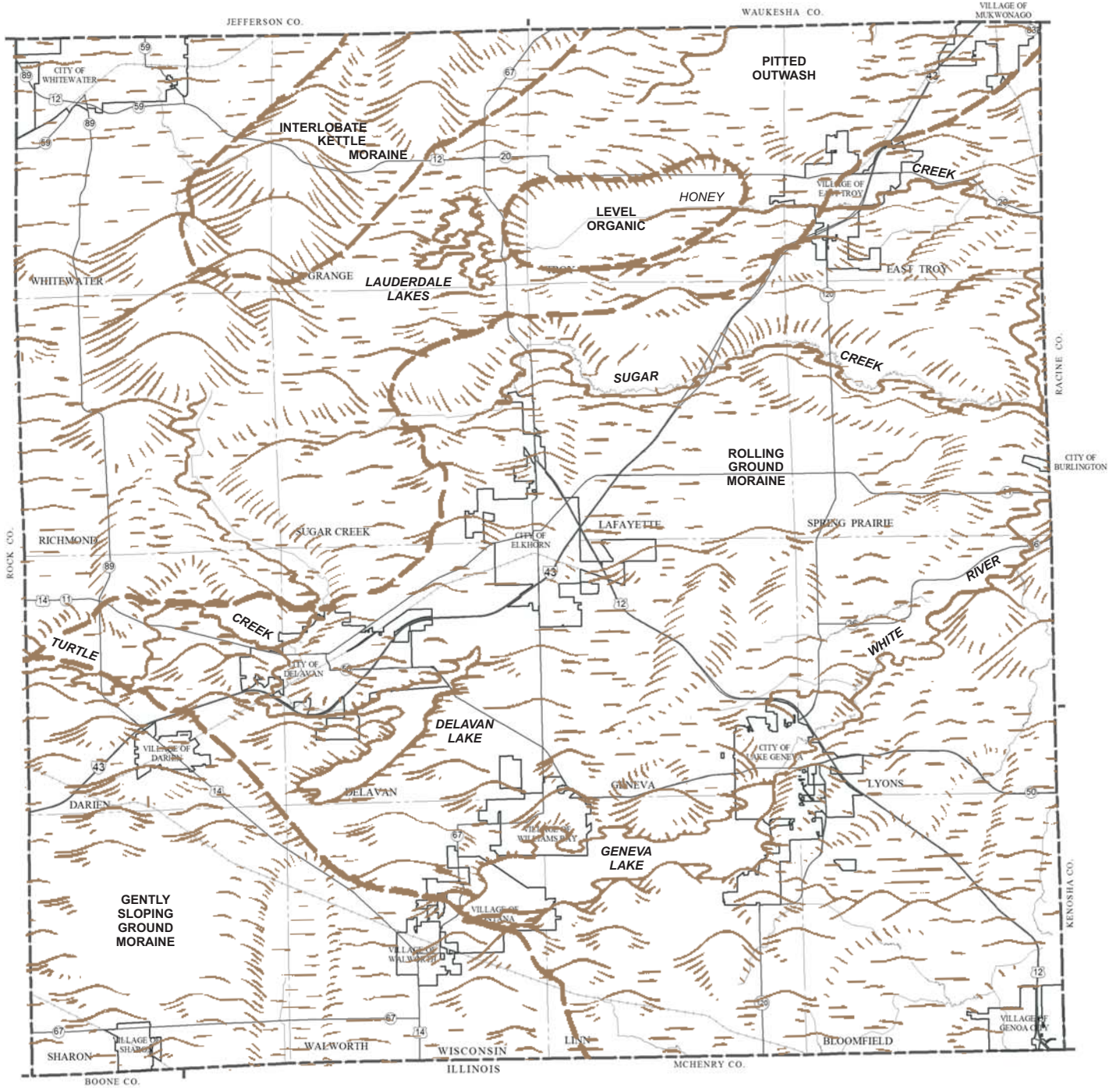
Township	Conservation Reserve and Conservation Reserve Enhancement Program (Acres)	Wetland Reserve Program (Acres)
Bloomfield	199	--
Darien	156 ^a	--
Delavan.....	113	--
East Troy	407	--
Geneva	275	--
LaFayette.....	350	--
LaGrange.....	346	--
Linn	180	--
Lyons	978	35
Richmond.....	639	372
Sharon	139	--
Spring Prairie	1,157	35
Sugar Creek.....	355	1398
Troy.....	544	77
Walworth.....	282	--
Whitewater.....	286	--
County Total	6,406	1,917

^a Pertains to 2008.

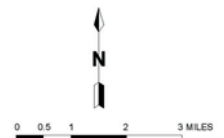
Source: U.S. Department of Agriculture and SEWRPC.

Map III-3

PHYSIOGRAPHIC FEATURES OF WALWORTH COUNTY

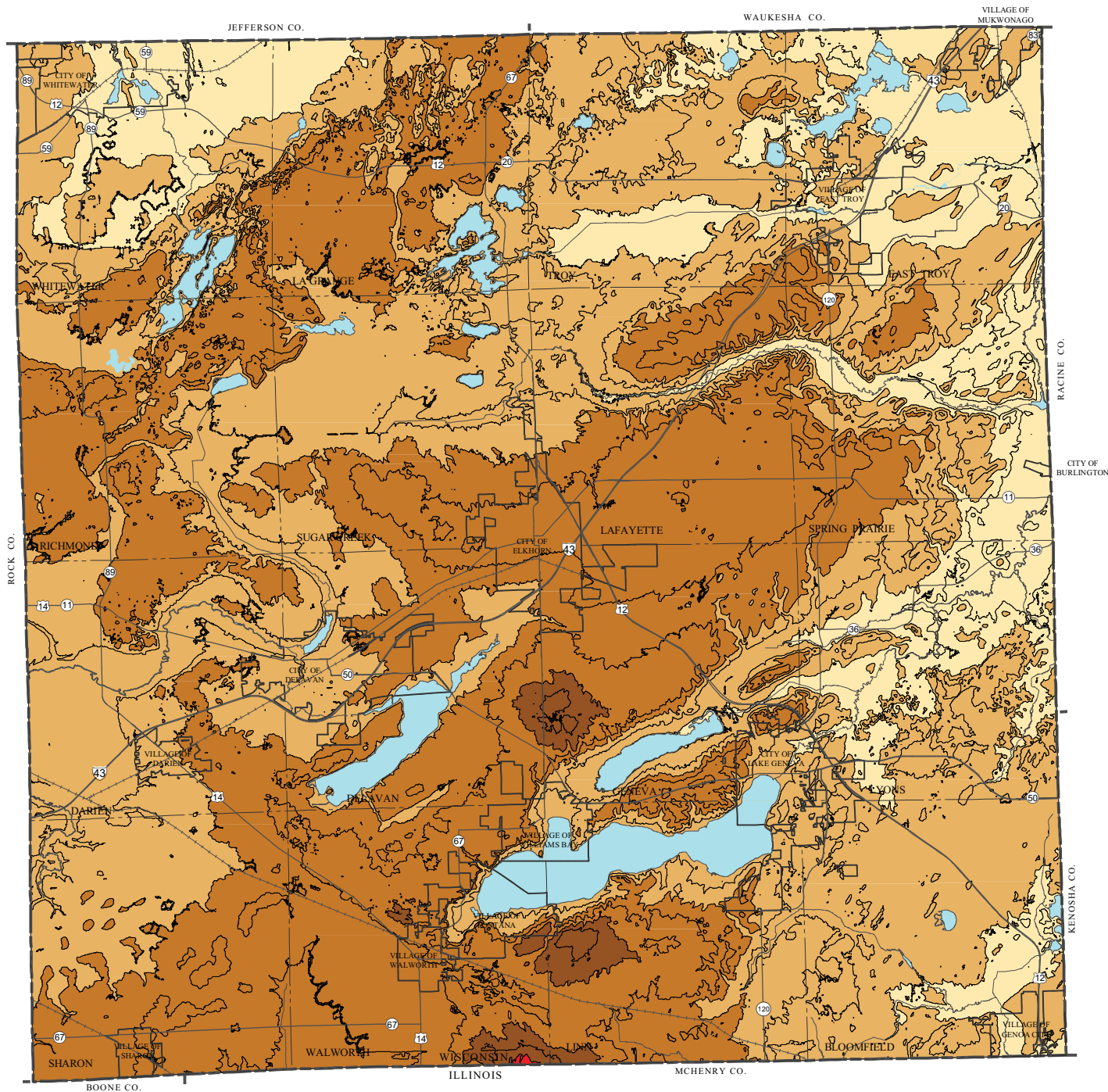


Source: SEWRPC.



Map III-4

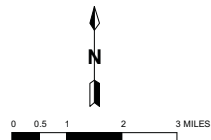
GENERALIZED TOPOGRAPHIC CHARACTERISTICS IN WALWORTH COUNTY



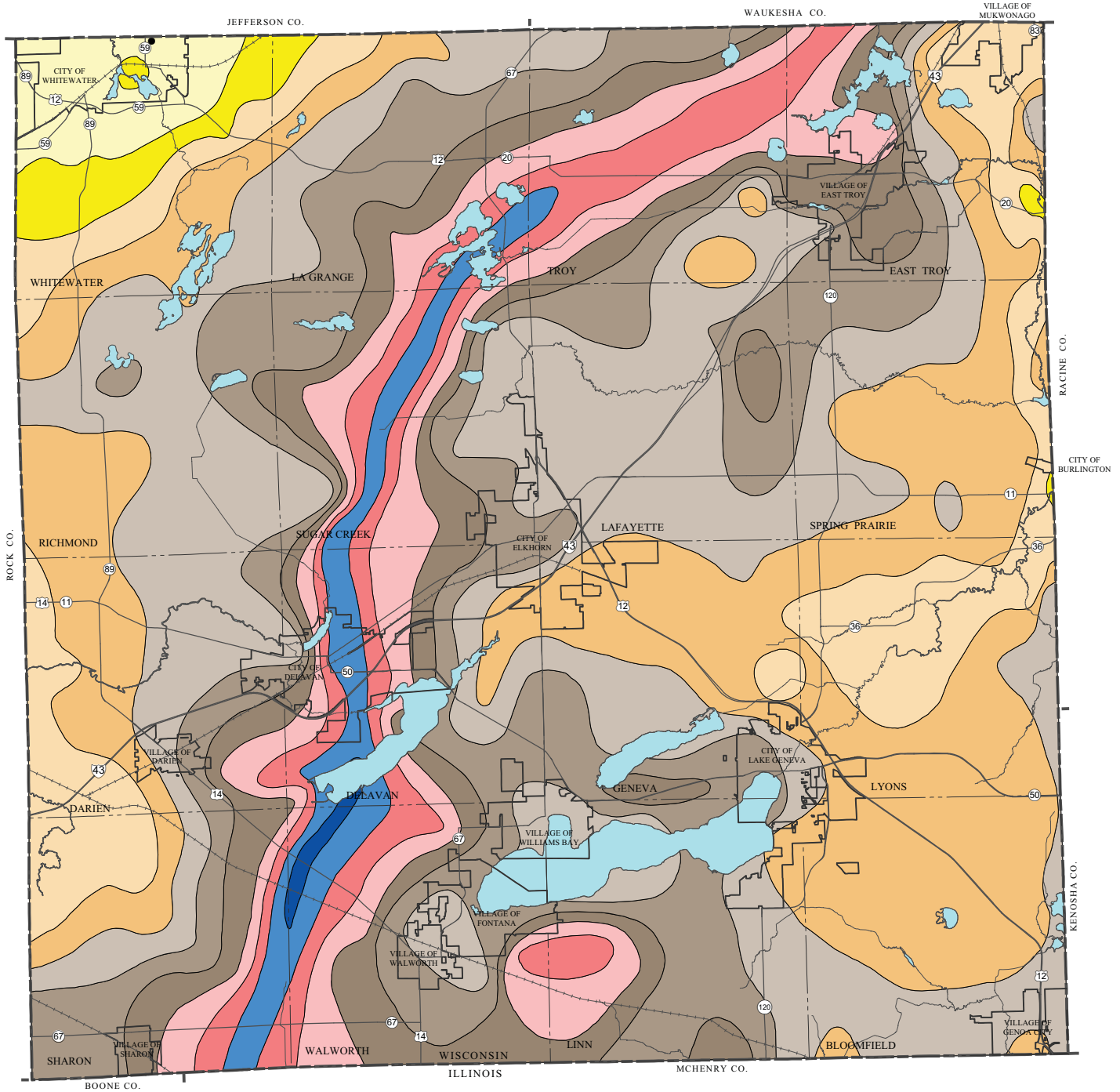
ELEVATION IN FEET ABOVE MEAN SEA LEVEL

	1150 - 1250		850 - 949
	1050 - 1149		750 - 849
	950 - 1049		SURFACE WATER

Source: U.S. Geological Survey and SEWRPC.



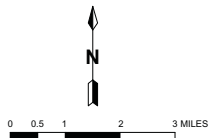
Map III-5 GENERALIZED DEPTH TO BEDROCK IN WALWORTH COUNTY



FEET BELOW LAND SURFACE

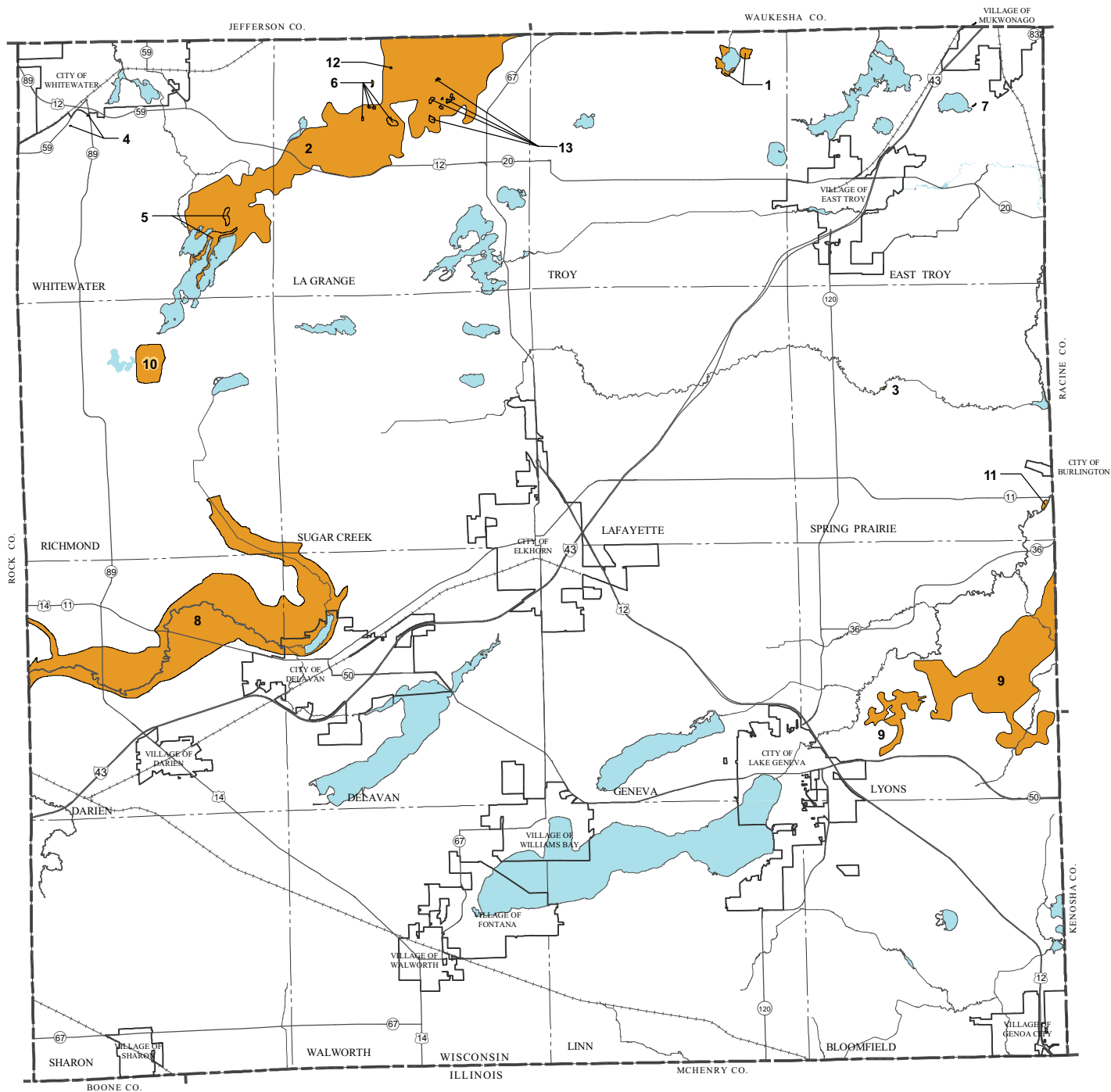
<table border="0"> <tr><td style="background-color: #ffffcc; width: 20px; height: 10px;"></td><td>0 - 25</td></tr> <tr><td style="background-color: #ffff00; width: 20px; height: 10px;"></td><td>25 - 50</td></tr> <tr><td style="background-color: #ffcc99; width: 20px; height: 10px;"></td><td>50 - 100</td></tr> <tr><td style="background-color: #ff9966; width: 20px; height: 10px;"></td><td>100 - 150</td></tr> </table>		0 - 25		25 - 50		50 - 100		100 - 150	<table border="0"> <tr><td style="background-color: #cccccc; width: 20px; height: 10px;"></td><td>150 - 200</td></tr> <tr><td style="background-color: #999999; width: 20px; height: 10px;"></td><td>200 - 250</td></tr> <tr><td style="background-color: #666666; width: 20px; height: 10px;"></td><td>250 - 300</td></tr> <tr><td style="background-color: #333333; width: 20px; height: 10px;"></td><td>300 - 350</td></tr> </table>		150 - 200		200 - 250		250 - 300		300 - 350	<table border="0"> <tr><td style="background-color: #ff6666; width: 20px; height: 10px;"></td><td>350 - 400</td></tr> <tr><td style="background-color: #ff0000; width: 20px; height: 10px;"></td><td>400 - 450</td></tr> <tr><td style="background-color: #0000ff; width: 20px; height: 10px;"></td><td>450 - 500</td></tr> <tr><td style="background-color: #add8e6; width: 20px; height: 10px;"></td><td>SURFACE WATER</td></tr> </table>		350 - 400		400 - 450		450 - 500		SURFACE WATER	<p>● REPORTED OUTCROPS</p>
	0 - 25																										
	25 - 50																										
	50 - 100																										
	100 - 150																										
	150 - 200																										
	200 - 250																										
	250 - 300																										
	300 - 350																										
	350 - 400																										
	400 - 450																										
	450 - 500																										
	SURFACE WATER																										

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



Map III-6

SIGNIFICANT GEOLOGIC SITES IN WALWORTH COUNTY: 1994



- SIGNIFICANT GEOLOGIC SITE
- 6** REFERENCE NUMBER (SEE TABLE III-9)
- SURFACE WATER

Source: SEWRPC.

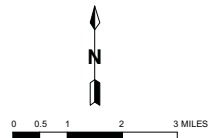


Table III-9

SIGNIFICANT GEOLOGIC SITES IN WALWORTH COUNTY: 1994

Number on Map III-6	Site Name	Classification Code ^a	Site Area (Acres)	Location	Ownership	Description
1	Lulu Lake Glacial Lake and Crevasse Filling	GA-1	103	T4N,R17E, Section 2 Town of Troy	Department of Natural Resources, The Nature Conservancy, and other private	A near-classic example of kettle lake located on a pitted outwash terrace. It is associated with the end moraine of the Lake Michigan lobe. Also present is a good example of a crevasse filling
2	Kettle Moraine Interlobate Moraine ^b	GA-1	7,138	Northwest portion of County	Department of Natural Resources and private	Interlobate moraine consisting of a complex system of irregular, knobby ridges, trending north-east-southwest across the north-west portion of the County
3	Sugar Creek Quarry	GA-2	3	T3N, R18E, Section 16 Town of Spring Prairie	Private	Small abandoned quarry on south bank of Sugar Creek. Only exposure of geologically important fossiliferous Kankakee Dolomite in Wisconsin
4	Whitewater Quarry	GA-2	2	T4N, R15E, Section 8 Town of Whitewater	Private	Old quarry with one of few exposures of Galena Dolomite in region
5	Whitewater Lake-Rice Lake Eskers	GA-2	191	T4N, R15E, Sections 26, 35 Town of Whitewater	Department of Natural Resources and private	Two eskers separating Whitewater Lake from Rice Lake
6	John Muir Trail Kettle Holes	GA-2	28	T4N, R16E, Section 9 Town of LaGrange	Department of Natural Resources	Large, sphagnum-filled kettle holes
7	Casselman's Quarry	GA-2	2	T4N, R18E, Section 11 Town of East Troy	Private	Small quarry excavated in Silurian Mayville Dolomite. One of the few bedrock exposures in Walworth County
8	Turtle Creek Glacial Spillway	GA-3	5,903	T2N, R15E Sections 5-8,11,13,18 Town of Darien T3N, R15E, Sections 26,35,36 Town of Richmond	Department of Natural Resources and private	A good example of a glacial spillway
9	Lyons Glacial Deposits	GA-3	3,888	T2N, R18E Sections 12-15, 21-29 Town of Lyons	Private	Outstanding examples of kettle and kame topography
10	Morainic Triple Point	GA-3	350	T3N, R15E, Section 9 Town of Richmond	Private	Point where the interlobate moraine ends, and the Johnstown and Darien terminal moraines begin
11	Voree Quarry	GA-3	16	T3N, R18E, Section 36 Town of Spring Prairie	Private	Old, water-filled quarry, exposing unusual Brandon Bridge Formation of dolomite rock
12	Spirits Wash Bowl	GA-3	1	T4N, R16E, Section 4 Town of LaGrange	Department of Natural Resources	A kettle hole
13	Nordic Trail Kettle Holes	GA-3	32	T4N, R16E Sections 10, 11 Town of LaGrange	Department of Natural Resources and private	Huge, water-filled kettle holes

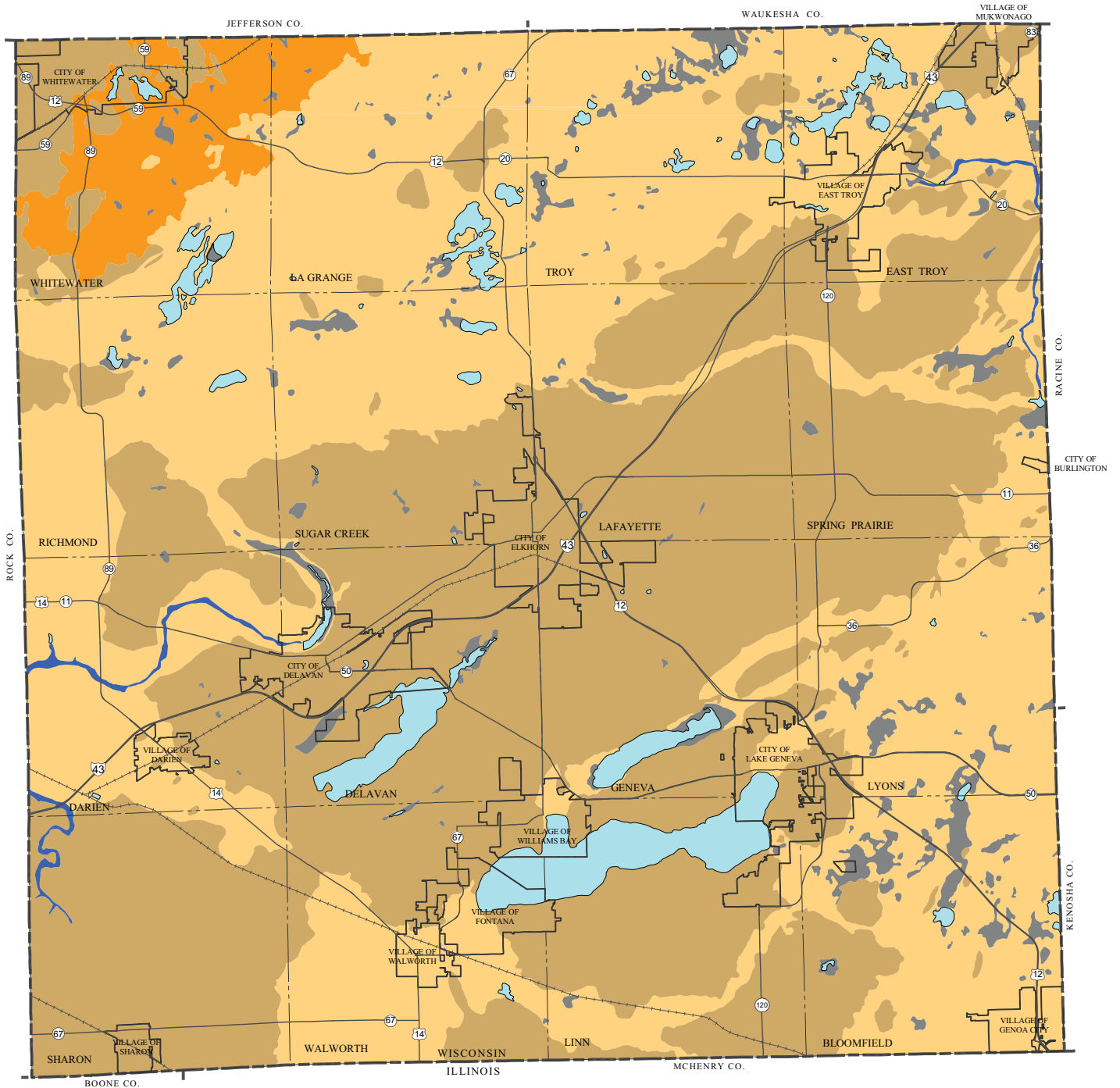
^aGA-1 identifies Geological Area sites of statewide or greater significance; GA-2 identifies Geological Area sites of countywide or regional significance; and GA-3 identifies Geological Area sites of local significance.

^bIncludes the area within the established project boundary for the Southern Unit of the Kettle Moraine State Forest within Walworth County. The acreage total does not include Natural Areas or Critical Species Habitat Sites within these project boundaries.

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC.

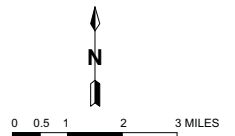
Map III-7

PRELIMINARY MAP SHOWING AREAS WITH POTENTIAL FOR SAND AND GRAVEL DEPOSITS



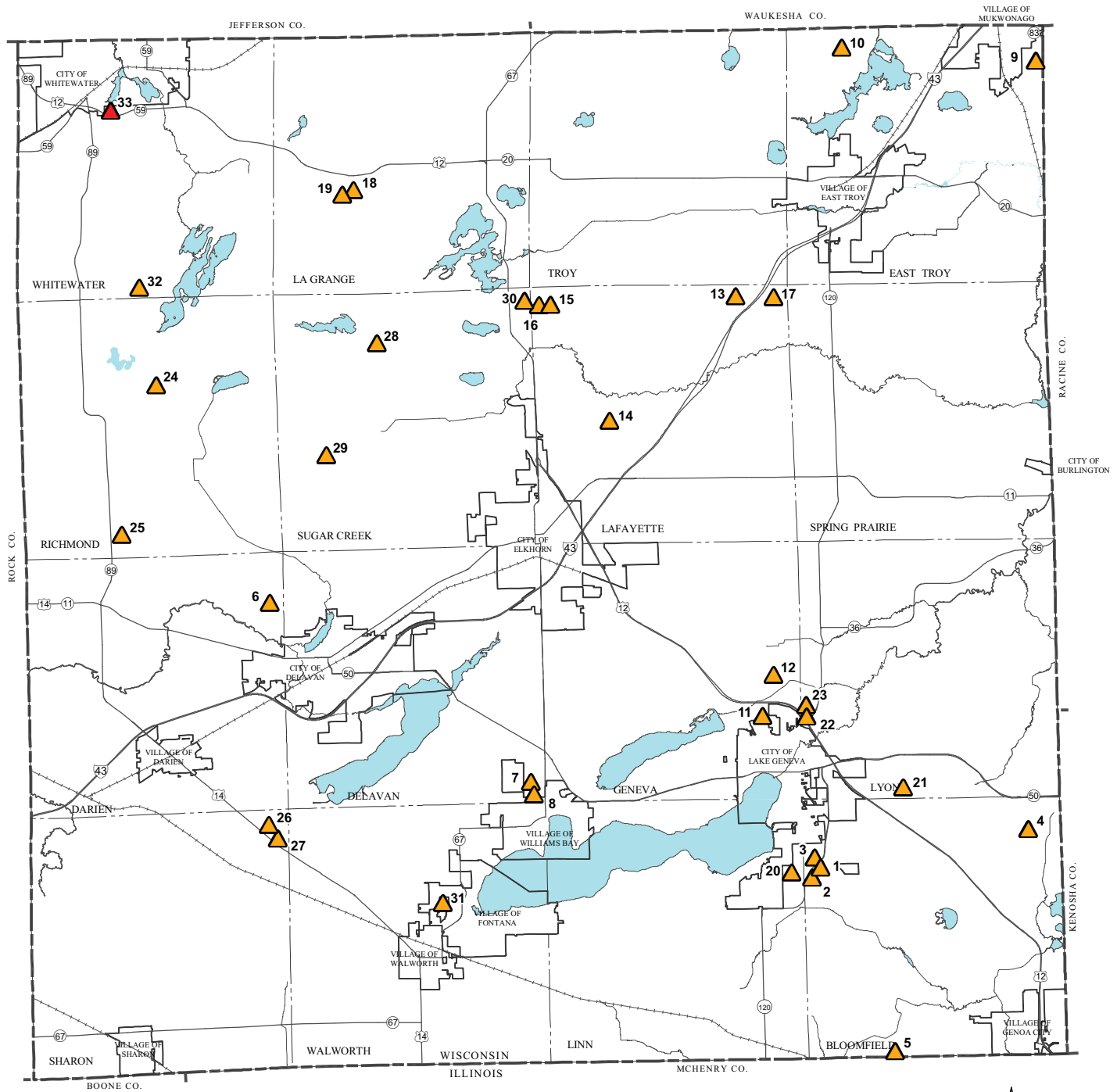
- OUTWASH:** HIGH POTENTIAL FOR SAND AND GRAVEL
- GLACIAL LAKE SEDIMENT:** TOO FINE FOR GRAVEL
- ORGANIC MATERIAL:** POTENTIAL PEAT RESOURCE
- MODERN STREAM DEPOSITS:** TOO FINE FOR SAND AND GRAVEL
- TILL:** CONTAINS SIGNIFICANT LOCAL CONCENTRATIONS OF SAND AND GRAVEL, OFTEN CLAY RICH. LARGE AREA OF TILL IN CENTRAL WALWORTH COUNTY COMMONLY OVERLIES SAND AND GRAVEL AT SHALLOW DEPTH.
- SURFACE WATER**

Source: Wisconsin Geological and Natural History Survey (Geology and Preliminary Pleistocene Geologic Map of Walworth County by N.R. Ham and J.W. Attig; Compilation and Resource Potential Interpretation by Bruce A. Brown, P.G.; Cartography and Data Compilation by Peter Schoephoester), and SEWRPC.



Map III-8

EXISTING NONMETALLIC MINING SITES IN WALWORTH COUNTY: 2007

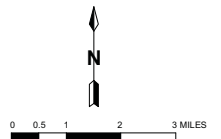


MINING SITES

 SAND AND GRAVEL

 LIMESTONE

6 REFERENCE NUMBER (SEE TABLE III-10)



Source: Walworth County and SEWRPC.

Table III-10

EXISTING NONMETALLIC MINING SITES IN WALWORTH COUNTY: 2007

Civil Division	Number on Map III-8	Operator Name	Civil Division	Number on Map III-8	Operator Name
Towns			Towns (continued)		
Bloomfield	1	Otto Jacobs Company, LLC	Sharon	26	B.R. Amon & Sons, Inc.
	2	Otto Jacobs Company, LLC		27	Burdick Trucking & Exc., Inc. ^a
	3	Otto Jacobs Company, LLC	Spring Prairie	--	None
	4	Payne & Dolan, Inc.	Sugar Creek	28	B.R. Amon & Sons, Inc.
	5	Thelen Sand & Gravel, Inc.		29	Mann Bros., Inc.
Darien	6	Burdick Trucking & Exc., Inc.	30	Mann Bros., Inc.	
Delavan	7	B.R. Amon & Sons, Inc.	Troy	--	None
	8	Mann Bros., Inc.	Walworth	27	Burdick Trucking & Exc., Inc. ^a
East Troy	9	Berg Construction, Inc.		31	Stewart Excavating ^b
	10	Rock Materials, LLC	Whitewater	32	Kienbaum Excavating
Geneva	11	B.R. Amon & Sons, Inc.		33	Whitewater Limestone, Inc.
	12	B.R. Amon & Sons, Inc.	Cities		
LaFayette	13	B.R. Amon & Sons, Inc.	Delavan	--	None
	14	B.R. Amon & Sons, Inc.	Elkhorn	--	None
	15	Mann Bros., Inc.	Lake Geneva	--	None
	16	Mann Bros., Inc.	Whitewater ^c	--	None
	17	Mann Bros., Inc.	Villages		
LaGrange	18	Mann Bros., Inc.	Darien	--	None
	19	Mann Bros., Inc.	East Troy	--	None
Linn	20	Otto Jacobs Company, LLC	Fontana-on-Geneva Lake	31	Stewart Excavating ^b
	Lyons	21	B.R. Amon & Sons, Inc.	Genoa City	--
22		Dennis Counihan	Mukwonago ^c	--	None
23		R.W. Miller & Sons, Inc.	Sharon	--	None
Richmond	24	B.R. Amon & Sons, Inc.	Walworth	--	None
	25	Daniel Boss	Williams Bay	--	None
Total: 33 Sites					

^aSite is located in the Towns of Sharon and Walworth.

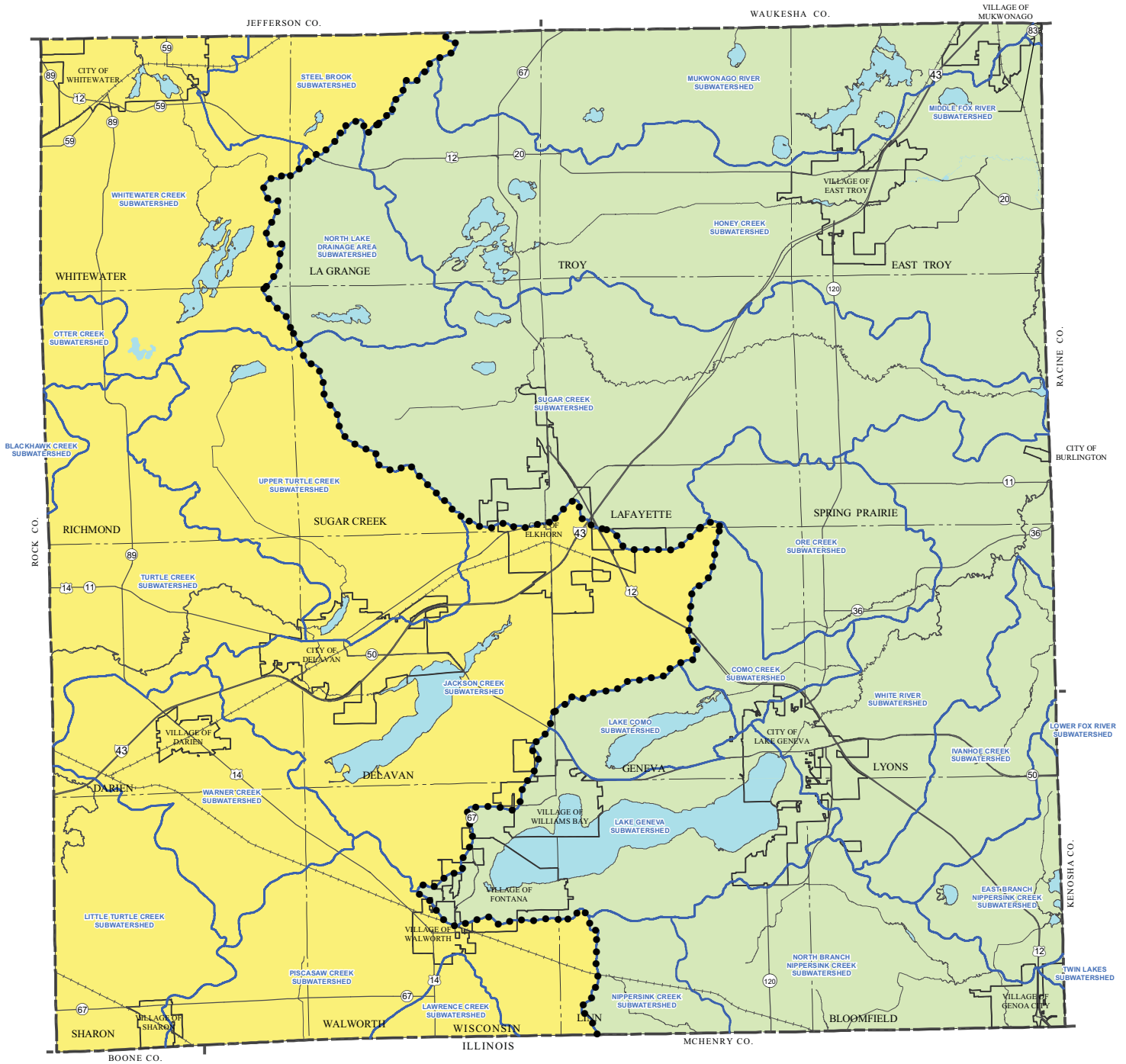
^bSite is located in the Town of Walworth and the Village of Fontana-on-Geneva Lake.

^cWalworth County portion only.

Source: Walworth County and SEWRPC.

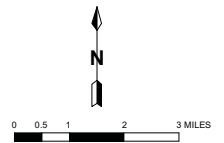
Map III-9

WATERSHED FEATURES IN WALWORTH COUNTY



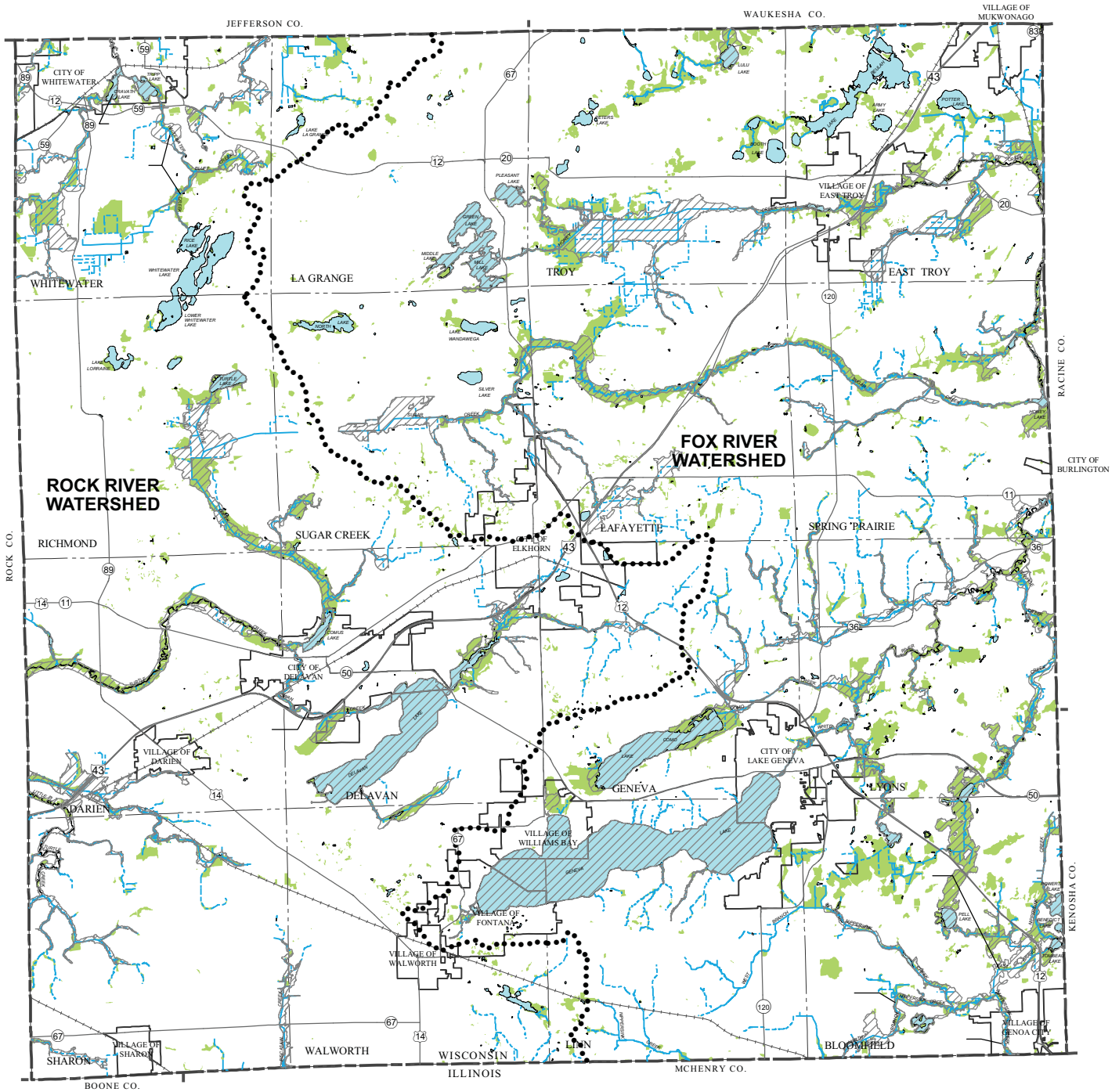
- FOX RIVER WATERSHED
- ROCK RIVER WATERSHED
- MAJOR WATERSHED BOUNDARY
- SUBWATERSHED BOUNDARIES
- SURFACE WATER

Source: SEWRPC.



Map III-10

SURFACE WATERS, WETLANDS, AND FLOODPLAINS IN WALWORTH COUNTY



- SURFACE WATER: 2000
- PERENNIAL STREAM
- INTERMITTENT STREAM
- WETLANDS: 2000
- 100 - YEAR RECURRENCE INTERVAL FLOODPLAINS: 2009
- MAJOR WATERSHED BOUNDARY

Source: FEMA and SEWRPC.

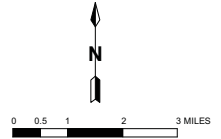


Table III-11

SURFACE WATER, FLOODPLAINS, AND WETLANDS IN WALWORTH COUNTY BY CIVIL DIVISION

Civil Division	Surface Water: 2000		Floodplains: 2009 ^b		Wetlands: 2000	
	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area
Towns						
Bloomfield	451	2.1	3,044	14.3	3,749	17.6
Darien	116	0.5	1,919	8.8	1,233	5.7
Delavan.....	1,823	10.2	2,936	16.4	1,145	6.4
East Troy	1,193	6.3	1,480	7.8	2,275	12.0
Geneva	1,011	5.2	1,896	9.8	1,062	5.5
LaFayette.....	66	0.3	1,551	7.0	1,849	8.4
LaGrange.....	1,043	4.6	1,049	4.6	616	2.7
Linn	3,288	15.7	3,327	15.9	444	2.1
Lyons	230	1.0	2,788	12.6	3,129	14.1
Richmond.....	504	2.2	1,436	6.2	1,107	4.8
Sharon	32	0.1	1,049	4.6	594	2.6
Spring Prairie	171	0.7	1,625	7.1	2,130	9.3
Sugar Creek.....	501	2.3	1,141	5.3	1,142	5.3
Troy.....	475	2.1	2,251	9.9	2,474	10.9
Walworth.....	569	3.1	641	3.4	407	2.2
Whitewater.....	693	3.6	1,969	10.1	1,801	9.2
Cities						
Burlington ^a	0	0.0	0	0.0	2	2.4
Delavan.....	308	6.7	565	12.3	277	6.0
Elkhorn.....	34	0.7	116	2.4	183	3.7
Lake Geneva	529	11.3	594	12.7	262	5.6
Whitewater ^a	184	5.2	326	9.3	251	7.1
Villages						
Darien	0	0.0	11	1.3	13	1.6
East Troy	34	1.2	442	15.2	336	11.6
Fontana-on-Geneva Lake	655	23.4	693	24.7	92	3.3
Genoa City ^a	0	0.0	68	5.0	61	4.5
Mukwonago ^a	2	0.2	0	0.0	29	2.5
Sharon	0	0.0	0	0.0	0	0.0
Walworth.....	0	0.0	0	0.0	1	0.1
Williams Bay	554	23.8	626	26.9	190	8.2
Walworth County	14,466	3.9	33,543	9.1	26,854	7.3

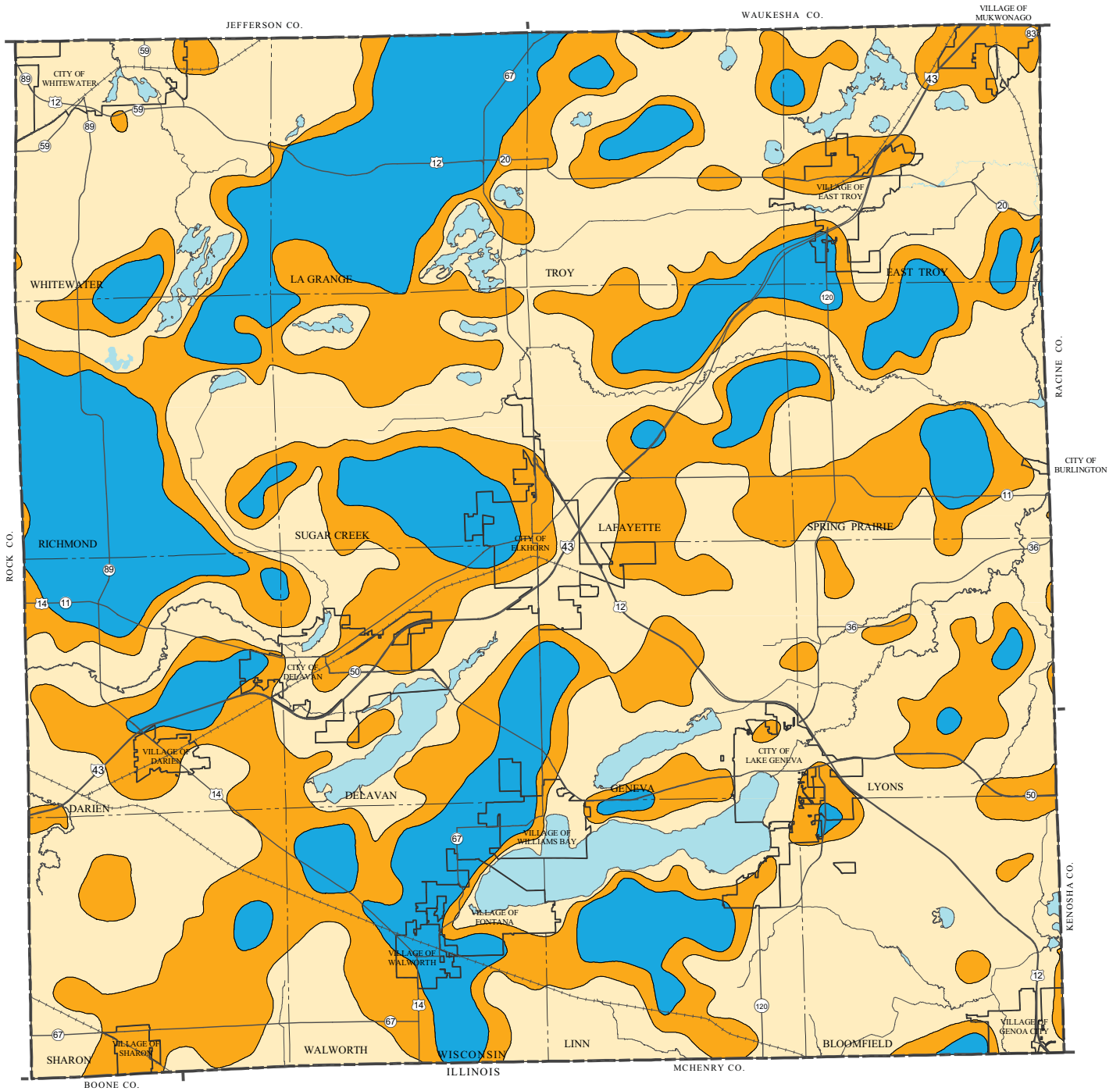
^a Walworth County portion only.

^b Reflects FEMA floodplains released in April 2009.

Source: U.S. Federal Emergency Management Agency and SEWRPC.

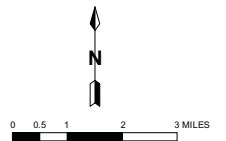
Map III-11

DEPTH TO SHALLOW WATER TABLE IN WALWORTH COUNTY



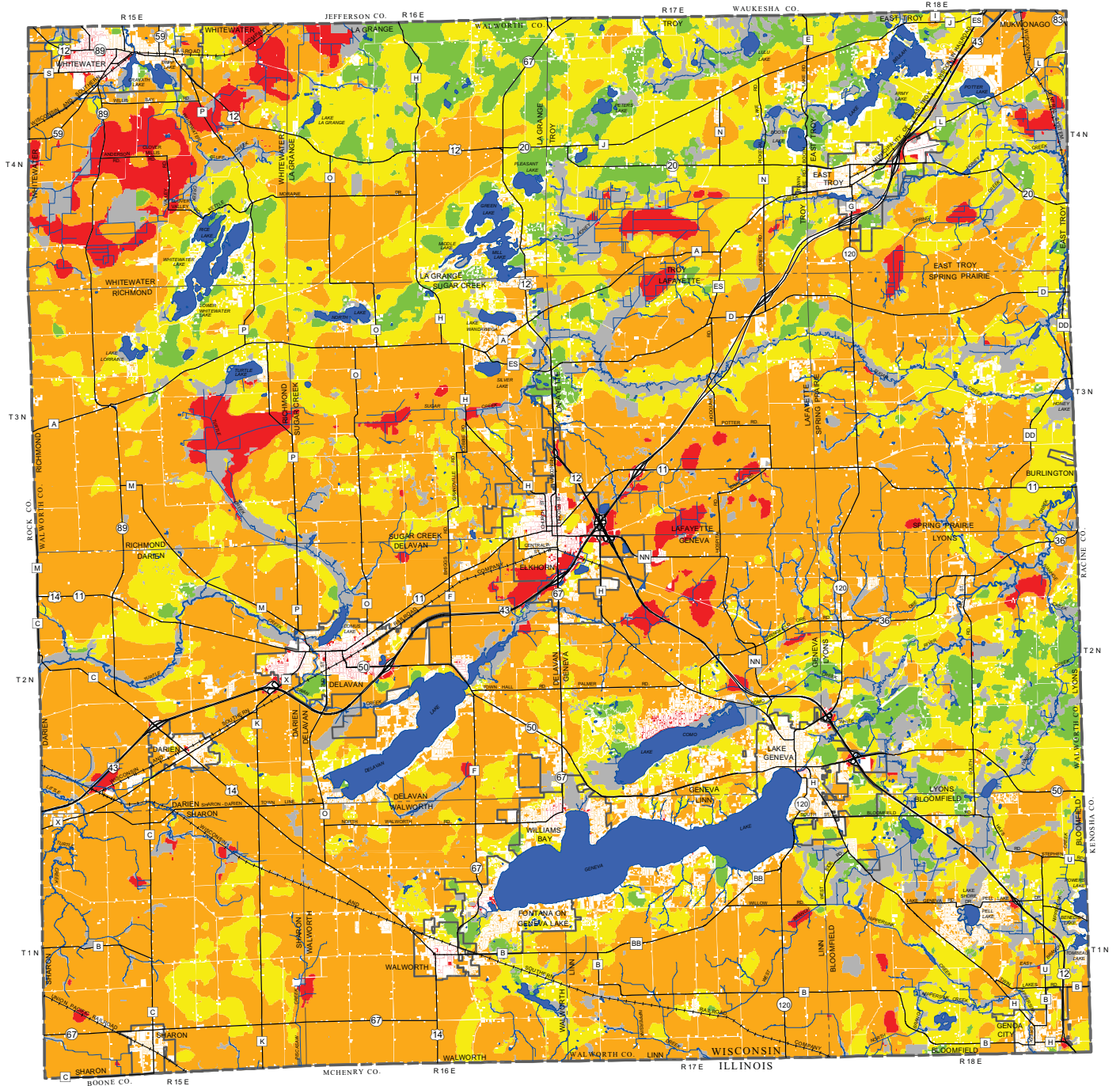
- 0 - 25 FEET
- 25 - 50 FEET
- GREATER THAN 50 FEET
- SURFACE WATER

Source: Wisconsin Geological and Natural History Survey and SEWRPC.

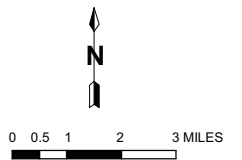


Map III-12

GROUNDWATER RECHARGE POTENTIAL IN WALWORTH COUNTY



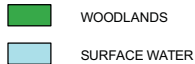
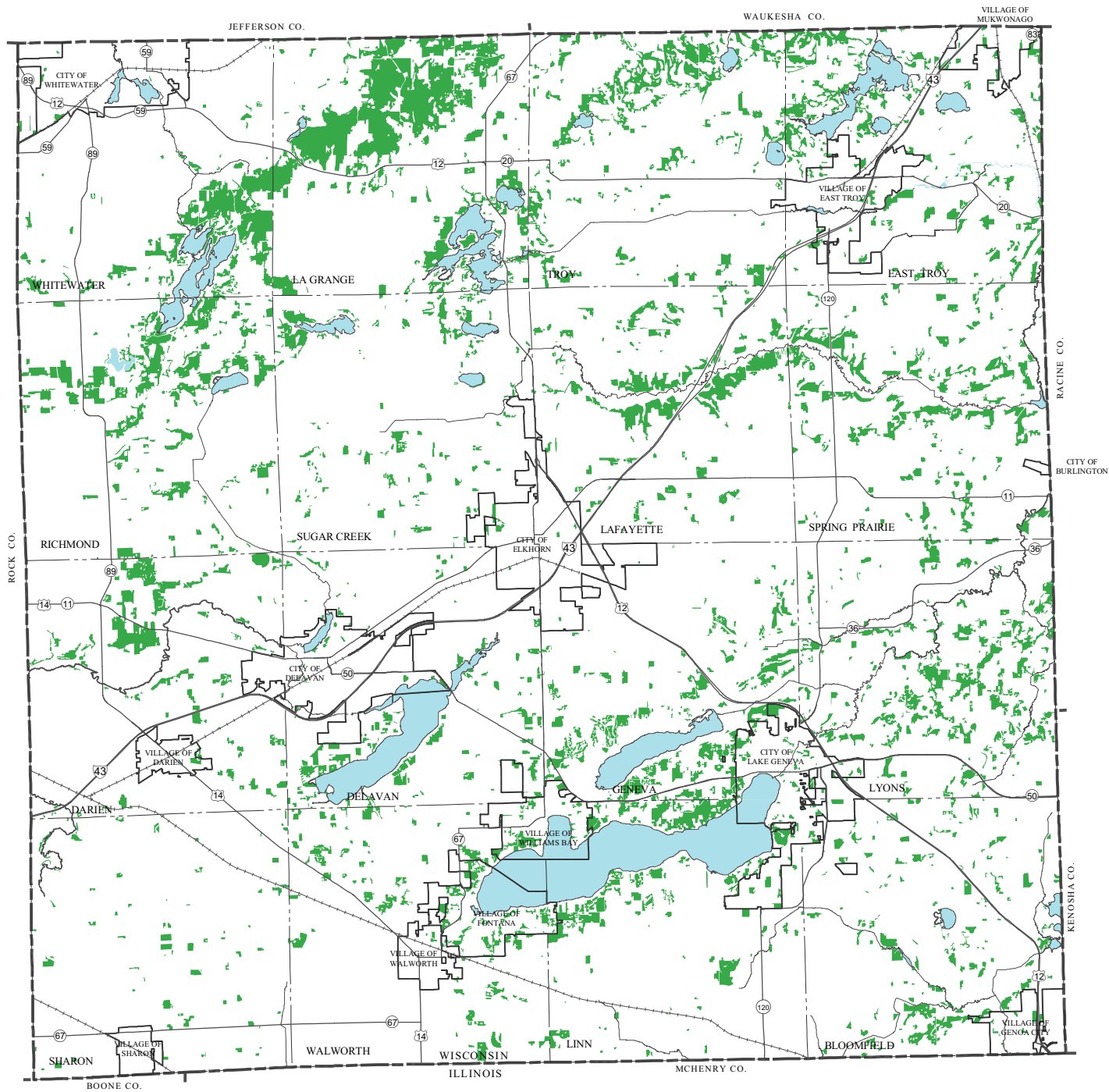
- LOW (38.3 SQUARE MILES)
- MODERATE (278.2 SQUARE MILES)
- HIGH (113.5 SQUARE MILES)
- VERY HIGH (18.2 SQUARE MILES)
- UNDEFINED (65.6 SQUARE MILES)
- EXISTING URBAN DEVELOPMENT: 2000 (62.3 SQUARE MILES)
- SURFACE WATER



Source: Wisconsin Geological and Natural History Survey and SEWRPC.

Map III-13

WOODLANDS IN WALWORTH COUNTY: 2000



Source: SEWRPC.

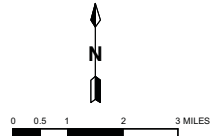


Table III-12

WOODLANDS AND MANAGED FOREST LAW LANDS IN WALWORTH COUNTY BY CIVIL DIVISION

Civil Division	Woodlands: 2000		Acres Enrolled in the Managed Forest Law Program: 2005
	Woodlands (Acres)	Percent of Civil Division Area	
Towns			
Bloomfield	1,165	5.5	0
Darien	1,537	7.1	216 ^a
Delavan.....	875	4.9	27
East Troy	1,916	10.1	55
Geneva	1,858	9.6	15
LaFayette.....	2,042	9.3	437
LaGrange.....	5,161	22.6	369
Linn	1,573	7.5	32
Lyons	2,375	10.7	229
Richmond.....	2,560	11.1	274
Sharon	444	2.0	0
Spring Prairie	2,210	9.6	197
Sugar Creek.....	938	4.3	29
Troy.....	2,364	10.4	376
Walworth.....	913	4.9	38
Whitewater.....	1,941	10.0	78
Cities			
Burlington ^b	0	0.0	0
Delavan.....	55	1.2	0
Elkhorn.....	63	1.3	0
Lake Geneva	452	9.7	0
Whitewater ^b	24	0.7	0
Villages			
Darien	22	2.7	0
East Troy	81	2.8	0
Fontana-on-Geneva Lake	371	13.2	0
Genoa City ^b	61	4.5	0
Mukwonago ^b	54	4.7	0
Sharon	0	0.0	0
Walworth.....	15	1.5	0
Williams Bay	224	9.6	0
Walworth County	31,294	8.5	2,372

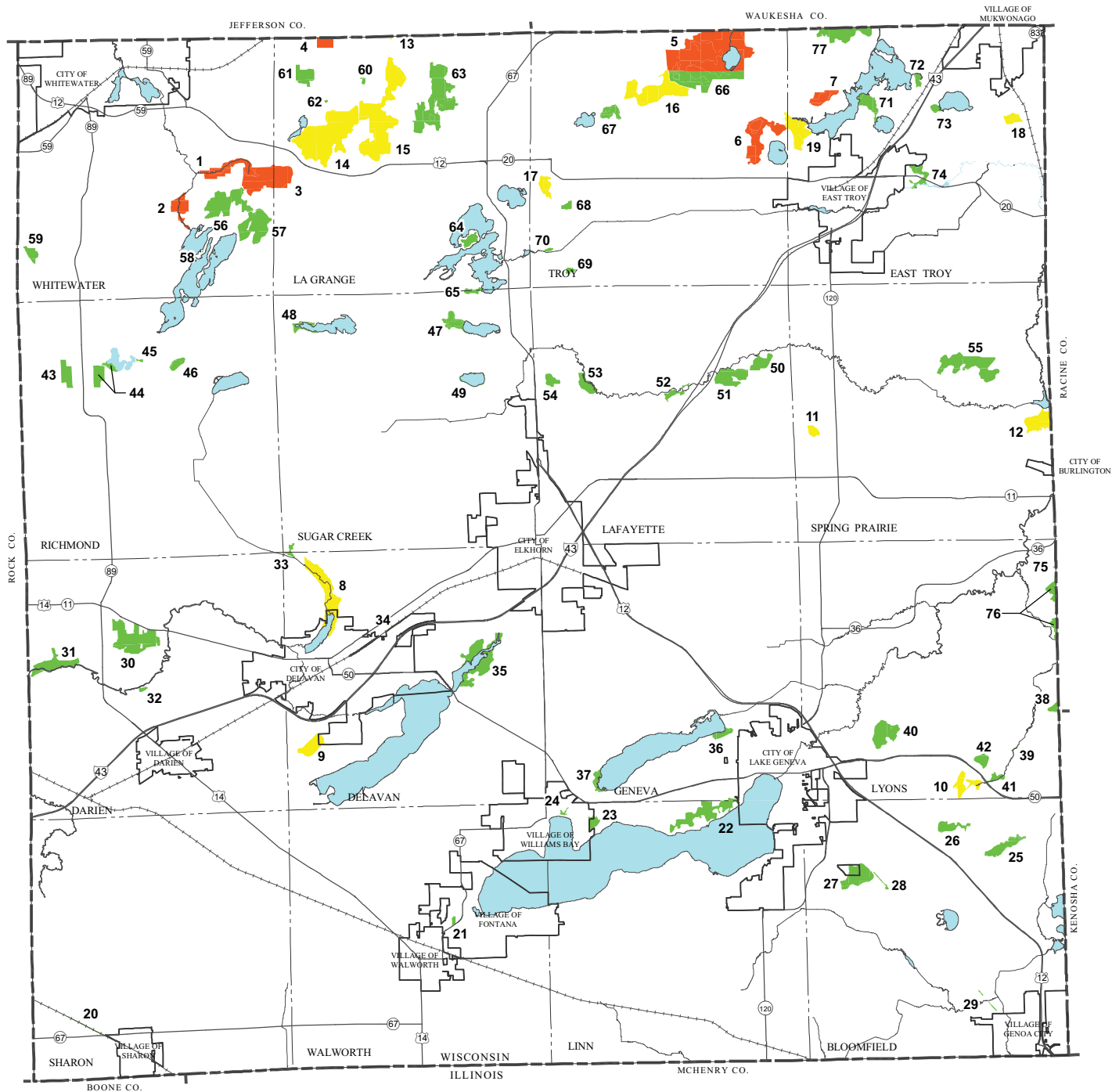
^a In addition, 80 acres in the Town of Darien were enrolled in the Wisconsin Forest Crop Law Program in 2005.

^b Walworth County portion only.

Source: Wisconsin Department of Revenue and SEWRPC.

Map III-14

NATURAL AREAS IN WALWORTH COUNTY: 1994



- NATURAL AREA OF STATEWIDE OR GREATER SIGNIFICANCE (NA - 1)
- NATURAL AREA OF COUNTYWIDE OR REGIONAL SIGNIFICANCE (NA - 2)
- NATURAL AREA OF LOCAL SIGNIFICANCE (NA - 3)
- 15** REFERENCE NUMBER (SEE TABLE III-13)
- SURFACE WATER

Source: SEWRPC.

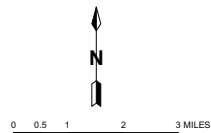


Table III-13

NATURAL AREAS IN WALWORTH COUNTY: 1994

Number on Map III-14	Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
1	Bluff Creek Fens	NA-1 (SNA, RSH)	T4N, R15E Sections 13, 14, 23, 24 Town of Whitewater	Department of Natural Resources	106	Excellent-quality springs and associated calcareous fens located at intervals along the headwaters of Bluff Creek. Portions of the stream have been ditched. Contains threatened and endangered species
2	Clover Valley Fen State Natural Area	NA-1 (SNA, RSH)	T4N, R15E Sections 22, 26, 27 Town of Whitewater	Department of Natural Resources and private	112	Prominent feature is a series of 11,000-year-old peat mounds that rise eight to 10 feet above the surrounding lowland, formed by accumulations of partially decayed vegetation around slowly flowing springs. A large number of characteristic fen plant species are present, including State-designated threatened and endangered ones
3	Bluff Creek Woods	NA-1 (SNA, RSH)	T4N, R15E Sections 13, 24 Town of Whitewater T4N, R16E Sections 18, 19 Town of LaGrange	Department of Natural Resources and private	338	Extensive dry-mesic woods on rough glacial terrain, dominated by mature red oaks. Best areas are of good quality, but some parts have been disturbed by trails and past grazing and selective logging
4	Young Prairie State Natural Area	NA-1 (SNA, RSH)	T4N, R16E Section 5 Town of LaGrange T5N, R16E Section 32 Town of Palmyra	Department of Natural Resources	53 (plus 9 in Jefferson County)	Very high-quality wet-mesic prairie, among the best and largest prairie remnants of its type in the Region. The showy flora includes State-designated threatened and endangered species. The area, which extends north into Jefferson County, includes old field that is reverting to prairie
5	Lulu Lake and Eagle Spring Lake Wetland Complex and Adjacent Uplands	NA-1 (SNA, RSH)	T4N, R17E Sections 1, 2, 3, 10, 11 Town of Troy T5N, R17E Section 35 Town of Eagle	Department of Natural Resources, The Nature Conservancy, and other private	791 (plus 179 in Waukesha County)	Among the most valuable natural areas in the State, containing a large concentration of elements of natural diversity. Uplands support oak woods, oak openings, and dry prairie; lowlands contain one of the State's finest wetland ecosystems, including bog, springs, fen, deep and shallow marsh, sedge meadow, stream, and high-quality lake communities
6	Pickerel Lake Fen State Natural Area	NA-1 (SNA, RSH)	T4N, R17E Sections 13, 24 Town of Troy	The Nature Conservancy and other private	273	Large, high-quality calcareous fen and associated seepage springs bordering shallow lake. A number of uncommon species are present, including a large population of the State-designated threatened beaked spike-rush (<i>Eleocharis rostellata</i>)
7	Beulah Bog State Natural Area	NA-1 (SNA, RSH)	T4N, R18E Sections 7, 8 Town of East Troy	Department of Natural Resources and private	72	Outstanding acid sphagnum bog communities located in a series of four kettle holes. A small open-water bog lake is surrounded by a quaking mat and tamarack swamp. A wet, open moat separates bog from wooded and pastured uplands
	Subtotal	NA-1	7 sites	--	1,745	--
8	Comus Lake Wetland Complex	NA-2 (RSH)	T2N, R16E Sections 5, 6, 7, 8 Town of Delavan	Private	291	A large wetland complex bordering Comus Lake and Turtle Creek that includes sedge meadow, deep and shallow marsh, shrub-carr, calcareous fens, and seeping and bubbling springs. Some of the fens and springs are of excellent quality, containing such uncommon species as beaked spike-rush (<i>Eleocharis rostellata</i>), a State-designated threatened species

Table III-13 (continued)

Number on Map III-14	Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
9	Delavan Prairie-Fen	NA-2 (RSH)	T2N, R16E Section 30 Town of Delavan	Private	107	High-quality wet prairie-fen surrounded by sedge meadow and shrub-carr. Uncommon species include tussock bulrush (<i>Scirpus cespitosus</i>), a State-designated endangered species. Disturbances include past ditching attempts
10	Lake Ivanhoe Fen and Sedge Meadow	NA-2 (RSH)	T2N, R18E Sections 34, 35 Town of Lyons	Department of Natural Resources and private	93	Wetland complex on north side of Lake Ivanhoe, consisting of sedge meadow, shallow marsh, and high-quality calcareous fen communities. The fen contains a number of uncommon species, including the State-designated threatened beaked spike-rush (<i>Eleocharis rostellata</i>)
11	Spring Prairie Fen	NA-2 (RSH)	T3N, R18E Section 19 Town of Spring Prairie	Private	34	Wetland complex occupying shallow depression, consisting largely of high-quality calcareous fen-meadow, with areas of tamarack relict and shrub-carr. Very good species complement, including Ohio goldenrod (<i>Solidago ohioensis</i>) and common bog arrowgrass (<i>Triglochin maritimum</i>), both State-designated special concern species
12	Honey Lake Marsh and Sedge Meadow	A-2 (RSH)	T3N, R18E Sections 13, 24 Town of Spring Prairie T3N, R19E Sections 17, 18, 19, 20 Town of Burlington	Department of Natural Resources, The Nature Conservancy, and other private	141 (plus 250 in Racine County)	Large, relatively undisturbed wetland complex, primarily consisting of good-quality sedge meadow and deep and shallow marsh, but also with smaller areas containing springs and calcareous fens. Nesting site for sandhill cranes
13	Kestol Dry Prairie	NA-2 (RSH)	T4N, R16E Section 4 Town of LaGrange	Department of Natural Resources	1	Good-quality dry hill prairie, containing good native species diversity. Characteristic species include big and little bluestem, prairie dropseed, purple prairie-clover, and yellow flax. Managed by burning
14	LaGrange Oak Woods	NA-2	T4N, R16E Sections 8, 17, 18, 20 Town of LaGrange	Department of Natural Resources and private	698	Extensive southern dry forest dominated by large white, red, black, and bur oak on rough kettle moraine topography. One of the largest blocks of upland forest in the Southern Kettle Moraine, and, as such, is important for forest-interior-breeding birds
15	Muir Oak Woods and Duffin Road Fen	NA-2 (RSH)	T4N, R16E Sections 3, 4, 9, 10, 16 Town of LaGrange	Department of Natural Resources and private	664	Large complex of lowland and upland communities. The dry, morainal uplands support extensive oak woods and small patches of managed dry prairie. Depressions hold leatherleaf-dominated bogs, shallow marsh, and a high-quality fen along the western border. Important to maintain as a large, intact block
16	Upper Mukwonago River Wetland Complex	NA-2 (RSH)	T4N, R17E Sections 3, 9, 10 Town of Troy	The Nature Conservancy and other private	338	A large, good-quality wetland complex that includes seepage springs, calcareous fen, sedge meadow, shrub-carr, shallow marsh, and tamarack relict. Disturbance has been minimal, mostly confined to the bordering wooded uplands

Table III-13 (continued)

Number on Map III-14	Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
17	Adams Lake Fen and Marsh	NA-2 (RSH)	T4N, R17E Section 19 Town of Troy	Private	65	Good-quality calcareous fen and seepage springs located at base of uplands on east side of lake. Shallow marsh surrounds lake, on the west side of which is a tamarack relict. Uncommon plant species include swamp agrimony (<i>Agrimonia parviflora</i>), a State-designated special concern species
18	Thiede Road Tamarack Swamp	NA-2	T4N, R18E Section 13 Town of East Troy	Private	48	Good-quality shallow bog lake, bog mat, and tamarack swamp, bordered by shrub-carr and lowland hardwoods
19	Swan Lake Wetland Complex	NA-2 (RSH)	T4N, R18E Section 18 Town of East Troy T4N, R17E Sections 12, 13 Town of Troy	Girl Scouts of Milwaukee Area, Inc., and other private	167	Good-quality wetland complex within an upland matrix of xeric oak woods. Lowland communities include bog, sedge meadow, shallow marsh, lake, and mature tamarack swamp. Contains a good population of showy lady's-slipper orchid (<i>Cypripedium reginae</i>), a State-designated special concern species
	Subtotal	NA-2	12 sites	--	2,647	--
20	Salt Box Road Railroad Prairie	NA-3 (RSH)	T1N, R15E Sections 29, 30 Town of Sharon	Private	12	Approximately one-mile-long stretch of railroad prairie representing the best remaining example of mesic prairie in this intensely agriculturalized portion of the Region. Good species diversity. The highest-quality portion of this area is at its extreme eastern end
21	Fontana Prairie and Fen	NA-3 (RSH)	T1N, R16E Section 15 Village of Fontana-on-Geneva Lake	Village of Fontana-on-Geneva Lake	10	A moderate-quality calcareous fen and wet-mesic prairie complex that is being actively managed. Several uncommon species are present, including the State-designated threatened beaked spike-rush (<i>Eleocharis rostellata</i>). Disturbances include groundwater-level changes resulting from highway construction
22	Wychwood	NA-3	T1N, R17E Sections 2, 3, 4 Town of Linn T2N, R17E Section 35 Town of Geneva	Private	226	A large tract of dry-mesic hardwoods occupying a terminal moraine on the north side of Geneva Lake. Generally good quality throughout, except for the large estates which occupy much of the woods
23	Peninsula Woods	NA-3 (RSH)	T1N, R17E Sections 5, 6 Town of Linn	Private	39	Dry-mesic hardwood stand on north side of Geneva Lake. Contains American gromwell (<i>Lithospermum latifolium</i>), a State-designated special concern species
24	Williams Bay Lowlands	NA-3 (RSH)	T1N, R17E Section 6 Village of Williams Bay	Village of Williams Bay	8	Moderate-quality complex of sedge meadow, shrub-carr, shallow marsh, wet prairie, and lowland hardwoods. Contains white lady's-slipper orchid (<i>Cypripedium candidum</i>), a State-designated threatened species
25	Hafs Road Marsh	NA-3	T1N, R18E Sections 1, 2, 11 Town of Bloomfield	Private	106	Deep and shallow marsh complex with much open water. Dominated by cattails and bulrushes
26	Lake Ivanhoe Sedge Meadow	NA-3	T1N, R18E Section 3 Town of Bloomfield	Department of Natural Resources and private	71	Moderate- to good-quality wetland complex of sedge meadow, shrub-carr, and tamarack relict

Table III-13 (continued)

Number on Map III-14	Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
27	Bloomfield Sedge Meadow and Tamarack Relict	NA-3	T1N, R18E Sections 7, 8, 18 Town of Bloomfield	City of Lake Geneva, Department of Natural Resources, and private	171	Large wetland complex of good-quality sedge meadow, with shrub-carr and tamarack relict. Disturbances include past ditching attempts
28	Pell Lake Railroad Prairie	NA-3 (RSH)	T1N, R18E Sections 8, 17 Town of Bloomfield	Private	4	Small remnant of mesic and wet-mesic prairie along abandoned railway right-of-way. Floristically rich, with several regionally uncommon species
29	Bloomfield Prairie	NA-3 (RSH)	T1N, R18E Sections 26, 27 Town of Bloomfield	Private	4	Mesic prairie remnant situated between highway and abandoned railway right-of-way. Characteristic species include prairie dock, golden alexanders, big bluestem, rosinweed, Culver's-root, and prairie cordgrass. One of the best such remnants in this part of the Region
30	Darien Oak Woods	NA-3	T2N, R15E Sections 9, 10, 15, 16 Town of Darien	Private	348	A disturbed xeric oak woods that is included because of its size, which offers nesting habitat for forest-interior-breeding birds
31	Turtle Creek Sedge Meadow and Fen	NA-3 (RSH)	T2N, R15E Sections 17, 18 Town of Darien	Department of Natural Resources and private	159	A large, generally disturbed wetland complex of sedge meadow and shrub-carr, with local areas of higher-quality calcareous fens. A documented queen snake hibernaculum is located here
32	Creek Road Fen	NA-3 (RSH)	T2N, R15E Section 21 Town of Darien	Department of Natural Resources	9	Moderate-quality fen, sedge meadow, and shrub-carr complex within the Turtle Creek lowlands. Disturbances include past ditching attempts
33	CTH P Sedge Meadow	NA-3	T2N, R16E Section 6 Town of Delavan T3N, R16E Section 31 Town of Sugar Creek	Private	18	Moderate-quality sedge meadow and shrub-carr
34	Marsh Road Railroad Prairie	NA-3	T2N, R16E Section 9 Town of Delavan	Private	4	Remnant of dry-mesic prairie along lightly used railway, with some good-quality segments. Characteristic species include leadplant, hoary puccoon, big bluestem, downy phlox, and heart-leaved golden alexanders
35	Lake Lawn Wetland Complex	NA-3	T2N, R16E Sections 13, 14, 23 Town of Delavan	Department of Natural Resources and private	276	A large wetland complex along Jackson Creek at the north end of Delavan Lake. Plant communities include deep and shallow marsh and sedge meadow
36	Warbler Trail Wetlands	NA-3	T2N, R17E Sections 26, 27 Town of Geneva	Department of Natural Resources	40	Shallow marsh, shrub-carr, sedge meadow, and lowland hardwoods along east shore of Lake Como
37	Lake Como Wetlands	NA-3	T2N, R17E Section 32 Town of Geneva	Geneva National Real Estate Group	50	Deep and shallow marsh at west end of Lake Como. Has suffered recent disturbance from construction of adjacent resort
38	Tri-County Tamarack Swamp	NA-3	T2N, R18E Sections 24, 25 Town of Lyons T2N, R19E Section 19 Town of Burlington	Private	25 (plus 15 in Racine County)	Medium-aged tamarack swamp surrounded by dense shrub-carr. Extends into Racine County
39	Peterson Fen	NA-3 (RSH)	T2N, R18E Section 26 Town of Lyons	Private	2	Good-quality calcareous fen, shrub-carr, and sedge meadow along Ivanhoe Creek. Contains Ohio goldenrod (<i>Solidago ohioensis</i>) and small fringed gentian (<i>Gentiana procera</i>), both State-designated special concern species

Table III-13 (continued)

Number on Map III-14	Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
40	Lake Geneva Tamarack Relict	NA-3	T2N, R18E Sections 28, 29 Town of Lyons	Private	160	Large tamarack relict shrub-carr complex with small, shallow lakes in depressions. Adjacent development and past ditching attempts have disturbed the site
41	Ivanhoe Creek Fen	NA-3 (RSH)	T2N, R18E Section 35 Town of Lyons	Private	32	Wetland complex along Ivanhoe Creek, containing shrub-carr, shallow marsh, and good-quality calcareous fen
42	Cranberry Road Bog	NA-3	T2N, R18E Sections 26, 35 Town of Lyons	Private	46	Large bog and marsh complex occupying a shallow depression, dominated by leatherleaf and glossy buckthorn. Young tamaracks are present near center of bog. Species diversity is low, but a large population of pitcher plant is present. This community occurs near the southern limits of its range
43	Lake Loraine Woods-West	NA-3	T3N, R15E Section 8 Town of Richmond	Private	86	Disturbed xeric oak woods on flat-to-undulating topography. North end is lower and somewhat more mesic. Included because of relatively large size
44	Lake Loraine Woods-East	NA-3	T3N, R15E Section 8 Town of Richmond	Private	75	Xeric woods containing scattered, mature oaks, and relatively intact shrub and herb layers. Disturbances include trails and past grazing and selective cutting
45	Lake Loraine Marsh	NA-3	T3N, R15E Sections 8, 9 Town of Richmond	Private	35	Good-quality deep and shallow marsh on developed lake
46	Lake No. 10	NA-3	T3N, R15E Section 10 Town of Richmond	Private	40	Small, undeveloped lake in a kettle depression, containing deep and shallow marsh
47	Lake Wandawega Marsh	NA-3	T3N, R16E Sections 2, 3, 11 Town of Sugar Creek	Private	82	A large deep and shallow marsh at west end of lake, with good complement of aquatic species. Much of lake upland is developed
48	North Lake Marsh	NA-3	T3N, R16E Section 6 Town of Sugar Creek	Private	67	Large marsh on west side of lake, with rich aquatic species complement. Lake upland heavily developed and grazed
49	Silver Lake	NA-3	T3N, R16E Sections 11, 14 Town of Sugar Creek	Private	86	Shallow lake that contains a rich complement of native aquatic species. Good water quality. A small dry prairie remnant is located on the north side of the lake
50	Granzeau Woods	NA-3	T3N, R17E Section 12 Town of LaFayette	Private	78	Good-quality dry-mesic hardwoods embedded in a matrix of more-disturbed woods. Dominated by red and white oaks and sugar maple. Currently threatened by logging activity
51	Pallottine Maple Woods	NA-3	T3N, R17E Sections 11, 14 Town of LaFayette	Pallottine Fathers and other private	153	Moderate-quality mesic and dry-mesic hardwoods with good species diversity. Disturbances include a trail network and past selective cutting
52	Sugar Creek Fens, Springs, and Sedge Meadow	NA-3 (RSH)	T3N, R17E Section 15 Town of LaFayette	Walworth County and private	36	Wetland complex along Sugar Creek that has suffered from past and current disturbances. Regionally uncommon species include Ohio goldenrod (<i>Solidago ohioensis</i>) and small fringed gentian (<i>Gentiana procera</i>), both State-designated special concern species
53	Sugar Creek Wetlands	NA-3	T3N, R17E Section 17 Town of LaFayette	Private	74	Shallow cattail marsh and shrub-carr along Sugar Creek. Area has been disturbed by past ditching attempts

Table III-13 (continued)

Number on Map III-14	Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
54	Abells Corners Sedge Meadow and Tamarack Relict	NA-3 (RSH)	T3N, R17E Section 18 Town of LaFayette	Private	42	Moderate-quality tamarack relict and sedge meadow, disturbed by groundwater-level changes
55	Spring Prairie Lowlands	NA-3	T3N, R18E Sections 10, 11, 14, 15 Town of Spring Prairie	Private	297	Large, basically good-quality wetland complex consisting of shallow marsh, shrub-carr, sedge meadow, and tamarack relict. Area has been disturbed by past ditching attempts
56	Lone Tree Trail Oak Woods	NA-3 (RSH)	T4N, R15E Sections 23, 24, 25, 26 Town of Whitewater	Department of Natural Resources and private	265	Former mosaic of xeric oak forest, open oak woodland, and oak savanna now overgrown with shrubs, situated on upper slopes of rough, gravelly interlobate moraine. Contains the State-designated threatened kittentails (<u>Besseyia bullii</u>)
57	Whitewater Oak Woods	NA-3	T4N, R15E Sections 24, 25 Town of Whitewater	Department of Natural Resources and private	240	Xeric oak woodland that has suffered from fire suppression. Dry prairies on steep south-facing slopes are being actively managed through cutting and burning
58	Rice Lake Dry Prairie	NA-3 (RSH)	T4N, R15E Section 26 Town of Whitewater	Department of Natural Resources	1	Small dry prairie remnant, managed by burning
59	Rock Shrub-Fen	NA-3	T4N, R15E Sections 30, 31 Town of Whitewater	Private	46	Good-quality wetland complex, consisting of sedge meadow, shrub-carr, and small areas of marly fen
60	Duffin Road Prairie	NA-3	T4N, R16E Sections 4, 9 Town of LaGrange	Department of Natural Resources	8	Good-quality mix of mesic and wet-mesic prairie and shallow marsh. Dominated by big and little bluestem, prairie dock, and goldenrods. Quality has improved with burn management
61	Big Spring Road Prairie	NA-3	T4N, R16E Sections 6, 7 Town of LaGrange	Private	3	Degraded wet-mesic prairie used as pastures but offering excellent opportunity for prairie and pothole restoration. The small wetlands are good for amphibian breeding and migratory waterfowl
62	Connelly Fen	NA-3 (RSH)	T4N, R16E Section 8 Town of LaGrange	Private	2	Good-quality calcareous fen containing characteristic fen species
63	Nordic Trail Oak Woods	NA-3 (RSH)	T4N, R16E Sections 2, 3, 10, 11, 15 Town of LaGrange	Department of Natural Resources and private	483	Large but patchy mixture of disturbed oak woods, shallow lakes, and small areas of dry prairie
64	Island Woods	NA-3	T4N, R16E Section 26 Town of LaGrange	Private	46	Good-quality dry-mesic woods on rough terrain, situated on peninsula in Lauderdale Lakes
65	Baywood Road Sedge Meadow	NA-3	T4N, R16E Section 35 Town of LaGrange T3N, R16E Section 2 Town of Sugar Creek	Private	29	Good-quality sedge meadow and shallow marsh complex with a strong influx of calciphilic species
66	George Williams Sedge Meadow	NA-3	T4N, R17E Sections 3, 10 Town of Troy	George Williams College	27	Sedge meadow-shallow marsh wetland disturbed by ditching along east edge
67	Doyles Lake Wetlands	NA-3	T4N, R17E Sections 8, 9, 16, 17 Town of Troy	Private	68	Undeveloped lake containing shallow marsh. Used by migrating waterfowl
68	Lein's Road Fen	NA-3 (RSH)	T4N, R17E Section 30 Town of Troy	Private	22	Degraded shrub-fen, disturbed by past grazing and groundwater-level changes from ditching

Table III-13 (continued)

Number on Map III-14	Area Name	Classification Code ^a	Location	Ownership	Size (acres)	Description and Comments
69	Troy Fen	NA-3	T4N, R17E Sections 31, 32 Town of Troy	Department of Natural Resources and private	13	Moderate-quality calcareous fen-shrub-carr-sedge meadow wetland. Disturbed by past ditching
70	Honey Creek Fen	NA-3 (RSH)	T4N, R17E Section 31 Town of Troy	Department of Natural Resources and private	7	Moderate-quality wetland complex bordering Honey Creek, consisting of calcareous fen, sedge meadow, and shallow marsh. Contains beaked spike-rush (<i>Eleocharis rostellata</i>), a State-designated threatened species
71	Army Lake Lowlands	NA-3	T4N, R18E Sections 8, 9, 16 Town of East Troy	Private	92	Large deep and shallow marsh northwest of Army Lake
72	East Troy Tamaracks	NA-3	T4N, R18E Sections 9, 10 Town of East Troy	Department of Natural Resources	26	Acid sphagnum-tamarack relict, disturbed by groundwater-level changes from ditching attempts
73	Potter Lake Tamaracks	NA-3	T4N, R18E Sections 10, 15 Town of East Troy	Private	22	Disturbed tamarack relict on west side of Potter Lake
74	Hilburn Sedge Meadow	NA-3	T4N, R18E Sections 21, 22 Town of East Troy	Private	66	Sedge meadow and shallow marsh bordering Honey Creek
75	Burlington Railroad Prairie	NA-3 (RSH)	T2N, R18E Section 1 Town of Lyons T2N, R19E Section 6 Town of Burlington	Private	1 (plus 4 in Racine County)	One-quarter-mile stretch of mesic, dry-mesic, and dry prairie remnants bordering railway right-of-way
76	Burlington Hills Woods	NA-3 (RSH)	T2N, R18E Sections 1, 12, 13 Town of Lyons T2N, R19E Sections 5, 6, 7, 18 Town of Burlington	Private	80 (plus 557 in Racine County)	Rough morainal ridges occupied by mature and second-growth oak woods, with small, scattered patches of dry hill prairie and disturbed openings. Largest remaining upland woods in Racine County; important for forest-interior-breeding birds. Currently threatened by sand and gravel mine expansion
77	Mukwonago Low Woods	NA-3	T4N, R18E Sections 5, 6 Town of East Troy T5N, R18E Sections 31, 32 Town of Mukwonago	Private	165 (plus 167 in Waukesha County)	Large wooded wetland and upland complex. Extends north into Waukesha County
	Subtotal	NA-3	58 sites	--	4,773	--
	Total	All Natural Areas	77 sites	--	9,165	--

^aNA-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.

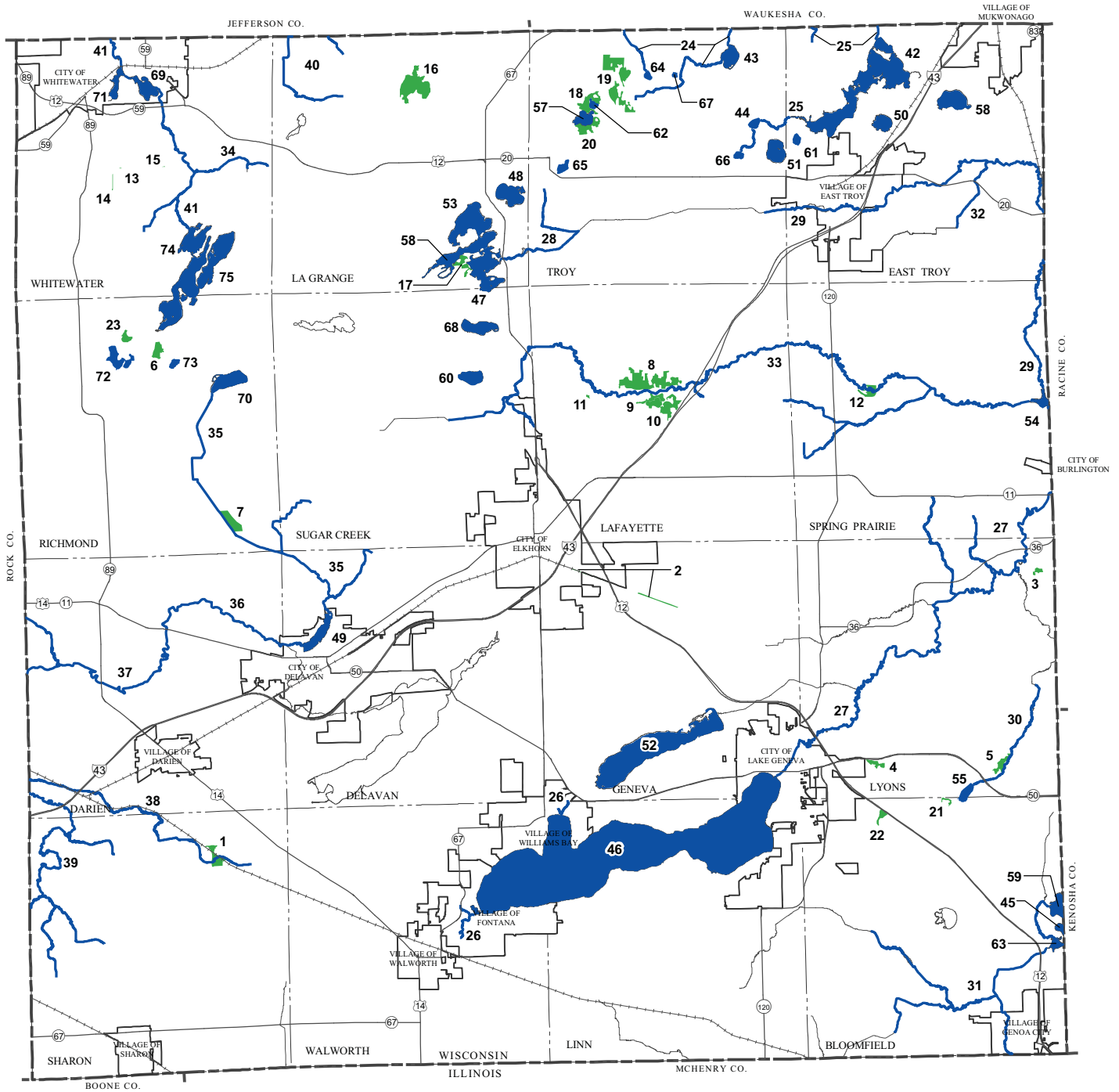
SNA, or State Natural Area, identifies those sites officially designated as State Natural Areas by the State of Wisconsin Natural Areas Preservation Council.

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.

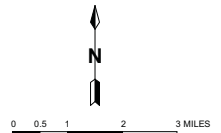
Source: Wisconsin Department of Natural Resources and SEWRPC.

Map III-15

CRITICAL SPECIES HABITAT SITES AND CRITICAL AQUATIC HABITAT AREAS IN WALWORTH COUNTY: 1994



- CRITICAL SPECIES HABITAT AREA
- CRITICAL AQUATIC HABITAT AREA
- CRITICAL AQUATIC HABITAT IN STREAMS OR RIVERS
- 15** REFERENCE NUMBER (SEE TABLE III-14 AND III-15)



Source: SEWRPC.

Table III-14

CRITICAL SPECIES HABITAT SITES LOCATED OUTSIDE NATURAL AREAS IN WALWORTH COUNTY: 1994

Number on Map III-15	Site Name and Classification Code ^a	Location	Ownership	Size (acres)	Species of Concern ^b
1	Railroad Lowland (CSH-P)	T1N, R15E, Sections 2,11 Town of Sharon	Department of Natural Resources	60	Small fringed gentian (<i>Gentiana procera</i>) (R)
2	Elkhorn Railroad Prairie Remnant (CSH-P)	T2N, R17E, Section 6 Town of Geneva	Department of Transportation	1	Sullivant's milkweed (<i>Asclepias sullivantii</i>) (T)
3	White River Railroad Prairie (CSH-P)	T2N, R18E, Section 1 Town of Lyons	Private	22	White Lady's Slipper (<i>Cypripedium candidum</i>) (T)
4	Radio Station Wetland (CSH-P)	T2N, R18E, Section 32 Town of Lyons	Private	30	Small fringed gentian (<i>Gentiana procera</i>) (R)
5	Peterson Property (CSH-P)	T2N, R18E, Section 35 Town of Lyons	Private	50	Swamp agrimony (<i>Agrimonia parviflora</i>) (R)
6	Lake Number 10 Open Woods (CSH-P)	T3N, R15E, Section 10 Town of Richmond	Private	44	Kittentails (<i>Besseyia Bullii</i>) (T)
7	Island Road Shrub-Carr (CSH-P)	T3N, R15E, Section 35 Town of Richmond	Private	64	Small fringed gentian (<i>Gentiana procera</i>) (R) Ohio goldenrod (<i>Solidago ohioensis</i>) (R)
8	Sugar Creek Woods-North (CSH-P)	T3N, R17E, Sections 15,16 Town of LaFayette	Private	190	Late coral-root (<i>Corallorhiza odontorhiza</i>) (R)
9	Sugar Creek Wet Woods (CSH-P)	T3N, R17E, Section 16 Town of LaFayette	Private	34	Yellow giant hyssop (<i>Agastache nepetoides</i>) (R)
10	Sugar Creek Woods-South (CSH-P)	T3N, R17E, Sections 15, 16, 21 Town of LaFayette	Private	122	Late coral-root (<i>Corallorhiza odontorhiza</i>) (R)
11	Abells Corners Fen (CSH-P)	T3N, R17E, Section 17 Town of LaFayette	Private	2	Small fringed gentian (<i>Gentiana procera</i>) (R)
12	Hargraves Road Sedge Meadow (CSH-P)	T3N, R18E, Section 17 Town of Spring Prairie	Private	45	Small fringed gentian (<i>Gentiana procera</i>) (R)
13	Mills Road Prairie (CSH-P)	T4N, R15E, Section 21 Town of Whitewater	Private	1	Sullivant's milkweed (<i>Asclepias sullivantii</i>) (T)
14	Anderson Road (CSH-P)	T4N, R15E, Section 16 Town of Whitewater	Private	1	Sullivant's milkweed (<i>Asclepias sullivantii</i>) (T)
15	Island Road Prairie (CSH-P)	T4N, R15E, Section 15 Town of Whitewater	Private		Sullivant's milkweed (<i>Asclepias sullivantii</i>) (T)
16	LaGrange Campground (CSH-P)	T4N, R16E, Section 10 Town of Lagrange	Department of Natural Resources	200	Kittentails (<i>Besseyia Bullii</i>) (T)
17	Lauderdale Lakes Woods (CSH-P)	T4N, R16E, Section 35 Town of Lagrange	Private	45	Forked Aster (<i>Aster furcatus</i>) (T) Upland boneset (<i>Eupatorium sessilifolium</i>) (R)
18	Harmony Hills Savanna (CSH-P)	T4N, R17E, Section 8 Town of Troy	Private	70	Torrey's Sedge (<i>Carex torreyi</i>) (R)
19	Doyles Lake Prairies (CSH-P)	T4N, R17E, Sections 8, 9 Town of Troy	Private	200	Kittentails (<i>Besseyia Bullii</i>) (T)
20	Camp Timberlee (CSH-P)	T4N, R17E, Section 17 Town of Troy	Private	65	Swamp agrimony (<i>Agrimonia parviflora</i>) (R)
21	Swift Lake Wetland (CSH-B)	T1N, R18E, Section 3 Town of Bloomfield	Private	10	Black tern (R) (colony) (<i>Chlidonias Niger</i>)
22	Section Five Marsh and Pond (CSH-B)	T1N, R18E, Sections 4, 5 Town of Bloomfield	Private	18	Black tern (R) (colony) (<i>Chlidonias Niger</i>)
23	Unnamed Wetland (CSH-B)	T3N, R15E, Section 4 Town of Richmond	Private	22	Black tern (R) (colony) (<i>Chlidonias Niger</i>)
Total	--	--	--	1,297	--

^aCSH-P identifies a critical plant species habitat site; CSH-B identifies a critical bird species habitat site.

^b"R" refers to species designated as rare or special concern; "T" refers to species designated as threatened.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Table III-15

CRITICAL AQUATIC HABITAT AREAS IN WALWORTH COUNTY: 1994

Streams

Number on Map III-15	Stream	Size (Stream miles)	Rank ^a	Description and Comments
24	Mukwonago River upstream from Eagle Spring Lake	4.8 miles ^c	AQ-1 (RSH)	Stream of good overall quality; bisects corridor of high quality Natural Area, including Lulu Lake complex
25	Mukwonago River downstream from Eagle Spring Lake to Phantom Lakes	2.3 miles ^c	AQ-1 (RSH)	Excellent overall quality; excellent Biotic Index Rating ^c ; good water quality and fish population and diversity; bisects high-quality Natural Areas
26	Potawatomi, Van Slyke, and Southwick Creeks	3.1 miles	AQ-2	All cold-water trout streams with good fish populations
27	White River	21.5 miles ^c	AQ-2 (RSH)	Critical fish species and a good assemblage of mussel species
28	Honey Creek-upper reaches	3.8 miles	AQ-3 (RSH)	Critical fish species present
29	Honey Creek-lower reaches	17.4 miles	AQ-3 (RSH)	Critical fish species present
30	Lake Ivanhoe Creek	2.7 miles	AQ-3 (RSH)	Critical fish species present; low streambed sedimentation and low in modifications to channel
31	Nippersink Creek	10.4 miles	AQ-3 (RSH)	Good mussel species assemblage
32	Spring Creek	2.0 miles ^c	AQ-3 (RSH)	Critical fish species present
33	Sugar Creek and Spring Brook Creek	30.9 miles	AQ-3 (RSH)	Critical fish, herptile, and mussel species habitat; Spring Brook Creek is a Class II and Class III trout stream
34	Bluff Creek	1.9 miles	AQ-1 (RSH)	High-quality fast, hard, cold-water Class I trout stream with springs and spring runs which run through a designated State Natural Area
35	Turtle Creek upstream from Comus Lake	10.2 miles	AQ-2 (RSH)	Critical herptile species habitat
36	Turtle Creek downstream from Comus Lake to STH 11	3.3 miles	AQ-2 (RSH)	Critical herptile species habitat; good mussel species richness, including a "special concern" mussel species, the elktoe
37	Turtle Creek downstream from STH 11 to Walworth-Rock county line	7.1 miles	AQ-2 (RSH)	Critical herptile species habitat
38	Darien Creek	8.8 miles	AQ-3 (RSH)	Critical fish species present
39	Little Turtle Creek and Ladd Creek	8.6 miles	AQ-3 (RSH)	Critical fish and herptile species habitat
40	Steel Brook Creek	4.0 miles	AQ-3	Class I and II trout stream with good fish population and diversity
41	Whitewater Creek	5.9 miles	AQ-3 (RSH)	Critical fish and herptile species; a portion runs through Clover Valley Fen State Natural Area
Total (18 stream reaches)		148.7 miles	--	--

Table III-15 (continued)

Lakes

Number on Map III-15	Lake	Size (acreage)	Rank ^a	Description ^b and Comments
42	Beulah Lake	834 acres	AQ-1 (RSH)	An impounded series of natural drainage lakes serving as an important reservoir for critical fish species, including the endangered starhead topminnow; also serves as a spawning and nursery area for fish and habitat for waterfowl
43	Lulu Lake	84 acres	AQ-1 (RSH)	A drainage lake with excellent overall quality; good water quality with spring seeps from the basin; critical herptile and fish species present; aesthetically outstanding; important component of the Mukwonago River environmental corridor
44	Pickereel Lake	30 acres	AQ-1 (RSH)	A natural drainage lake with spring activity; encompassed by Pickereel Lake Fen State Natural Area; undeveloped shoreline
45	Benedict Lake	20 acres ^c	AQ-2 (RSH)	A drained lake with good overall fish populations; critical fish species present
46	Geneva Lake	5,262 acres	AQ-2 (RSH)	A deep spring lake, the largest lake in the Region; critical fish species present; good overall fish diversity
47	Mill Lake	271 acres	AQ-2 (RSH)	A drainage lake which is part of the impounded Lauderdale Lakes; critical fish species present; good overall fishery
48	Pleasant Lake	155 acres	AQ-2 (RSH)	A spring lake with critical fish species present; migratory waterfowl use the lake
49	Comus Lake	117 acres	AQ-2 (RSH)	An impounded drainage lake surrounded by a wetland complex; important critical herptile habitat
50	Army Lake	78 acres	AQ-3 (RSH)	A shallow spring lake with an adjacent Natural Area, Army Lake Lowlands
51	Booth Lake	113 acres	AQ-3 (RSH)	A shallow seepage lake with good water quality
52	Lake Como	946 acres	AQ-3	A shallow, impounded seepage lake; adjacent wetlands considered prime wildlife habitat
53	Green Lake	311 acres	AQ-3	A spring lake which is part of the impounded Lauderdale Lakes; good water quality and fish diversity
54	Honey Lake	44 acres	AQ-3 (RSH)	A drainage lake with an adjacent Natural Area, Honey Lake Marsh and Sedge Meadow
55	Lake Ivanhoe	42 acres	AQ-3	A drained lake with an undeveloped shoreline; adjacent Natural Area, Lake Ivanhoe Fen and Sedge Meadow
56	Middle Lake	259 acres	AQ-3	A spring-drainage lake which contains a natural spring area which remains open all winter, giving birds a winter refuge; good water quality
57	Peters Lake	64 acres	AQ-3 (RSH)	A shallow seepage lake with good wildlife habitat
58	Potter Lake	162 acres	AQ-3 (RSH)	A shallow seepage lake with wetlands to the west; of high value to wildlife
59	Powers Lake	83 acres ^c	AQ-3	A drainage lake with good water quality
60	Silver Lake	85 acres	AQ-3	A seepage lake which is an identified Natural Area
61	Swan Lake	27 acres	AQ-3 (RSH)	A spring lake with an undeveloped shoreline encompassed by Swan Lake Wetland Complex, an identified Natural Area
62	Swift Lake	19 acres	AQ-3 (RSH)	A seepage lake with suitable habitat for Blanding's turtle, a threatened species

Table III-15 (continued)

Number on Map III-15	Lake	Size (acreage)	Rank ^a	Description ^b and Comments
63	Tombeau Lake	35 acres	AQ-3 (RSH)	A drainage lake with critical fish species present
64	Unnamed Lake (T4N, R17E, Section 9)	19 acres	AQ-3 (RSH)	A drained, undeveloped lake which is a component of the upper Mukwonago River corridor
65	Unnamed Lake (T4N, R17E, Section 10)	10 acres	AQ-3 (RSH)	An undeveloped lake surrounded by sedge meadow and marsh; component of the upper Mukwonago River corridor
66	Unnamed Lake (T4N, R17E, Sections 13,14,23,24)	24 acres	AQ-3 (RSH)	A spring lake located at the headwaters of the stream entering Pickerel Lake
67	Unnamed Lake (T4N, R17E, Section 19)	32 acres	AQ-3 (RSH)	A shallow lake with suitable habitat for Blanding's turtle, a threatened species
68	Lake Wandawega	119 acres	AQ-3	A shallow, seepage lake with adjacent wetlands considered prime wildlife habitat
69	Tripp Lake	115 acres	AQ-2 (RSH)	An impoundment of Whitewater Creek with critical fish and herptile species habitat; wading birds use the lake
70	Turtle Lake	140 acres	AQ-2 (RSH)	A spring lake with critical fish and herptile species present
71	Cravath Lake	65 acres	AQ-3 (RSH)	A shallow impoundment with the only recent regional record of the American eel, a "special concern" fish species
72	Loraine Lake	133 acres	AQ-3	A seepage lake with an adjacent Natural Area, Lake Loraine Marsh
73	Lake No. 10	40 acres	AQ-3	An undeveloped seepage lake which is an identified Natural Area
74	Rice Lake	137 acres	AQ-3 (RSH)	An impounded drainage lake with habitat for the bullfrog, a "special concern" species
75	Whitewater Lake	640 acres	AQ-3 (RSH)	An impoundment with critical herptile species habitat
Total (34 lakes)		10,515 acres	--	--

^aAQ-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.

^b"Drainage lakes" are lakes that have both an inlet and an outlet and whose main water source is stream drainage.

"Seepage lakes" are lakes which have no inlet or outlet and whose main source of water is direct precipitation and runoff supplemented by groundwater.

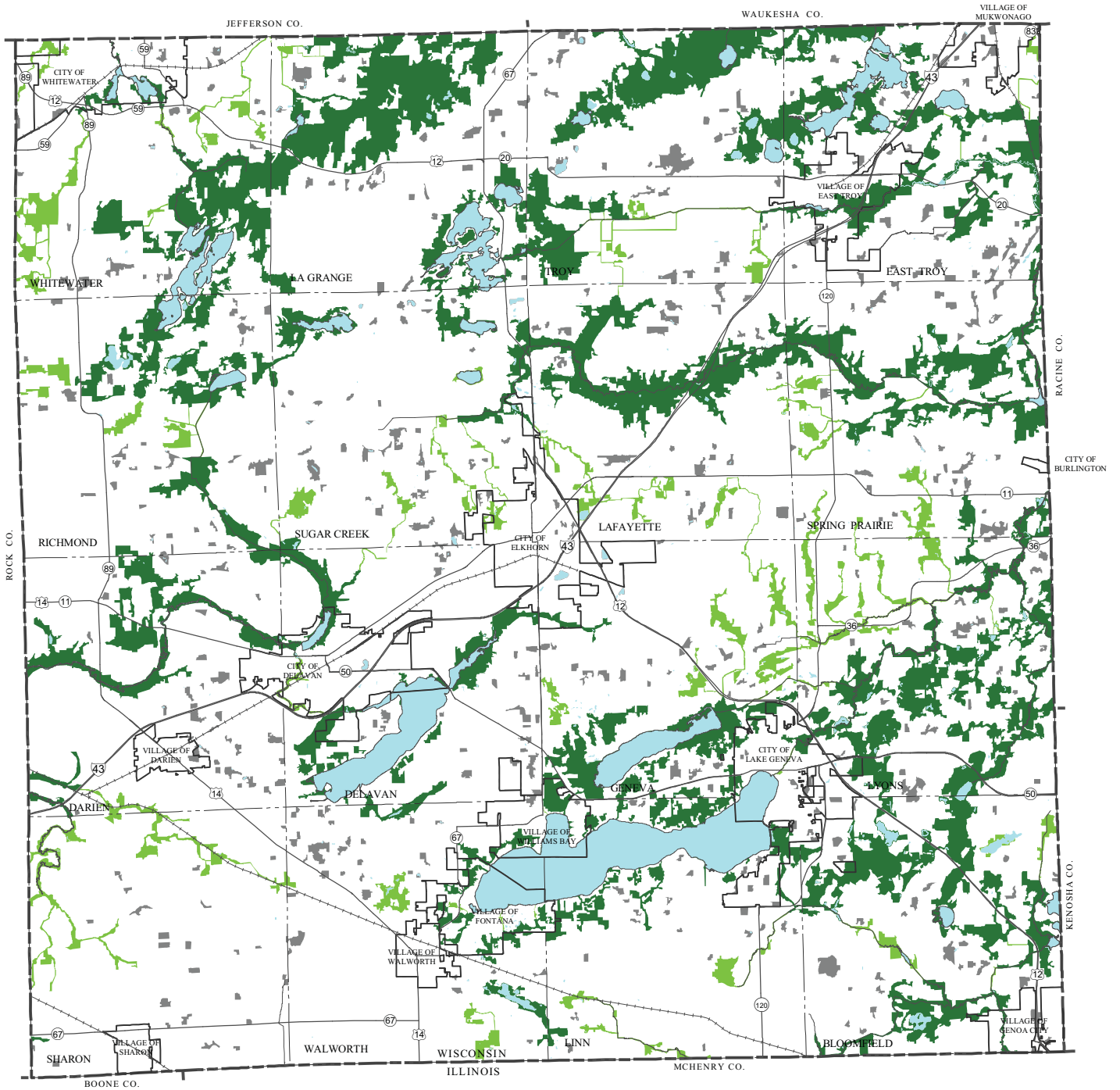
"Drained lakes" are lakes which have no inlet but do have an outlet and which are not groundwater-fed; their primary source of water is from precipitation and runoff from the immediate drainage area.

^cLake or stream is located partially within Walworth County. Number refers to acreage or stream miles located within the County.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Map III-16

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS IN WALWORTH COUNTY: 2000



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

Source: SEWRPC.

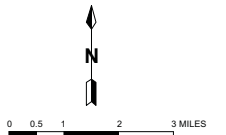


Table III-16

**EXISTING ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL
RESOURCE AREAS IN WALWORTH COUNTY BY CIVIL DIVISION: 2000**

Civil Division	Primary Environmental Corridor		Secondary Environmental Corridor		Isolated Natural Resource Area	
	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area
Towns						
Bloomfield	4,457	20.9	498	2.3	544	2.6
Darien	2,544	11.7	151	0.7	516	2.4
Delavan.....	1,787	10.0	43	0.2	356	2.0
East Troy	4,072	21.5	100	0.5	597	3.2
Geneva	2,131	11.0	1,013	5.2	376	1.9
LaFayette.....	3,339	15.1	592	2.7	601	2.7
LaGrange.....	5,944	26.0	85	0.4	401	1.8
Linn	1,444	6.9	479	2.3	258	1.2
Lyons	5,134	23.1	964	4.3	456	2.1
Richmond.....	2,806	12.2	584	2.5	510	2.2
Sharon	22	0.1	996	4.4	323	1.4
Spring Prairie	3,774	16.5	697	3.0	551	2.4
Sugar Creek.....	1,366	6.3	602	2.8	588	2.7
Troy.....	4,743	20.9	464	2.0	673	3.0
Walworth.....	594	3.2	443	2.4	438	2.4
Whitewater.....	2,790	14.3	1,155	5.9	337	1.7
Cities						
Burlington ^a	0	0.0	0	0.0	0	0.0
Delavan.....	316	6.9	92	2.0	6	0.1
Elkhorn.....	127	2.6	99	2.0	77	1.6
Lake Geneva	570	12.2	17	0.4	160	3.4
Whitewater ^a	233	6.6	52	1.5	56	1.6
Villages						
Darien	0	0.0	0	0.0	31	3.7
East Troy	434	15.0	0	0.0	48	1.7
Fontana-on-Geneva Lake	476	17.0	33	1.2	0	0.0
Genoa City ^a	75	5.5	0	0.0	38	2.8
Mukwonago ^a	0	0.0	1	0.1	83	7.2
Sharon	0	0.0	0	0.0	0	0.0
Walworth.....	7	0.7	0	0.0	2	0.2
Williams Bay	379	16.3	2	0.1	45	1.9
Walworth County	49,564	13.4	9,162	2.5	8,071	2.2

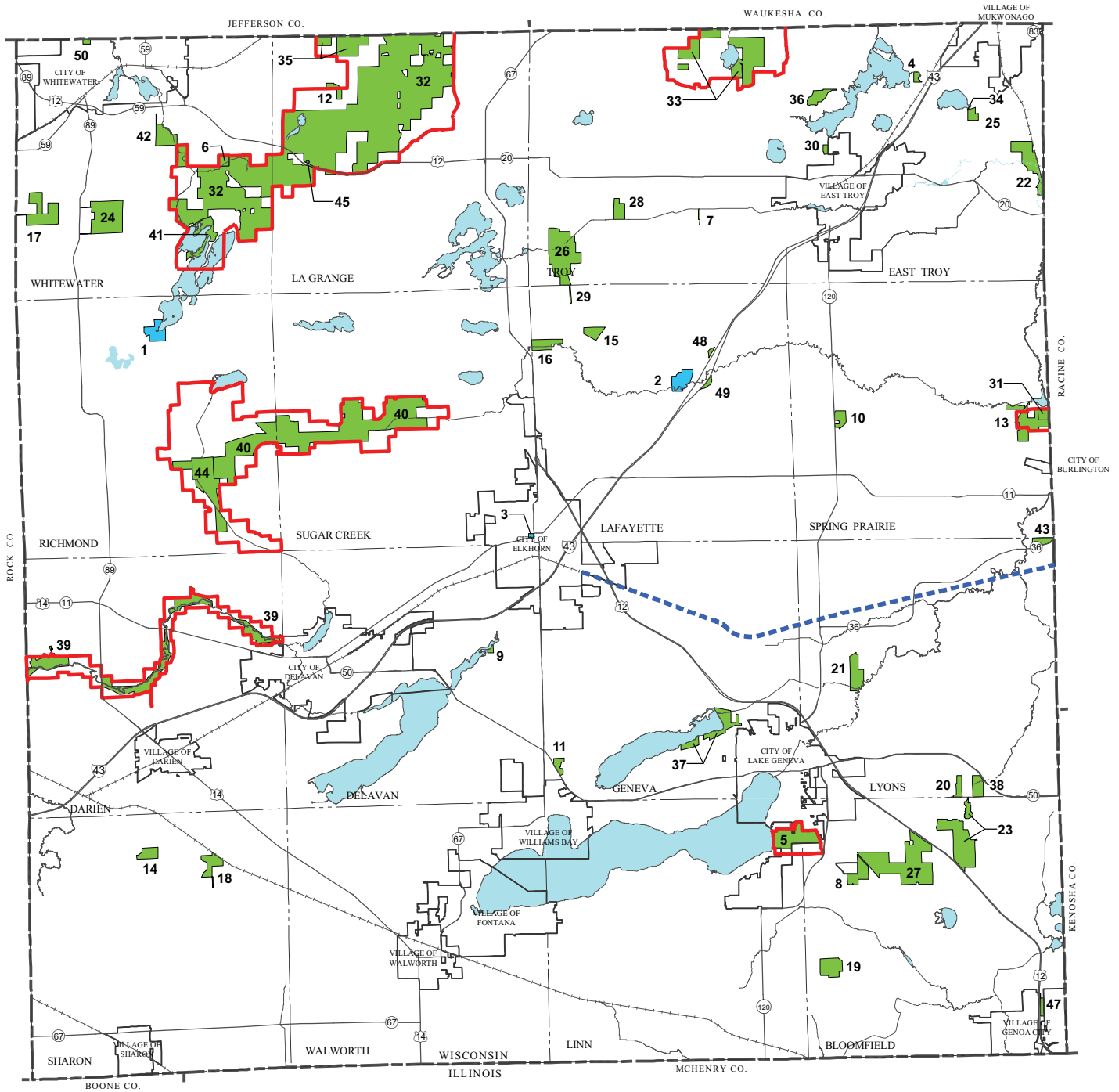
NOTE: Acreage excludes surface water within environmental corridors and isolated natural resource areas.

^a Walworth County portion only.

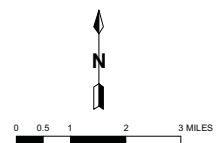
Source: SEWRPC.

Map III-17

EXISTING COUNTY AND STATE PARK AND OPEN SPACE SITES IN WALWORTH COUNTY: 2006



- STATE SITE
- WALWORTH COUNTY SITE
- WHITE RIVER TRAIL — OWNED BY THE STATE; MAINTAINED BY WALWORTH COUNTY
- WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARIES
- 15** REFERENCE NUMBER (SEE TABLES III-17 AND III-18)
- SURFACE WATER



Source: Wisconsin Department of Natural Resources and SEWRPC.

Table III-17

PARK AND OPEN SPACE SITES OWNED BY WALWORTH COUNTY: 2006

Number on Map III-17	Site Name	Acreage
1	Natureland Park	104
2	Price Conservancy	113
3	Veterans Park	7
Total: 3 Sites		224

Note: In addition to the above-listed sites, Walworth County maintains the State-owned White River Trail, a 12-mile multi-use recreational trail between Elkhorn and Burlington.

Source: SEWRPC.

Table III-18

STATE OF WISCONSIN PARK AND OPEN SPACE SITES IN WALWORTH COUNTY: 2006

Number on Map III-17	Site Name	Acreage	Number on Map III-17	Site Name	Acreage
	Department of Natural Resources Sites			Department of Natural Resources Sites (continued)	
4	Beulah Lake Remnant.....	21	30	East Troy Boat Trailer Parking.....	17
5	Big Foot Beach State Park.....	265	31	Honey Creek Wildlife Area	40
6	Bluff Creek Fishery Area	39	32	Kettle Moraine State Forest-Southern Unit....	5,973 ^a
7	Extensive Wildlife Habitat Area	5	33	Lulu Lake State Natural Area	601
8	Scattered Wildlife Area.....	109	34	Potter's Lake Access	1
9	Delavan Lake Remnant.....	10	35	State Scientific Area	241
10	Scattered Wildlife Area.....	58	36	State Scientific Area	78
11	Scattered Wildlife Area.....	39	37	Statewide Habitat Area.....	178
12	Scattered Wildlife Area.....	42	38	Statewide Habitat Area.....	77
13	Hoganson Preserve	218	39	Turtle Creek Wildlife Area.....	730 ^a
14	Scattered Wildlife Area.....	71	40	Turtle Valley Wildlife Area	1,740
15	Scattered Wildlife Area.....	62	41	Whitewater Lake Recreation Area	135
16	Scattered Wildlife Area.....	94		Subtotal: 38 Sites	13,607
17	Scattered Wildlife Area.....	232		Department Of Transportation Sites	
18	Scattered Wildlife Area.....	97	42	DOT Land.....	122
19	Scattered Wildlife Area.....	132	43	DOT Land.....	48
20	Scattered Wildlife Area.....	44	44	DOT Land.....	423
21	Extensive Wildlife Habitat Area	135	45	USH 12 Wayside	3
22	Extensive Wildlife Habitat Area	210	47	USH 12 Tourist Information Center	24
23	Scattered Wildlife Area.....	386	48	IH 43 Wayside	18
24	Scattered Wildlife Area.....	347	49	IH 43 Wayside.....	9
25	Extensive Wildlife Habitat Area	37		Subtotal: 7 Sites	647
26	Extensive Wildlife Habitat Area	430		University Of Wisconsin Sites	
27	Extensive Wildlife Habitat Area	637	50	UW Lawcon Fields	14 ^b
28	Extensive Wildlife Habitat Area	69		Subtotal: 1 Site	14
29	Extensive Wildlife Habitat Area	7		Total: 46 Sites	14,268

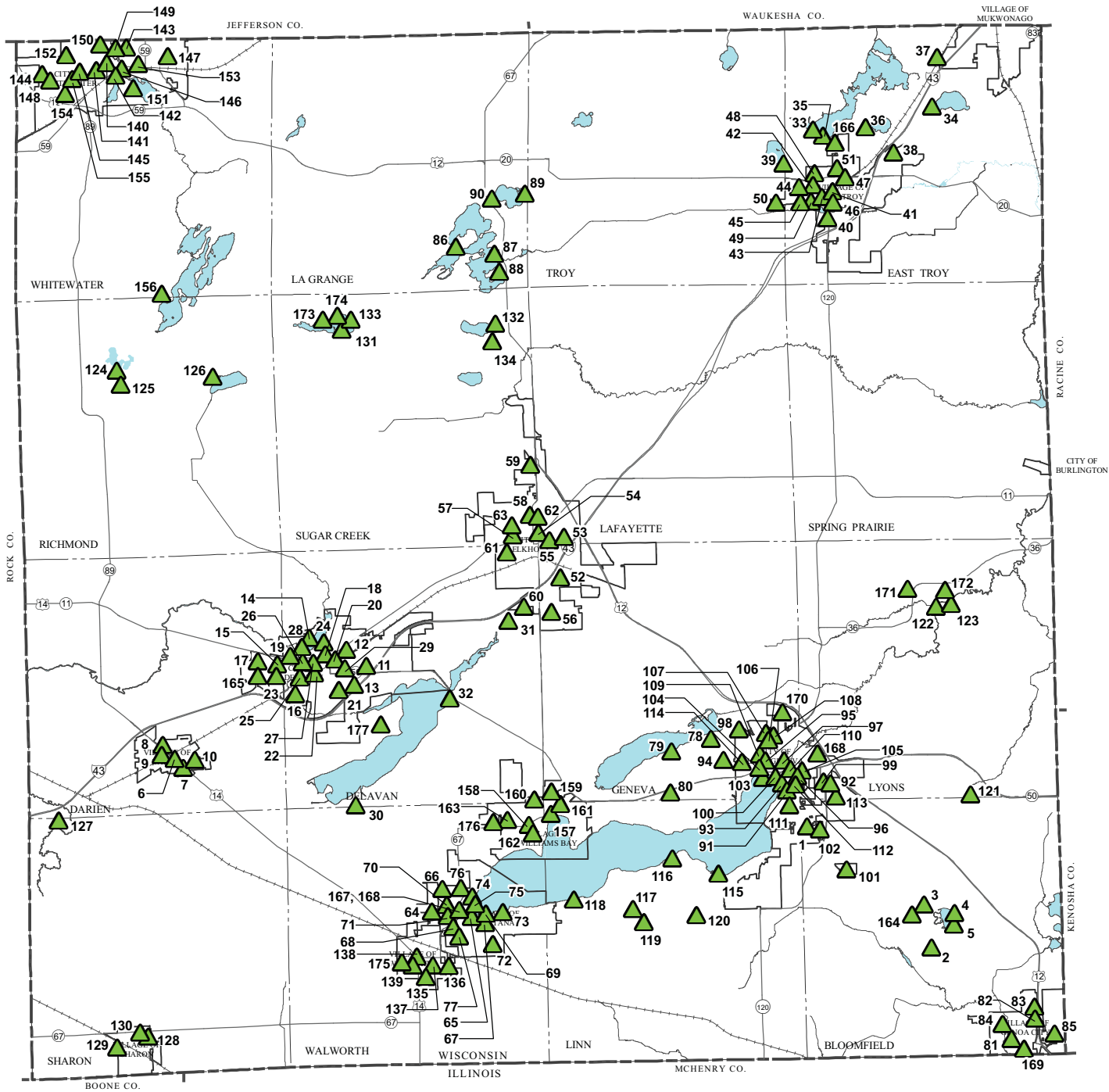
^aWalworth County portion only.



^bWalworth County portion only; total site area is 122 acres.

Source: SEWRPC.

Map III-18

PARK AND OPEN SPACE SITES OWNED BY LOCAL UNITS OF GOVERNMENT IN WALWORTH COUNTY: 2007



-  RECREATION OR OPEN SPACE SITE
- 15** REFERENCE NUMBER (SEE TABLE III-19)
-  SURFACE WATER

Source: SEWRPC.

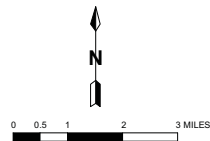


Table III-19

PARK AND OPEN SPACE SITES OWNED BY LOCAL UNITS OF GOVERNMENT IN WALWORTH COUNTY: 2007

Civil Division	Number on Map III-18	Site Name	Ownership ^a	Acreage
Town of Bloomfield	2	Bloomfield Community Park	06	3
	164	McKay Park	06	14
	3	Star Center School	08	4
	4	Subdivision Park.....	06	1
	5	Subdivision Park.....	06	4
		Subtotal: 5 Sites	--	26
Town of Darien	--	None	--	--
Village of Darien	6	Bruce Park.....	05	1
	7	Darien Elementary School.....	08	4
	8	Salas Park	05	1
	9	Village of Darien West Park	05	17
	10	Wildwood Park	05	24
		Subtotal: 5 Sites	--	47
City of Delavan	11	Congdon Park	04	28
	12	Deckert Park.....	04	1
	13	Delavan Fest Park.....	04	9
	14	Delavan Memorial Arboretum.....	04	18
	15	Delavan-Darien High School	08	29
	16	Delbrook Golf Course	04	216
	17	Gordon Yadon Park.....	04	5
	18	Gormley Park	04	1
	19	Horton Park	04	3
	20	Latimer Park	04	1
	21	Lauterbach Park	04	8
	22	Phoenix Park	04	3
	23	Phoenix School	08	27
	24	Robert H. Miller Park.....	04	12
	25	Springs Park.....	04	33
	26	Terrace Park.....	04	9
	27	Tower Park	04	1
	165	Turtle Creek Elementary School	08	6
	28	Veteran's Memorial Park	04	18
29	Wileman School	08	10	
		Subtotal: 20 Sites	--	438
Town of Delavan	30	Kirkpatrick Memorial Park	06	4
	31	Town of Delavan Land	06	135
	32	Town of Delavan Park.....	06	16
	177	Cummings Park.....	06	2
		Subtotal: 4 Sites	--	157
Town of East Troy	33	East Troy Nature Park.....	06	1
	34	Potters Lake Conservancy	06	27
	35	Public Boat Access.....	06	1
	36	Salvation Army Park.....	06	63
	37	Town of East Troy Park	06	24
		Subtotal: 5 Sites	--	116
Village of East Troy	38	Airport Park	05	7
	40	Brookstone Nature Area	05	4
	41	Chester Byrnes Elementary School	08	1

Table III-19 (continued)

Civil Division	Number on Map III-18	Site Name	Ownership ^a	Acreage
Village of East Troy (continued)	42	East Troy Amusement Park	05	9
	43	East Troy Elementary School.....	08	4
	44	East Troy High School.....	08	32
	45	East Troy Middle School	08	15
	46	East Troy Village Square.....	05	1
	166	Lake Bluff	05	34
	47	Lynndale Playground.....	05	1
	48	Mitchell Park.....	05	15
	49	Playmore Park.....	05	4
	50	Prairieview School.....	08	10
	51	Pullium Nature Center And Thomas Dr. Nature Area.....	05	21
		Subtotal: 14 Sites	--	158
City of Elkhorn	52	"Babe" Mann Park	04	51
	53	Elkhorn Area High School	08	37
	54	Elkhorn Area Middle School	08	3
	55	Harris Park	04	11
	56	Jackson Creek Conservancy.....	04	55
	57	Lakeland Special School	08	4
	58	Northside Playground.....	04	1
	59	Northwest Basin	04	7
	60	Rotary Soccer Complex	04	19
	61	Sunset Park.....	04	26
	62	Tasch Park	04	2
	63	Westside School.....	08	5
			Subtotal: 12 Sites	--
Village of Fontana-on-Geneva Lake	64	Big Foot Nature Study Area	05	16
	65	Boat Access	05	1
	66	Duck Pond Recreation Area.....	05	109
	67	Fontana Beach	05	13
	68	Fontana Fen	05	11
	69	Fontana Marine Service	05	1
	70	Fontana School	08	4
	167	Hildebrande Conservancy.....	05	13
	71	HWY 67	05	2
	72	HWY B.....	05	31
	73	Mohr Public Park.....	05	1
	74	Pioneer Park.....	05	1
	168	Porter Court Plaza	05	1
	75	Reid Park.....	05	1
	76	Triangle	05	3
	77	Village of Fontana Park	05	1
		Subtotal: 16 Sites	--	209
Town of Geneva	78	Duck Lake Nature Trail.....	06	18
	79	Town Boat Access.....	06	1
	80	Woods School	08	2
		Subtotal: 3 Sites	--	21
Village of Genoa City	169	Anders Park.....	05	1
	81	Brookwood School	08	3
	82	Dr. Miller Park.....	05	18

Table III-19 (continued)

Civil Division	Number on Map III-18	Site Name	Ownership ^a	Acreage
Village of Genoa City (continued)	83	Genoa City Middle School	08	10
	84	Genoa City Veteran's Memorial Park	05	11
		Subtotal: 5 Sites	--	43
Town of LaFayette	--	None	--	--
Town of LaGrange	86	Green Lake Access	06	3
	87	LaGrange Lauderdale Launch	06	1
	88	Lauderdale Lakes Country Club	06	55
	89	Pleasant Lake Boat Access	06	1
	90	Town Park And Lake Access	06	4
		Subtotal: 5 Sites	--	64
City of Lake Geneva	1	Badger High School	08	43
	91	Baker Park	04	1
	92	Business Park	04	6
	93	City Boat Access	04	1
	94	Cobb Park	04	5
	95	Denison School	08	1
	96	Donian Park	04	4
	97	Eastview Grade School And Eastview Park (Dunn Field)	08	17
	98	Edgewood Subdivision Park	04	3
	99	Edwards Boulevard	04	11
	100	Flat Iron Park	04	2
	101	Four Seasons Nature Preserve	04	67
	102	Lake Geneva Middle School	08	16
	103	Library Park	04	7
	104	Maple Park	04	3
	105	Mill Park	04	1
	106	Moss Park	04	1
	107	Oak Hill Tot Lot	04	1
	108	Olive Longland Park	04	1
	109	Park Row Boulevard	04	4
170	Parkland Dedication-Stone Ridge	04	2	
110	Potawatomi Trail	04	3	
111	Rushwood Park	04	2	
112	Seminary Park	04	3	
113	Veteran's Park	04	38	
114	Westgate Tot Lot	04	1	
		Subtotal: 26 Sites	--	244
Town of Linn	115	Hillside Drive Boat Access	06	1
	116	Linn Pier	06	1
	117	Reek School	08	4
	118	Shadow Drive Lake Access	06	1
	119	Town Of Linn Park	06	161
	120	Traver School	08	4
		Subtotal: 6 Sites	--	172
Town of Lyons	121	Lake Ivanhoe Town Park	06	4
	122	Lyons School	08	7
	123	Riverview Park	06	14
	171	Town Park	06	5
	172	Town Park	06	1
		Subtotal: 5 Sites	--	31

Table III-19 (continued)

Civil Division	Number on Map III-18	Site Name	Ownership ^a	Acreage
Town of Richmond	124	Boat Access	06	1
	125	Richmond Community Park.....	06	6
	126	Town Of Richmond Boat Landing At Turtle Lake	06	1
		Subtotal: 3 Sites	--	8
Town of Sharon	127	Allens Grove Park	06	2
		Subtotal: 1 Site	--	2
Village of Sharon	128	Goodland Memorial Park.....	05	10
	129	Ray-Mar Lions Memorial Park.....	05	4
	130	Sharon Community School.....	08	3
		Subtotal: 3 Sites	--	17
Town of Spring Prairie	--	None	--	--
Town of Sugar Creek	131	Boat Launch	06	1
	132	Lake Wandawega Community Park	06	1
	133	North Lake Subdivision Park	06	1
	134	Tibbets Community School	08	3
	173	Town of Sugar Creek Community Beach-North Lake	06	1
	174	Town of Sugar Creek Community Park-North Lake.....	06	1
		Subtotal: 6 Sites	--	8
Town of Troy	39	Booth Lake Memorial Park	05	9
		Subtotal: 1 Site	--	9
Town of Walworth	--	None	--	--
Village of Walworth	135	Big Foot High School.....	08	26
	136	Rotary Park	04	3
	137	Devils Lane Park	05	4
	138	Heyer Park	05	1
	175	Toyton Park	05	4
	139	Walworth School	08	3
	Subtotal: 6 Sites	--	41	
City of Whitewater	140	Birge Fountain Park.....	04	1
	141	Center Street Park.....	08	1
	142	Cravath Lake Park.....	06	4
	143	Hospital Hill	04	14
	144	Indian Mounds	04	16
	145	Lincoln Elementary School.....	08	5
	146	Mill Race Park	04	1
	147	Moraineview Park.....	04	43
	148	Optimist Turtle Mound Park.....	04	1
	149	Public Works Grounds.....	04	2
	150	Starin Park.....	04	37
	151	Tripp Park.....	04	24
	152	Ward Park	04	3
	153	Washington Elementary	08	7
	154	Whitewater High School	08	60
155	Whitewater Middle School.....	08	23	
	Subtotal: 16 Sites	--	242	
Town of Whitewater	156	Lakeview School	08	7
		Subtotal: 1 Site	--	7

Table III-19 (continued)

Civil Division	Number on Map III-18	Site Name	Ownership ^a	Acreage
Village of Williams Bay	157	Edgewater Park.....	05	2
	158	Frost Park.....	05	1
	159	Kishwauketoe.....	05	136
	160	Williams Bay Athletic Field.....	05	34
	161	Williams Bay Beach.....	05	93
	162	Williams Bay Elementary School.....	08	3
	163	Subdivision Park.....	05	2
	176	Williams Bay High School/Junior High.....	08	24
		Subtotal: 8 Sites	--	295
--	--	Total: 176 Sites	--	2,576

^aOwnership Codes are as follows: 04—City; 05—Village; 06—Town; 08—School District.

Source: SEWRPC.

Table III-20

PRIVATE OUTDOOR RECREATION AND OPEN SPACE SITES IN WALWORTH COUNTY: 2007

Civil Division	Number on Map III-19	Site Name	Ownership ^a	Acreage
Town of Bloomfield	1	Harbor Lite	11	1
	116	Lake Ivanhoe Property Owner's Park.....	12	1
	3	Nippersink Manor Golf Course	11	16 ^b
	4	Oakland Manor Estates	11	4
	5	Private Boat Launch	12	1
		Subtotal: 5 Sites	--	23
Town of Darien	7	Delavan Sportsman's Club	12	40
		Subtotal: 1 Site	--	40
Village of Darien	--	None	--	--
City of Delavan	8	Delavan Christian Reformed Church And School	10	4
	10	Lake Lawn Lodge	11	251
	11	Our Redeemer Lutheran School.....	10	8
	12	St. Andrew's School	10	3
	13	Wisconsin School For The Deaf.....	10	28
		Subtotal: 5 Sites	--	294
Town of Delavan	14	Commercial Lake Access	11	1
	15	Commercial Lake Access	11	1
	16	Delavan Assembly Grounds Park.....	12	7
	17	Delavan Lake Marina.....	11	1
	18	Delavan Lake Yacht Club	12	3
	19	Delmar Town Park.....	12	4
	20	Fantasy Hills Stable.....	11	66
	21	Delavan Animal Park	11	39
	23	Highlands Subdivision Park.....	12	4
	24	House-In-The-Woods Camp.....	10	21
	25	Kelly Park	12	1
	26	Playfield	12	1
	28	Ravenswood Subdivision Park.....	12	2
	29	Reed's Marina.....	11	1
	30	South Shore Manor Subdivision Park.....	12	1
	31	Sportsman's Park	11	1
	32	Subdivision Park.....	12	24
	33	Subdivision Park Tot Lot.....	12	1
	Subtotal: 18 Sites	--	179	
Town of East Troy	34	Burr Oaks-Beber Camp	10	297
	35	Camp Edwards	10	123
	36	Dockside Grog And Gally	11	5
	37	Fred's Tap Boat Rental.....	11	1
	38	Lake Beulah Country Club.....	11	191
	39	Miramar Beach	11	1
	40	Rainbow Springs Golf Course	11	411
	41	Sally's Marsh Hunting Club	12	220
	42	Salvation Army Camp.....	10	206
	43	Society Of Divine Word Seminary	10	189
	44	Southeastern Rod And Gun Club	10	50
	45	Triangle Sportsman's Club	10	40
	Subtotal: 12 Sites	--	1,734	

Table III-20 (continued)

Civil Division	Number on Map III-19	Site Name	Ownership ^a	Acreage
Village of East Troy	46	East Troy Trolley Museum.....	11	1
	47	Good Shephard Elementary School.....	10	1
	48	Skyknights Parachute Club.....	11	4
	49	St. Paul's Elementary School.....	10	3
	50	St. Peter's School.....	10	6
		Subtotal: 5 Sites	--	15
City of Elkhorn	51	St. Patrick Parish School.....	10	8
	52	Subdivision Park.....	12	12
	53	Walworth County Fairgrounds.....	11	105
	Subtotal: 3 Sites	--	125	
Village of Fontana-on-Geneva Lake	54	Abbey Hill.....	12	6
	55	Abbey Springs Country Club.....	12	269
	56	Belvadere Park.....	12	3
	57	Big Foot Country Club.....	12	200
	58	Buena Vista.....	12	11
	59	Chuck's Lakeshore Inn.....	12	1
	60	Clearsky Lodge.....	12	2
	61	Club Unique.....	12	2
	62	Country Club Estates Golf Course.....	11	114
	63	Frog Hollow Miniature Golf.....	11	1
	64	Glenwood Springs.....	12	5
	65	Gordy's Marine.....	11	1
	66	Indian Hills.....	12	2
	67	Jerry's Marine.....	11	1
	68	Myron Audino.....	12	6
	70	The Abbey.....	11	76
	Subtotal: 16 Sites	--	700	
Town of Geneva	73	Geneva National Resort Golf Course.....	12	1,545
	74	Hawk's View Golf Course.....	11	307
	75	Horse Riding Stable.....	11	2
	76	Horse Riding Stable.....	11	10
	77	Horse Riding Stable.....	11	107
	78	Interlaken Resort.....	11	79
	79	Lake Geneva YMCA Camp.....	10	63
	80	Mars Resort.....	11	1
	81	Property Owner's Association Parklands.....	12	9
	82	Royal Glen Woodland Park.....	12	8
	83	Schroeder's Resort.....	11	3
	104	Snake Road Adventure Center.....	11	12
	84	Sunset Hills Subdivision Park.....	12	1
	Subtotal: 13 Sites	--	2,147	
Village of Genoa City	85	Krisik Park.....	10	17
	167	Prime Park.....	11	11
	6	Recreation Camp.....	12	75
		Subtotal: 3 Sites	--	103
Town of LaFayette	86	Alpine Valley Resort.....	11	581
	87	Evergreen Country Club.....	11	193
		Subtotal: 2 Sites	--	774

Table III-20 (continued)

Civil Division	Number on Map III-19	Site Name	Ownership ^a	Acreage
Town of LaGrange	88	Camp Pottowattomie Hills	10	111
	89	Cool Hill Park.....	12	1
	90	Juniper Knoll Camp	10	186
	91	Lauderdale Marina.....	11	2
	92	Lutherdale Camp	10	52
	93	Petersen Forest Preserve.....	12	32
	94	Rainbow Springs Trout Farm.....	11	20
	95	Singing Hills Camp	12	167
	96	Sterlingworth.....	11	4
		Subtotal: 9 Sites	--	575
City of Lake Geneva	97	Covenant Harbor Bible Camp And Retreat Center.....	10	37
	98	First Evangelical Lutheran School.....	10	4
	99	Hillmoor Golf Club	11	116
	2	Lake Geneva Raceways.....	11	107
	100	Leatherlips Watersports.....	11	1
	101	Marina Bay Boat Rentals.....	11	2
	102	Par T Miniature Golf	11	1
	103	Paradise Golf Park	11	2
	168	Parkland Dedication-Home Depot	11	8
	105	St. Francis School	10	4
		Subtotal: 10 Sites	--	282
Town of Linn	106	Big Foot Archers, Inc	10	40
	107	Elgin Club	12	1
	108	Emma Fleck Memorial Park	12	1
	109	Geneva Lake Boat Company	11	5
	110	Lake Geneva Beach	12	1
	111	Lake Geneva Country Club	11	122
	112	Lake Geneva Yacht Club.....	12	3
	113	Lake Geneva Youth Club	10	42
	114	Majestic Hills Subdivision	11	161
		Subtotal: 9 Sites	--	376
Town of Lyons	115	Grand Geneva Spa and Resort.....	12	1,163
	117	Mt. Zion School.....	10	15
	118	St. Joseph's School	10	1
		Subtotal: 3 Sites	--	1,179
Town of Richmond	119	McIntyre's Resort.....	11	3
	120	Scenic Ridge Campground.....	11	83
	121	Snug Harbor Campground	11	58
	122	Turtle Creek Sportsman Club	12	130
	123	Turtle Inn	11	2
		Subtotal: 5 Sites	--	276
Town of Sharon	--	None	--	--
Village of Sharon	--	None	--	--
Town of Spring Prairie	124	Burlington Land Trust	10	153
	125	Deer Trail Hunting Club	10	216
	126	Happy Hollow Girl Scout Camp.....	10	280
	127	Honey Lake North Beach	12	4
	128	Meadowlark Acres	11	63
	129	Wings Over Wisconsin	10	100
		Subtotal: 6 Sites	--	816

Table III-20 (continued)

Civil Division	Number on Map III-19	Site Name	Ownership ^a	Acreage
Town of Sugar Creek	130	Charl-Mar Playground	12	3
	169	Interlaken Property Owners Association	12	1
	131	Interlaken Subdivision Park.....	12	7
	132	Lake Wandawega Subdivision Park.....	12	1
	133	Subdivision Park.....	12	1
	170	Wandewega Country Club Park	12	11
	134	Willow Creek Resort.....	12	77
		Subtotal: 7 Sites	--	101
Town of Troy	135	Badger Girl Scout Camp.....	10	77
	136	Camp Alice Chester.....	10	345
	137	Chapman Hills Camp.....	10	112
	138	Pickerel Lake Fen.....	10	40
	139	The Nature Conservancy.....	13	41
	140	The Nature Conservancy.....	13	449
	141	The Nature Conservancy Preserve	13	117
	142	The Nature Conservancy-Crooked Creek Preserve.....	13	195
	143	Timber Lee Church Camp	10	467
	Subtotal: 9 Sites	--	1,843	
Town of Walworth	71	Faith Christian School	10	15
	160	Inspiration Center	10	140
	145	Ugly Horse Ranch	11	40
	Subtotal: 3 Sites	--	195	
Village of Walworth	144	South Pines Golf Range	11	29
	Subtotal: 1 Site	--	29	
City of Whitewater	146	Whitewater Christian Academy	10	2
	Subtotal: 1 Site	--	2	
Town of Whitewater	147	Camp Joy Baptist Camp.....	10	45
	148	JNT's Marina.....	11	1
	149	Krahn Dr. Access.....	12	1
	150	Oak Terrace Resort	11	2
	151	Parkside Marina.....	11	3
	152	Scattered Oaks Subdivision Beach	12	1
	153	Whitewater Country Club.....	11	79
	Subtotal: 7 Sites	--	132	
Village of Williams Bay	154	Barr Camp	10	31
	155	Birch Grove Park	12	3
	156	Conference Point Camp	10	24
	157	Congress Club.....	12	1
	158	George Williams College	12	165
	159	Hansen's Pier	11	1
	161	Loch Vista Club	12	1
	162	Oak Grove Park.....	12	3
	163	Oakwood Launch.....	12	1
	164	Subdivision Park.....	12	1
	165	Summerhaven Subdivision Park	12	1
	166	Walnut Grove Park	12	4
	Subtotal: 12 Sites	--	236	
--	--	Total: 165 Sites	--	12,176

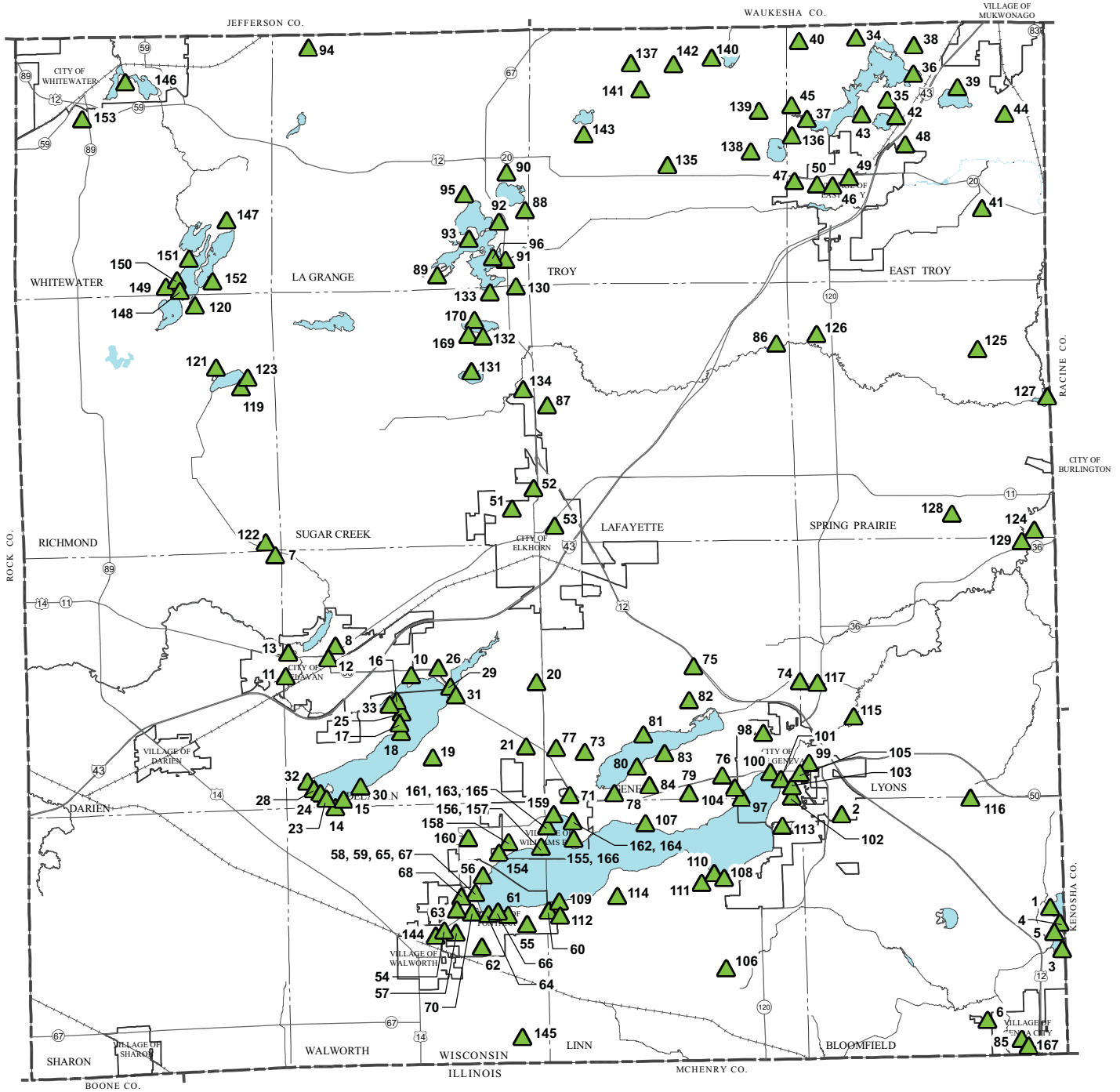
^aOwnership codes are as follow: 10—organizational; 11—commercial; 12—private; 13—non-profit/conservation organization.



^bDoes not include acreage in Kenosha County.

Source: SEWRPC.

Map III-19

PRIVATE OUTDOOR RECREATION AND OPEN SPACE SITES IN WALWORTH COUNTY: 2007



-  RECREATION OR OPEN SPACE SITE
- 15** REFERENCE NUMBER (SEE TABLE III-20)
-  SURFACE WATER

Source: SEWRPC.

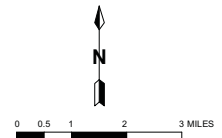


Table III-21

PERMANENT CONSERVATION EASEMENTS ON PRIVATELY HELD LAND IN WALWORTH COUNTY: 2006

Number on Map III-20	Site Name	Acreage
1	DNR Easement.....	2
2	DNR Easement.....	23
3	DNR Easement.....	127
4	DNR Easement.....	33
5	DNR Easement.....	1
6	DNR Easement.....	1
7	The Nature Conservancy Easement.....	9
--	Total: 7 Sites	196



Note: Sites owned outright by a public agency or a private nonprofit conservation organization that are subject to a conservation easement are not included on this table.

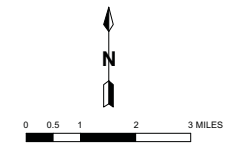
Source: SEWRPC.

Map III-20

PERMANENT CONSERVATION EASEMENTS ON PRIVATELY HELD LAND IN WALWORTH COUNTY: 2006



-  PERMANENT CONSERVATION EASEMENT
- 5** REFERENCE NUMBER (SEE TABLE III-21)
-  SURFACE WATER



Source: SEWRPC.

Table III-22

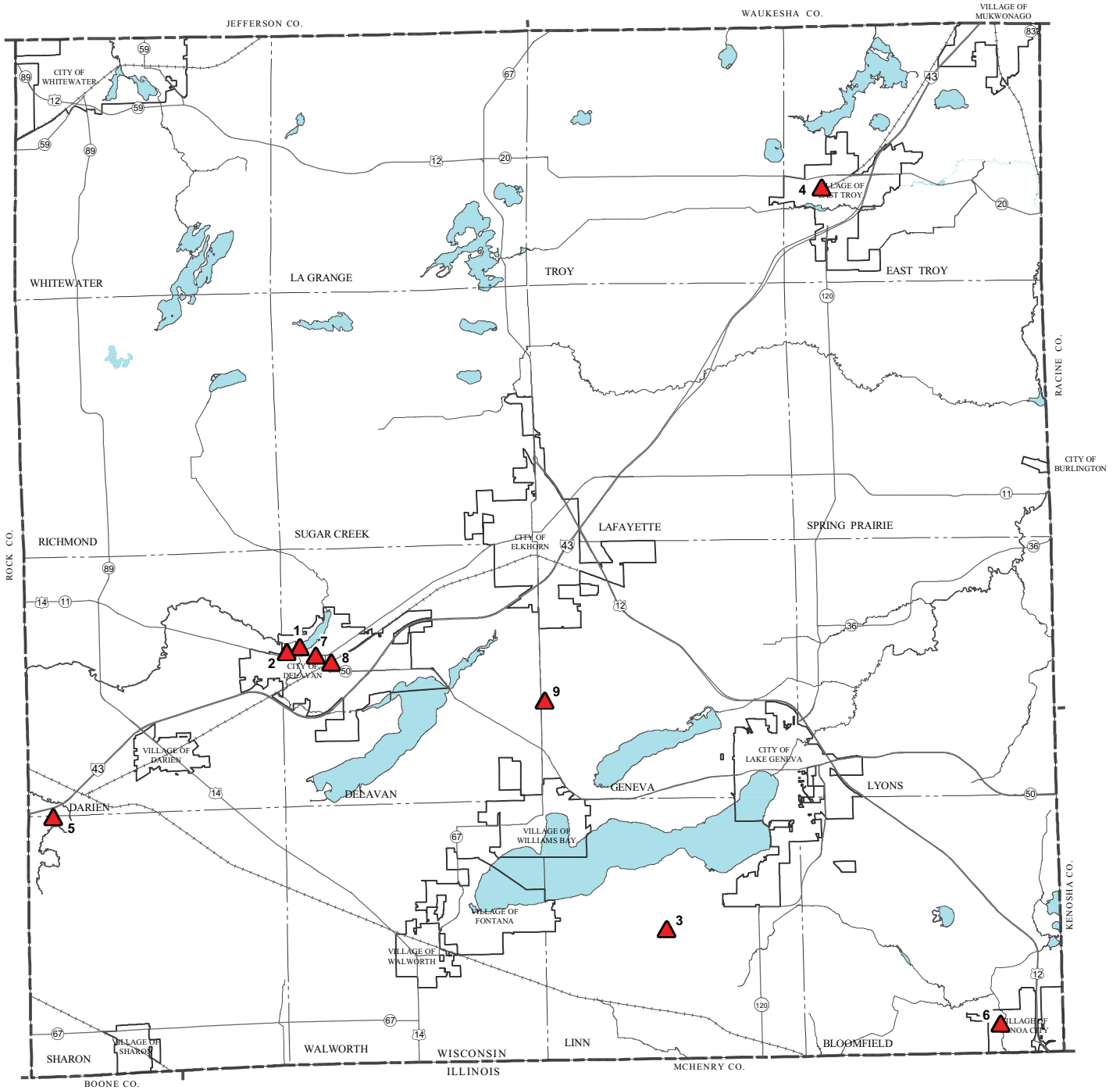
NATIONAL REGISTER OF HISTORIC PLACES SITES AND DISTRICTS IN WALWORTH COUNTY: 2006



Number on Map III-21	Name	Location	Year Listed
1	Joseph Philbrick Webster House	City of Elkhorn	1972
2	James Jesse Strang House	Town of Spring Prairie	1974
3	Edward Elderkin House.....	City of Elkhorn	1974
4	Horace Loomis House.....	Town of Spring Prairie	1974
5	Heart Prairie Lutheran Church	Town of Whitewater	1974
6	Fred B. Jones Estate.....	Town of Delavan	1974
7	Mile Long Site	Town of Delavan	1977
8	Buena Vista House	Village of East Troy	1978
9	Israel Stowell Temperance House	City of Delavan	1974
10	Younglands	City of Lake Geneva	1974
11	Meyerhofer Cobblestone House	Town of Lyons	1977
12	A.P. Johnson House	Town of Delavan	1978
13	T.C. Smith House.....	City of Lake Geneva	1978
14	Reynolds-Weed House	City of Elkhorn	1979
15	Redwood Cottage (the Emily Baker residence)	City of Lake Geneva	1980
16	East Wing Building (Old Main) UW-Whitewater Campus	City of Whitewater	1982
17	Halverson Log Cabin.....	City of Whitewater	1982
18	A.H. Allyn House	City of Delavan	1983
19	Douglass-Stevenson House.....	Village of Fontana-on-Geneva Lake	1986
20	The Riviera.....	City of Lake Geneva	1986
21	Bonnie Brae	Town of Linn	1986
22	Davidson Hall.....	Town of Linn	1987
23	Main Street Historical District.....	City of Whitewater	1989
24	Metropolitan Block.....	City of Lake Geneva	1990
25	Maples Mound Group.....	City of Whitewater	1991
26	Bradley Knitting Company (District)	City of Delavan	1992
27	Smith & Meadows Store Building.....	Village of East Troy	1993
28	Grace & Pearl Historic District.....	Village of Sharon	1993
29	Black Point	Town of Linn	1994
30	John and Margaret Bell House.....	Town of Spring Prairie	1994
31	Delavan's Vitrified Brick Street.....	City of Delavan	1996
32	Horticultural Hall.....	City of Lake Geneva	1999
33	Main Street Historic District.....	City of Lake Geneva	2002
34	Maple Park Historic District.....	City of Lake Geneva	2005
35	Delavan Post Office	City of Delavan	2000
36	Elkhorn Post Office	City of Elkhorn	2000
37	Warner, Anson, Farmstead	Town of Whitewater	1998
38	Whitewater Post Office.....	City of Whitewater	2000
39	Sheboygan Light, Power, and Railway Company Car	Village of East Troy	2006
--	Total: 39 Sites	--	--

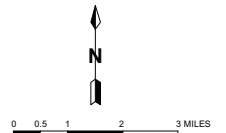
Source: Wisconsin Historical Society and SEWRPC.

Map III-22

WISCONSIN HISTORICAL MARKERS IN WALWORTH COUNTY: 2007



-  WISCONSIN HISTORICAL MARKER
- 5** REFERENCE NUMBER (SEE TABLE III-23)
-  SURFACE WATER



Source: SEWRPC.

Table III-23

WISCONSIN HISTORICAL MARKERS IN WALWORTH COUNTY: 2007

Number on Map III-22	Name	Location	Civil Division
1	Delavan's Circus Colony	Horton Park, Highway 11	City of Delavan
2	Wisconsin's First School for the Deaf.....	Grounds of State School for the Deaf, Highway 11	City of Delavan
3	Wisconsin's First 4-H Club	Highway BB, 3.5 miles S. of Lake Geneva	Town of Linn
4	East Troy Railroad	300 Church Street	Village of East Troy
5	Allen Family	Village Park, Allen Grove, on Highway X, 3 miles SW of Darien	Town of Sharon
6	First Swedish Settlers in Wisconsin.....	Veteran's Memorial Park, Highway 12	Village of Genoa City
7	Delavan's Historic Brick Street	Tower Park, Walworth Avenue	City of Delavan
8	Birthplace of "The Greatest Show on Earth".....	City of Delavan Parking Lot, 218 South Seventh Street	City of Delavan
9	755 Aircraft Control and Warning Squadron.....	Highway 67 Industrial Park, N3440 Highway 67	Town of Geneva

Source: Wisconsin Historical Society and SEWRPC.

Table III-24

HISTORICAL SOCIETIES AND MUSEUMS IN WALWORTH COUNTY: 2007

Historical Societies and Facilities	Address	Civil Division
Delavan Historical Society ^a	--	--
East Troy Area Historical Society ^b	--	--
Geneva Lake History Buffs:		
Geneva Lake Area Museum of History.....	255 Mill Street	City of Lake Geneva
Historical Society of Walworth & Big Foot Prairie	P.O. Box 336, Walworth (mailing address) ^c	--
Mukwonago Historical Society:		
Red Brick Museum.....	103 Main Street	Village of Mukwonago ^d
Sharon Historical Preservation Society	131 Plain Street ^e	Village of Sharon
Walworth County Historical Society:		
Doris M. Reinke Resource Center.....	210 S. Wisconsin Street	City of Elkhorn
Webster House Museum.....	9 East Rockwell Street	City of Elkhorn
Blooming Prairie Schoolhouse	Walworth County Fairgrounds	City of Elkhorn
Whitewater Historical Society:		
Whitewater Historic Depot Museum.....	301 W. Whitewater Street	City of Whitewater
Museums		
Black Point Museum	580 S. Lake Shore Drive	Town of Linn
East Troy Electric Railroad Museum	2002 Church Street	Village of East Troy
Watson's Wild West Museum.....	W4865 Potter Road	Town of LaFayette

^aThe Delavan Historical Society does not currently own facilities to permanently display exhibits, however exhibits have been displayed at the Community Bank of Delavan on a limited basis. Society meetings are also held at this location.

^bThe East Troy Area Historical Society is in the process of fundraising to purchase a building to house exhibits. Exhibits may currently be displayed in Society members' homes and at selected businesses in the Village of East Troy.

^cThe Historical Society of Walworth and Big Foot Prairie is in the process of fundraising to purchase a facility to house exhibits. Currently, the Society may display exhibits at local schools. Meetings are held at the Golden Years Assisted Living Residence.

^dThe Red Brick Museum is located in Waukesha County.

^eThe Sharon Historical Society has limited office space at the Brigham Memorial Library.

Source: State Historical Society of Wisconsin and SEWRPC.

Chapter IV

INVENTORY OF LAND USE AND TRANSPORTATION FACILITIES AND SERVICES

INTRODUCTION

This chapter presents an inventory of two key aspects of the built environment—land use and transportation facilities and services. The first part of this chapter provides an overview of the historical development of the County and describes the pattern of existing land use. The second part describes the various components of the existing transportation system that serves the County.

LAND USE

Historic Urban Growth

The Regional Planning Commission's historic urban growth inventory provides insight into the overall pattern of development in Southeastern Wisconsin, including Walworth County, and how that pattern has materialized over the last 150 years. This inventory delineates the outer limits of concentrations of urban development at various points in time beginning in 1850. Areas identified as urban under this inventory include areas where residential structures and other buildings have been constructed in relatively compact groups, indicating concentrations of residential, commercial, industrial, and other urban land uses. In addition, the identified urban areas encompass certain open space lands such as parks and small permanent open space areas within the urbanized area.¹

The historical growth and development of Walworth County is depicted on Map IV-1. As shown on that map, small portions of the Cities of Delavan, Elkhorn, Lake Geneva, and Whitewater were developed by 1850. The next 50 years, from 1850 to 1900, saw additional growth in those communities and the emergence of small urban

¹As part of the urban growth ring analysis, urban areas are defined as concentrations of residential, commercial, industrial, governmental, or institutional buildings or structures, along with their associated yards, parking, and service areas, having a combined area of five acres or more. In the case of residential uses, such areas must include at least 10 structures—over a maximum distance of one-half mile—located along a linear feature, such as a roadway or lakeshore, or at least 10 structures located in a relatively compact group within a residential subdivision. Urban land uses which do not meet these criteria because they lack the concentration of buildings or structures—such as cemeteries, airports, public parks, golf courses—are identified as urban where such uses are surrounded on at least three sides by urban land uses that do meet the afore-referenced criteria.

centers in the Villages of Darien, East Troy, Genoa City, Sharon, and Walworth. By the 1920's lakeshore development was evident around several lakes, including Geneva Lake, Delavan Lake, and Lake Beulah; the 1940s and 1950s saw continued development around these lakes and lakeshore development around many other of the County's lakes.

Today, for the most part, urban development in Walworth County remains concentrated in and around the County's incorporated cities and villages and lake communities, although some scattered isolated urban enclaves are evident. Large tracts of agricultural and other open space lands remain intact, relatively free of the impacts of urban development.

Existing Land Use

The Regional Planning Commission's land use inventory delineates and quantifies the area devoted to various urban and non-urban land uses throughout the Southeastern Wisconsin Region. The initial regional land use inventory was completed in 1963. The most recent inventory was completed in 2000. The inventory findings as they pertain to Walworth County are presented in Map IV-2 and Table IV-1, and are summarized below.

Urban Land Use

In 2000, urban land uses—consisting of residential; commercial; industrial; recreational; governmental and institutional; and transportation, communication, and utilities; and unused urban land²—encompassed 46,600 acres (72.7 square miles), or about 13 percent of the total area of the County. This compares to a figure of 28 percent for the Southeastern Wisconsin Region overall.

As indicated in Table IV-1, residential land comprised the largest urban land use category in 2000, encompassing about 20,300 acres (31.7 square miles), or 44 percent of all urban land in the County. Commercial land encompassed about 1,200 acres (2.0 square miles), or 3 percent of all urban land. Industrial land encompassed about 1,400 acres (2.2 square miles), or 3 percent of all urban land. Land used for governmental and institutional purposes encompassed 1,700 acres (2.7 square miles), or 4 percent of all urban land. Land devoted to intensive recreational uses encompassed about 4,300 acres (6.7 square miles), or 9 percent of all urban land.³ Lands devoted to transportation, communication, and utilities encompassed about 15,200 acres (23.8 square miles), or 33 percent of all urban lands; street, highway, and railway rights-of-way accounted for about 14,400 acres, or 95 percent of the transportation, communication, and utility category. Unused urban land accounted for about 2,400 acres (3.7 square miles), or 5 percent of all urban land. Corresponding information regarding urban land use for cities, villages, and towns is presented in Table IV-2.

Between 1963 and 2000, urban land uses in the County increased by about 19,000 acres (29.6 square miles), or 69 percent. This includes increases of 9,900 acres between 1963 and 1980, and 9,100 acres between 1980 and 2000. Between 1963 and 2000, both residential land and commercial land increased by about 91 percent; industrial land increased by 273 percent; transportation, communication, and utility land increased by 43 percent; governmental and institutional land increased by 64 percent; and recreational land increased by 111 percent.

Walworth County has continued to grow and develop since the last regional land use inventory in 2000. With respect to residential development, this is evident in the number of residential subdivision plats recorded in the County since 2000, as shown on Map IV-3 and Table IV-3. Between 2000 and 2005, a total of 55 residential subdivision plats of four or more lots were recorded in Walworth County. In combination, these subdivision plats created a total of 1,742 residential lots.

²*Unused urban lands consist of open lands, other than wetlands and woodlands, which are located within urban areas but which were not developed for a particular use at the time of the land use inventory. Among the lands in this category are lands where development was underway but not completed at the time of the inventory and once-developed lands that have been cleared of development.*

³*It should be noted that the recreational land use category includes areas developed with recreational facilities; it excludes wetlands and woodlands within existing park and open space sites.*

Nonurban Land Use

Nonurban lands—consisting of agricultural lands, wetlands, woodlands, surface water, extractive and landfill sites, and unused rural land⁴—encompassed about 322,400 acres (503.7 square miles), or 87 percent of the total area of the County, in 2000. Agricultural land constituted the largest nonurban land use category, encompassing about 237,700 acres (371.4 square miles), or 74 percent of all nonurban land, and 64 percent of the total area of the County. Wetlands, woodlands, and surface water, in combination, encompassed 72,600 acres (113.5 square miles), or 23 percent of all nonurban lands. All other nonurban lands—including extractive, landfill, and unused rural lands—encompassed about 12,100 acres (18.9 square miles), or 4 percent of all nonurban lands.

Nonurban lands in Walworth County decreased by about 19,000 acres (29.6 square miles), or about 6 percent, between 1963 and 2000. Much of this decrease occurred through the conversion of agricultural land to urban use. As indicated in Table IV-1, the total wetland acreage in the County decreased by about 2,000 acres between 1963 and 1980, followed by a modest increase, about 200 acres, between 1980 and 2000. The total woodland acreage decreased marginally, by about 200 acres, between 1963 and 2000. It should be noted that the change in wetland and woodland areas indicated in Table IV-1 represents the net change within the County. Thus, the change in the wetland area reported between two inventory years is the net result of decreases in certain areas—due, for example, to drainage or filling activities—and increases in other areas—due, for example, to the abandonment of drainage systems or planned wetland restoration efforts. Similarly, the change in the woodland area between two inventory years reflects the net effect of clearing of woodlands in certain areas and reforestation efforts in other areas.

TRANSPORTATION FACILITIES AND SERVICES

Public Streets and Highways

There was a total of 1,507 linear miles of public streets and highways in Walworth County in 2005. Of this total, 213 miles consisted of State trunk highways, 173 miles consisted of County trunk highways, and 1,121 miles consisted of local streets and highways. The existing public streets and highways are shown on Map IV-4.

Public streets and highways include arterial streets and highways and local collector and land access streets. Arterial streets and highways are intended to serve the movement of traffic between and through urban areas. Local land access streets provide access to abutting property. Collector streets are primarily intended to serve as connections between the arterial street system and land access streets, although they usually perform a secondary function of providing access to abutting property. Recommendations regarding the location and number of lanes of arterial streets and highways in Walworth County and the rest of the Southeastern Wisconsin Region are included in the regional transportation system plan, which is described later in this report.

Wisconsin Information System for Local Roads

WisDOT maintains a detailed database of county and local street information in the “Wisconsin 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 and curbs, and the presence of sidewalks are available in the database, which can be accessed through the WisDOT website by registered users. Administrative information, including the functional classification and owner of 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. By statute, pavement ratings must be submitted to WisDOT by each county and local unit of government every other year.

Local Public Transportation

The Transportation Program operated by the Walworth County Department of Health and Human Services provides rides for medical care, nutrition, and shopping to Walworth County residents who are 60 years of age and over and to disabled persons. That program also provides transportation services, primarily for medical care,

⁴Unused rural lands consist of open lands, other than wetlands and woodlands, which are located within rural areas but which were not in agricultural, pasture, or related use at the time of the land use inventory.

to individuals regardless of age who are clients of the Department of Health and Human Services, residents in the Lakeland Health Care Center, and those receiving medical assistance. Users typically schedule rides a week in advance; reservations are on a first-come/first-served basis. Users are generally limited to three trips per week, with exceptions for medical needs. The Department of Health and Human Services currently (2007) has a fleet of eight vehicles, with six full-time drivers and one part-time driver. This is supplemented with volunteer drivers who use their own vehicles. Current fares are \$4.00 one-way and round-trip for shopping/nutrition trips and medical-related trips within Walworth County. Fares for out-of-County medical trips are \$20 or \$40, depending on the destination.

Public shared-ride taxicab service is provided by the City of Whitewater within the City and immediate environs. All persons are eligible to use the service. Per trip fares in 2007 were \$2.00 for students, the elderly, and disabled, and \$3.00 for adults. The service is operated by Brown Cab Service and funded through Federal and State transit programs and City property taxes.

It should be noted that Waukesha County contracts with Wisconsin Coach Lines, Inc. to provide fixed-route bus service over a route between the Village of Mukwonago and the Milwaukee central business district. Operated over IH 43 in Waukesha County, this route terminates at IH 43 and STH 83, just northeast of Walworth County.

Interregional Public Transportation

Passenger Rail Service

No passenger rail service is provided within Walworth County, but County residents can use services in nearby counties, as indicated below:

- Intercity passenger rail service is provided by Amtrak between Milwaukee and Chicago over the Canadian Pacific Railway, with Wisconsin stops at the downtown Milwaukee Amtrak depot, General Mitchell International Airport, and Sturtevant. Amtrak operates seven trains in each direction on weekdays and six trains in each direction on Sundays and holidays between Milwaukee and Chicago and one daily train in each direction between Chicago, Milwaukee, Minneapolis-St. Paul, and Seattle.
- Chicago-oriented commuter rail service is provided over an extensive system of routes throughout northeastern Illinois by Metra, the commuter rail division of the Regional Transportation Authority of Northeastern Illinois. Four of these routes extend well into McHenry and Lake Counties, Illinois, and Kenosha County, Wisconsin. Metra commuter rail service extends as far as the communities of Harvard and McHenry in McHenry County, the communities of Fox Lake and Antioch in Lake County, and the City of Kenosha in Kenosha County.

A feasibility study regarding the potential extension of commuter rail service from Fox Lake, Illinois, to the Village of Walworth was completed in 2001. The study concluded that ridership along the Wisconsin portion of the corridor would be modest and that the operating cost recovery rate would be somewhat low. The feasibility study advisory committee recommended that implementation of the commuter rail service not be pursued at that time, recognizing, however, that the potential for commuter rail service in this corridor could be re-visited in the future.

Interregional Bus Service

Four carriers (Badger Coaches, Inc.; Greyhound Lines, Inc.; Lamers Bus Lines, Inc.; and United Limo, Inc.) provided intercity bus service within the Southeastern Wisconsin Region in 2007. Much of the regularly scheduled service was in the Madison-Milwaukee-Chicago corridor. There was no regularly scheduled intercity bus service in Walworth County.

Scheduled Air Carrier Service

Within the Southeastern Wisconsin Region, scheduled air carrier passenger service is provided at Milwaukee County's General Mitchell International Airport. Scheduled service at Mitchell International is provided by 13

airlines and includes over 450 scheduled daily flights between Milwaukee and 90 other cities and metropolitan areas, with connections available to all other destinations served by air. Mitchell International is classified as a medium-hub airport and is the largest airport in Wisconsin.

There are no airports in Walworth County providing scheduled air carrier service. County residents may use Mitchell International, Chicago's O'Hare International Airport and Midway International Airport, and Rockford International Airport for such service.

Ferry Service

In 2007, passenger and car ferry services were provided across Lake Michigan, between Milwaukee and Muskegon, Michigan, by Lake Express, LLC. Service includes three round trips daily throughout the spring and summer, and two round trips daily in the fall.

Park-Ride Facilities

In 2007, there were three public park-ride facilities in Walworth County. These include lots at the East Troy Municipal Airport (105 spaces); at USH 12/STH 67 in Elkhorn (40 spaces); and at USH 12/CTH P in Genoa City (40 spaces). While these facilities are not served by transit, they do enable more efficient travel through carpooling.

Bicycle Facilities

Walworth County had approximately 47 miles of designated bikeways in place as of 2007.⁵ Generally, a bikeway is considered to be any roadway, pathway, or other way that is designated for bicycle travel. Types of bikeways include bike lanes, which are portions of roadways that are designated by striping, signing, and pavement markings for the exclusive or preferential use of bicycles; shared roadways, which are roadways that do not have marked bicycle lanes, but are signed for bicycle travel; and bicycle paths, which are physically separate from motorized vehicles by open space or barriers.

Bikeways in Walworth County are shown on Map IV-5 and characterized as either on-street or off-street. On-street bikeways as shown on Map IV-5 are not physically separated from the street right-of-way and consist of bicycle lanes or shared roadways that are designated and signed for bicycle travel. Off-street bikeways that are shown on Map IV-5 are either completely separate from the street right-of-way, sometimes following a utility, natural resource or former railroad corridor or are separate paths that are in the street right-of-way but are physically separated from the street by a physical barrier .

In total, there are 20 miles of on-street bikeways and 27 miles of off-street bikeways in Walworth County. Of the on-street bikeways, 15 miles are bike lanes and five miles are shared roadways. Of the off-street bikeways, 15 miles are paths that are either separate from or within the street right-of-way, and the balance (12 miles) consists of the White River trail. In Walworth County, bike lanes are located in the Cities of Whitewater and Elkhorn, the Villages of Walworth and Fontana, and the Towns of Delavan and Linn; shared roadways are located in the Cities of Whitewater and Lake Geneva, and the Town of Whitewater; and paths are located in the Cities of Delavan, Elkhorn, Lake Geneva, and Whitewater, and the Villages of Fontana and Walworth.

The White River State trail is a multi-use trail that extends approximately 12 miles from the City of Elkhorn east to the Walworth-Racine County line. The trail, which follows a former railroad right-of-way and has a crushed limestone surface, is open to bicycling, hiking, snowmobiling, and in certain areas, horseback riding. Purchase of a state bicycle pass is required for use of the trail, which is owned by the State and operated by the County.

⁵*This does not include mountain-biking trails on Wisconsin Department of Natural Resources property in the Kettle Moraine.*

Rail Freight Services

In 2006, rail freight service was provided within Walworth County by four railroads as shown on Map IV-6. Active rail service included the following:

- Service by the Wisconsin & Southern Railroad Company, including a route between Waukesha and Janesville, traversing the Whitewater area in Walworth County; a route between Janesville and Chicago, traversing the south-central and southwesterly portion of Walworth County; and a branch running southwesterly from Elkhorn, connecting with the mainline just west of the Village of Darien.
- Service by the Union Pacific Railroad between Janesville and Chicago, traversing the southwestern corner of Walworth County.
- Service by the Canadian National Railway between Duluth-Superior and Chicago, traversing the northeastern area of Walworth County.

The East Troy Electric Railroad Museum operates electric trolley service on a seasonal basis over the Municipality of East Troy Wisconsin Railroad between the Villages of East Troy and Mukwonago. This line has been preserved as the last remaining segment of electric interurban railway in Wisconsin. Rides are for historic demonstration purposes. The East Troy Electric Railroad connects with the Canadian National Railway at Mukwonago. A railway spur provides a rail connection to the East Troy Industrial Park.

Airports

In 2007, there were five public-use airports in Walworth County (see Map IV-7). Two of these—East Troy Municipal Airport and Burlington Municipal Airport—are publicly owned.⁶ The other three public-use airports—Grand Geneva, Lake Lawn, and Big Foot Airfield—are privately owned. East Troy Municipal and Burlington Municipal Airports are two of a total of 11 airports that are part of the regional airport system plan for the seven-county Southeastern Wisconsin Region.

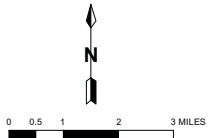
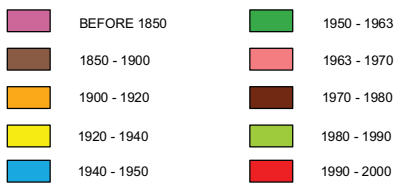
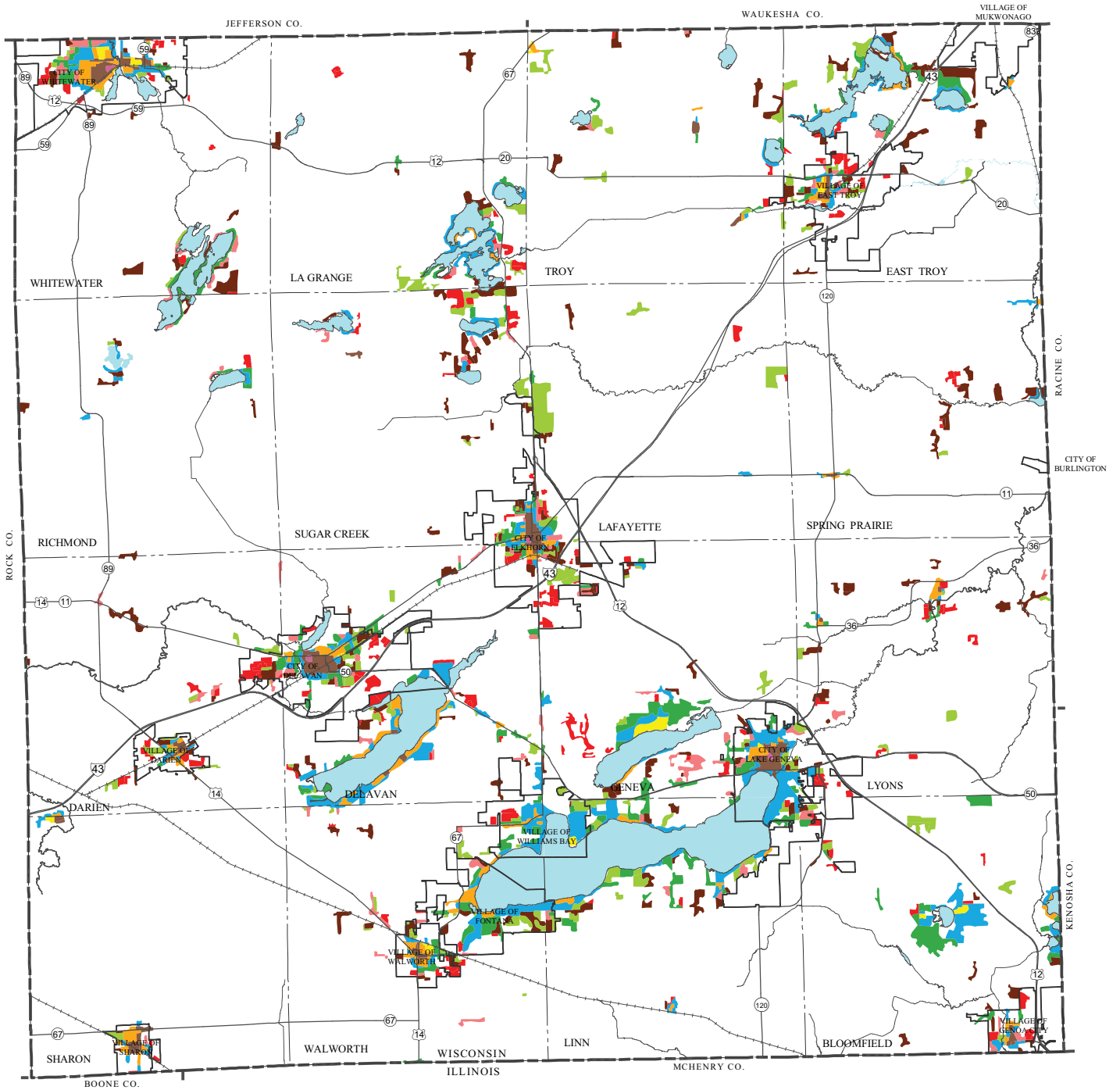
In addition to public use airports, there are a number of private use airports in the County. These are restricted use air fields and are not open for use by the general public. These airports typically include a turf runway and very limited, if any, other facilities. Some may be for seasonal use or may otherwise be inactive for extended periods of time.

As noted earlier, none of the airports in Walworth County provides scheduled air carrier passenger service; County residents may use Milwaukee County's General Mitchell International Airport, Chicago's O'Hare International Airport and Midway International Airport, and Rockford International Airport for such service.

⁶*Hangers and most other airport facilities at Burlington Municipal Airport are located in Racine County. The airport's northwest-southeast runway extends into Walworth County.*

Map IV-1

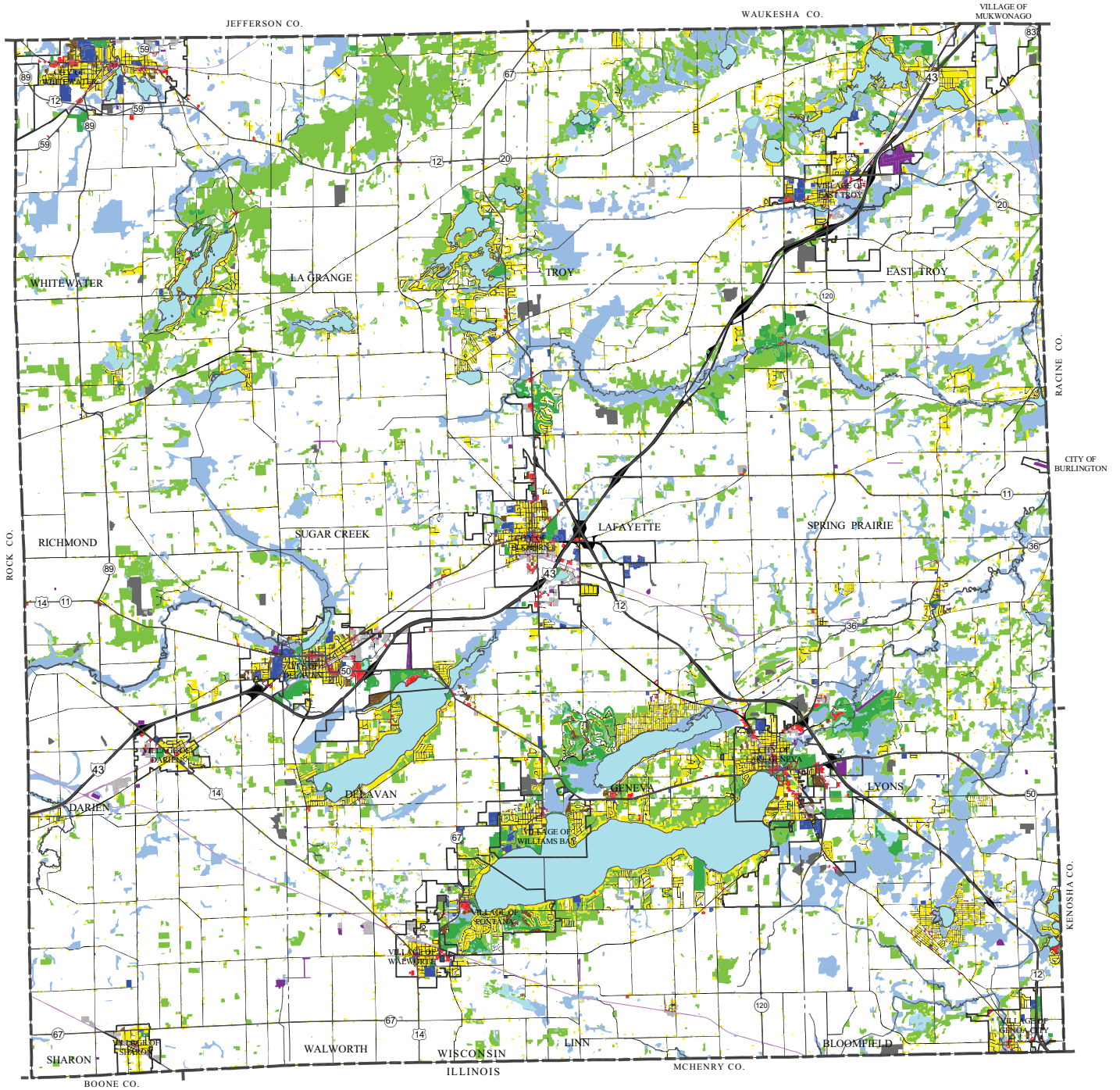
HISTORICAL URBAN GROWTH IN WALWORTH COUNTY: 1850 - 2000

















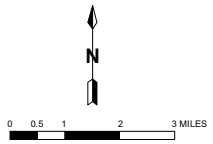
Source: SEWRPC.

Map IV-2

EXISTING LAND USE IN WALWORTH COUNTY: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATION, AND UTILITIES
(OTHER THAN STREETS AND RAILWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | RAILWAYS |
|  | RECREATIONAL |  | SURFACE WATER |



Source: SEWRPC.

Table IV-1

EXISTING LAND USE IN WALWORTH COUNTY: 1963, 1980, AND 2000

Land Use Category ^a	1963			1980			2000		
	Acres	Percent of Urban/Nonurban	Percent of Total	Acres	Percent of Urban/Nonurban	Percent of Total	Acres	Percent of Urban/Nonurban	Percent of Total
Urban									
Residential									
Single-Family	10,519	38.1	2.9	14,627	39.1	4.0	19,327	41.5	5.2
Multi-Family	72	0.3	0.0	346	0.9	0.1	932	2.0	0.3
Subtotal	10,591	38.4	2.9	14,973	40.0	4.1	20,259	43.5	5.5
Commercial	655	2.4	0.2	931	2.5	0.3	1,248	2.7	0.3
Industrial	381	1.4	0.1	701	1.9	0.2	1,420	3.1	0.4
Transportation, Communication, and Utilities									
Street and Highways	9,351	33.9	2.5	12,327	32.9	3.3	13,710	29.4	3.7
Railroads	1,004	3.6	0.3	928	2.5	0.2	682	1.5	0.2
Other	273	1.0	0.1	638	1.7	0.2	814	1.7	0.2
Subtotal	10,628	38.5	2.9	13,893	37.1	3.7	15,206	32.6	4.1
Governmental and Institutional	1,060	3.8	0.3	1,379	3.7	0.4	1,734	3.7	0.5
Recreational	2,037	7.4	0.5	3,538	9.4	1.0	4,307	9.3	1.2
Unused Urban	2,235	8.1	0.6	2,039	5.4	0.5	2,379	5.1	0.6
Urban Subtotal	27,587	100.0	7.5	37,454	100.0	10.2	46,553	100.0	12.6
Non-Urban									
Natural Areas									
Surface Water	13,769	4.0	3.7	14,394	4.3	3.9	14,466	4.5	3.9
Wetlands	28,688	8.4	7.8	26,669	8.1	7.2	26,854	8.3	7.3
Woodlands	31,516	9.2	8.5	31,382	9.5	8.5	31,294	9.7	8.5
Subtotal	73,973	21.6	20.0	72,445	21.9	19.6	72,614	22.5	19.7
Extractive and Landfill	616	0.2	0.2	1,090	0.3	0.3	1,499	0.5	0.4
Agricultural	260,642	76.4	70.6	250,652	75.6	67.9	237,671	73.7	64.4
Unused Rural	6,133	1.8	1.7	7,310	2.2	2.0	10,614	3.3	2.9
Non-Urban Subtotal	341,364	100.0	92.5	331,497	100.0	89.8	322,398	100.0	87.4
Total	368,951	--	100.0	368,951	--	100.0	368,951	--	100.0

Land Use Category ^a	Change					
	1963-1980		1980-2000		1963-2000	
	Acres	Percent	Acres	Percent	Acres	Percent
Urban						
Residential						
Single-Family	4,108	39.1	4,700	32.1	8,808	83.7
Multi-Family	274	>300.0	586	169.4	860	>300.0
Subtotal	4,382	41.4	5,286	35.3	9,668	91.3
Commercial	276	42.1	317	34.0	593	90.5
Industrial	320	84.0	719	102.6	1,039	272.7
Transportation, Communication, and Utilities						
Street and Highways	2,976	31.8	1,383	11.2	4,359	46.6
Railroads	-76	-7.6	-246	-26.5	-322	-32.1
Other	365	133.7	176	27.6	541	198.2
Subtotal	3,265	30.7	1,313	9.5	4,578	43.1
Governmental and Institutional	319	30.1	355	25.7	674	63.6
Recreational	1,501	73.1	769	21.7	2,270	111.4
Unused Urban	-196	-8.8	340	16.7	144	6.4
Urban Subtotal	9,867	35.8	9,099	24.3	18,966	68.7
Non-Urban						
Natural Areas						
Surface Water	625	4.5	72	0.5	697	5.1
Wetlands	-2,019	-7.0	185	0.7	-1,834	-6.4
Woodlands	-134	-0.4	-88	-0.3	-222	-0.7
Subtotal	-1,528	-2.1	169	0.2	-1,359	-1.8
Extractive and Landfill	474	76.9	409	37.5	883	143.3
Agricultural	-9,990	-3.8	-12,981	-5.2	-22,971	-8.8
Unused Rural	1,177	19.2	3,304	45.2	4,481	73.1
Non-Urban Subtotal	-9,867	-2.9	-9,099	-2.7	-18,966	-5.6

^aOff-street parking is included with the associated land use.

Source: SEWRPC.

Table IV-2

LAND USE ACREAGE IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Land Use Category ^a	Civil Division									
	Town of Bloomfield		Town of Darien		Town of Delavan		Town of East Troy		Town of Geneva	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban										
Residential										
Single-Family	1,233	5.8	562	2.6	1,501	8.4	1,472	7.8	1,246	6.5
Multi-Family	--	--	--	--	87	0.5	7	--	83	0.4
Subtotal	1,233	5.8	562	2.6	1,588	8.9	1,479	7.8	1,329	6.9
Commercial	49	0.2	24	0.1	66	0.4	16	0.1	69	0.4
Industrial	15	0.1	101	0.5	62	0.3	17	0.1	24	0.1
Transportation, Communication, and Utilities										
Street and Highways	955	4.5	883	4.1	763	4.3	712	3.8	1,060	5.5
Railroads	--	--	107	0.5	47	0.3	82	0.4	68	0.4
Other	26	0.1	52	0.2	28	0.2	16	0.1	22	0.1
Subtotal	981	4.6	1,042	4.8	838	4.7	810	4.3	1,150	6.0
Governmental and Institutional	26	0.1	23	0.1	40	0.2	68	0.4	69	0.4
Recreational	144	0.7	15	0.1	71	0.4	271	1.4	502	2.6
Unused Urban	244	1.1	6	--	165	0.9	71	0.4	276	1.4
Urban Subtotal	2,692	12.6	1,773	8.2	2,830	15.8	2,732	14.4	3,419	17.7
Non-Urban										
Natural Areas										
Surface Water	451	2.1	116	0.5	1,823	10.2	1,193	6.3	1,011	5.2
Wetlands	3,749	17.6	1,233	5.7	1,145	6.4	2,275	12.0	1,062	5.5
Woodlands	1,165	5.5	1,537	7.1	875	4.9	1,916	10.1	1,858	9.6
Subtotal	5,365	25.2	2,886	13.3	3,843	21.5	5,384	28.4	3,931	20.4
Extractive and Landfill	185	0.9	216	1.0	110	0.6	180	1.0	63	0.3
Agricultural	12,386	58.2	16,392	75.5	10,828	60.5	9,945	52.5	11,048	57.2
Unused Rural	654	3.1	437	2.0	274	1.5	689	3.6	838	4.3
Non-Urban Subtotal	18,590	87.4	19,931	91.8	15,055	84.2	16,198	85.6	15,880	82.3
Total	21,282	100.0	21,704	100.0	17,885	100.0	18,930	100.0	19,299	100.0

Land Use Category ^a	Civil Division									
	Town of LaFayette		Town of LaGrange		Town of Linn		Town of Lyons		Town of Richmond	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban										
Residential										
Single-Family	632	2.9	1,013	4.4	1,348	6.5	912	4.1	710	3.1
Multi-Family	4	--	--	--	4	--	20	0.1	2	--
Subtotal	636	2.9	1,013	4.4	1,352	6.5	932	4.2	712	3.1
Commercial	22	0.1	7	--	35	0.2	62	0.3	11	--
Industrial	35	0.2	5	--	34	0.2	53	0.2	8	--
Transportation, Communication, and Utilities										
Street and Highways	865	3.9	644	2.8	645	3.1	656	3.0	529	2.3
Railroads	--	--	--	--	76	0.4	--	--	--	--
Other	4	--	1	--	11	0.1	59	0.3	11	--
Subtotal	869	3.9	645	2.8	732	3.5	715	3.2	540	2.3
Governmental and Institutional	24	0.1	9	--	44	0.2	43	0.2	8	--
Recreational	471	2.1	196	0.9	165	0.8	512	2.3	30	0.1
Unused Urban	6	--	17	0.1	66	0.3	81	0.4	9	--
Urban Subtotal	2,063	9.4	1,892	8.3	2,428	11.6	2,398	10.8	1,318	5.7
Non-Urban										
Natural Areas										
Surface Water	66	0.3	1,043	4.6	3,288	15.7	230	1.0	504	2.2
Wetlands	1,849	8.4	616	2.7	444	2.1	3,129	14.1	1,107	4.8
Woodlands	2,042	9.3	5,161	22.6	1,573	7.5	2,375	10.7	2,560	11.1
Subtotal	3,957	17.9	6,820	29.8	5,305	25.4	5,734	25.8	4,171	18.1
Extractive and Landfill	266	1.2	73	0.3	24	0.1	86	0.4	36	0.2
Agricultural	5,168	68.8	13,370	58.5	12,606	60.4	13,045	58.8	17,232	74.8
Unused Rural	604	2.7	704	3.1	517	2.5	924	4.2	275	1.2
Non-Urban Subtotal	19,995	90.6	20,967	91.7	18,452	88.4	19,789	89.2	21,714	94.3
Total	22,058	100.0	22,859	100.0	20,880	100.0	22,187	100.0	23,032	100.0

Table IV-2 (continued)

Land Use Category ^a	Civil Division									
	Town of Sharon		Town of Spring Prairie		Town of Sugar Creek		Town of Troy		Town of Walworth	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban										
Residential										
Single-Family	321	1.4	808	3.5	991	4.6	915	4.0	598	3.2
Multi-Family	1	--	--	--	--	--	--	--	2	--
Subtotal	322	1.4	808	3.5	991	4.6	915	4.0	600	3.2
Commercial	3	--	6	--	16	0.1	12	0.1	20	0.1
Industrial	31	0.1	15	0.1	17	0.1	30	0.1	79	0.4
Transportation, Communication, and Utilities										
Street and Highways	518	2.3	480	2.1	622	2.9	498	2.2	481	2.6
Railroads	76	0.3	--	--	--	--	--	--	65	0.3
Other	27	0.1	18	0.1	38	0.2	7	--	30	0.2
Subtotal	621	2.7	498	2.2	660	3.0	505	2.2	576	3.1
Governmental and Institutional	20	0.1	11	--	38	0.2	13	0.1	41	0.2
Recreational	2	--	86	0.4	64	0.3	135	0.6	91	0.5
Unused Urban	--	--	18	0.1	111	0.5	10	--	27	0.1
Urban Subtotal	999	4.4	1,442	6.3	1,897	8.8	1,620	7.1	1,434	7.7
Non-Urban										
Natural Areas										
Surface Water	32	0.1	171	0.7	501	2.3	475	2.1	569	3.1
Wetlands	594	2.6	2,130	9.3	1,142	5.3	2,474	10.9	407	2.2
Woodlands	444	2.0	2,210	9.6	938	4.3	2,364	10.4	913	4.9
Subtotal	1,070	4.7	4,511	19.7	2,581	11.9	5,313	23.4	1,889	10.2
Extractive and Landfill	70	0.3	29	0.1	74	0.3	--	--	20	0.1
Agricultural	20,528	90.5	16,224	70.8	16,638	76.9	14,860	65.4	15,004	80.7
Unused Rural	27	0.1	718	3.1	450	2.1	934	4.1	255	1.4
Non-Urban Subtotal	21,695	95.6	21,482	93.7	19,743	91.2	21,107	92.9	17,168	92.3
Total	22,694	100.0	22,924	100.0	21,640	100.0	22,727	100.0	18,602	100.0

Land Use Category ^a	Civil Division									
	Town of Whitewater		City of Burlington ^b		City of Delavan		City of Elkhorn		City of Lake Geneva	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban										
Residential										
Single-Family	592	3.0	--	--	470	10.2	505	10.3	616	13.2
Multi-Family	--	--	--	--	130	2.8	125	2.5	157	3.4
Subtotal	592	3.0	--	--	600	13.0	630	12.9	773	16.5
Commercial	36	0.2	--	--	153	3.3	149	3.0	167	3.6
Industrial	13	0.1	--	--	174	3.8	194	4.0	77	1.6
Transportation, Communication, and Utilities										
Street and Highways	483	2.5	--	--	473	10.3	592	12.1	420	9.0
Railroads	28	0.1	--	--	16	0.3	21	0.4	--	--
Other	15	0.1	18	22.0	63	1.4	33	0.7	71	1.5
Subtotal	526	2.7	18	22.0	552	12.0	646	13.2	491	10.5
Governmental and Institutional	19	0.1	--	--	213	4.6	207	4.2	156	3.3
Recreational	140	0.7	--	--	367	8.0	131	2.7	334	7.1
Unused Urban	33	0.2	--	--	179	3.9	335	6.8	271	5.8
Urban Subtotal	1,359	7.0	18	22.0	2,238	48.6	2,292	46.8	2,269	48.5
Non-Urban										
Natural Areas										
Surface Water	693	3.6	--	--	308	6.7	34	0.7	529	11.3
Wetlands	1,801	9.2	2	2.4	277	6.0	183	3.7	262	5.6
Woodlands	1,941	10.0	--	--	55	1.2	63	1.3	452	9.7
Subtotal	4,435	22.8	2	2.4	640	13.9	280	5.7	1,243	26.6
Extractive and Landfill	51	0.3	--	--	4	0.1	--	--	--	--
Agricultural	13,268	68.1	62	75.6	1,399	30.4	2,037	41.6	1,010	21.6
Unused Rural	365	1.9	--	--	325	7.1	293	6.0	153	3.3
Non-Urban Subtotal	18,119	93.0	64	78.0	2,368	51.4	2,610	53.2	2,406	51.5
Total	19,478	100.0	82	100.0	4,606	100.0	4,902	100.0	4,675	100.0

Table IV-2 (continued)

Land Use Category ^a	Civil Division									
	City of Whitewater ^b		Village of Darien		Village of East Troy		Village of Fontana		Village of Genoa City ^b	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban										
Residential										
Single-Family	617	17.6	208	25.1	354	12.2	589	21.0	223	16.4
Multi-Family	113	3.2	8	1.0	28	1.0	90	3.2	12	0.9
Subtotal	730	20.8	216	26.1	382	13.2	679	24.2	235	17.3
Commercial	112	3.2	25	3.0	68	2.3	33	1.2	21	1.5
Industrial	114	3.2	43	5.2	106	3.7	4	0.1	47	3.5
Transportation, Communication, and Utilities										
Street and Highways	280	8.0	91	11.0	352	12.1	194	6.9	103	7.6
Railroads	38	1.1	16	1.9	6	0.2	--	--	--	--
Other	16	0.5	11	1.3	200	6.9	9	0.3	7	0.5
Subtotal	334	9.5	118	14.3	558	19.2	203	7.2	110	8.1
Governmental and Institutional	308	8.8	10	1.2	114	3.9	16	0.6	35	2.6
Recreational	58	1.7	27	3.3	12	0.4	301	10.7	23	1.7
Unused Urban	89	2.5	21	2.5	64	2.2	18	0.6	108	8.0
Urban Subtotal	1,745	49.7	460	55.6	1,304	44.9	1,254	44.8	579	42.7
Non-Urban										
Natural Areas										
Surface Water	184	5.2	--	--	34	1.2	655	23.4	--	--
Wetlands	251	7.1	13	1.6	336	11.6	92	3.3	61	4.5
Woodlands	24	0.7	22	2.7	81	2.8	371	13.2	61	4.5
Subtotal	459	13.1	35	4.2	451	15.5	1,118	39.9	122	9.0
Extractive and Landfill	--	--	3	0.4	1	--	8	0.3	--	--
Agricultural	1,054	30.0	288	34.8	769	26.5	209	7.5	598	44.1
Unused Rural	254	7.2	42	5.1	377	13.0	212	7.6	57	4.2
Non-Urban Subtotal	1,767	50.3	368	44.4	1,598	55.1	1,547	55.2	777	57.3
Total	3,512	100.0	828	100.0	2,902	100.0	2,801	100.0	1,356	100.0

Land Use Category ^a	Civil Division									
	Village of Mukwonago ^b		Village of Sharon		Village of Walworth		Village of Williams Bay		Walworth County	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban										
Residential										
Single-Family	10	0.9	222	34.0	215	22.1	444	19.1	19,327	5.2
Multi-Family	--	--	8	1.2	17	1.7	34	1.5	932	0.3
Subtotal	10	0.9	230	35.2	232	23.8	478	20.6	20,259	5.5
Commercial	2	0.2	3	0.5	49	5.0	12	0.5	1,248	0.3
Industrial	--	--	39	6.0	70	7.2	13	0.6	1,420	0.4
Transportation, Communication, and Utilities										
Street and Highways	65	5.6	74	11.3	106	10.9	166	7.1	13,710	3.7
Railroads	17	1.5	9	1.4	10	1.0	--	--	682	0.2
Other	--	--	1	0.2	7	0.7	13	0.6	814	0.2
Subtotal	82	7.1	84	12.9	123	12.6	179	7.7	15,206	4.1
Governmental and Institutional	2	0.2	7	1.1	60	6.2	110	4.7	1,734	0.5
Recreational	--	--	9	1.4	26	2.7	124	5.3	4,307	1.2
Unused Urban	--	--	33	5.1	49	5.0	72	3.1	2,379	0.6
Urban Subtotal	96	8.3	405	62.0	609	62.5	988	42.5	46,553	12.6
Non-Urban										
Natural Areas										
Surface Water	2	0.2	--	--	--	--	554	23.8	14,466	3.9
Wetlands	29	2.5	--	--	1	0.1	190	8.2	26,854	7.3
Woodlands	54	4.7	--	--	15	1.5	224	9.6	31,294	8.5
Subtotal	85	7.4	--	--	16	1.6	968	41.7	72,614	19.7
Extractive and Landfill	--	--	--	--	--	--	--	--	1,499	0.4
Agricultural	967	83.7	185	28.3	221	22.7	330	14.2	237,671	64.4
Unused Rural	7	0.6	63	9.6	128	13.1	38	1.6	10,614	2.9
Non-Urban Subtotal	1,059	91.7	248	38.0	365	37.5	1,336	57.5	322,398	87.4
Total	1,155	100.0	653	100.0	974	100.0	2,324	100.0	368,951	100.0

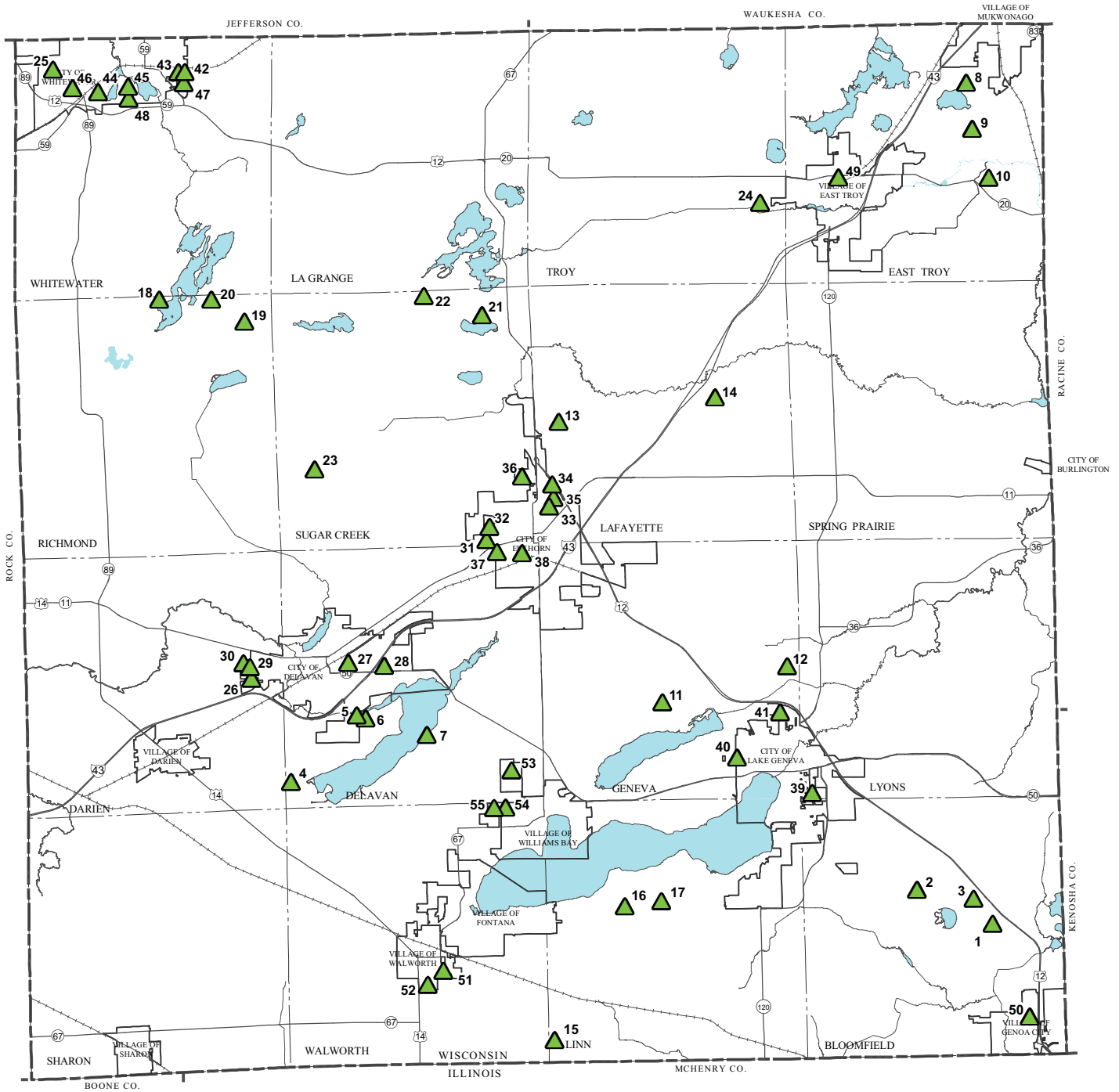
^aOff-street parking is included with the associated land use.


^bWalworth County portion only.

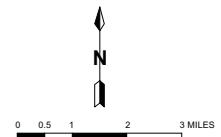
Source: SEWRPC.

Map IV-3

RESIDENTIAL SUBDIVISIONS PLATTED IN WALWORTH COUNTY: 2000 - 2005



-  RESIDENTIAL SUBDIVISION HAVING 4 OR MORE LOTS PLATTED BETWEEN 2000 AND 2005
- 25** SUBDIVISION REFERENCE NUMBER (SEE TABLE IV-3)



Source: SEWRPC.

Table IV-3

RESIDENTIAL SUBDIVISIONS PLATTED IN WALWORTH COUNTY: 2000-2005

Civil Division	Number on Map IV-3	Name of Subdivision	Number of Lots
Town of Bloomfield	1	Brookwood Acres, A Subdivision	14
	2	Heartland Subdivision	7
	3	Willow Estates, A Subdivision	37
Town of Darien	--	None	--
Town of Delavan	4	Dutch Meadows Subdivision	30
	5	High Pointe	15
	6	High Pointe Addition 1	38
	7	Town of Delavan Assessor's Plat 1....	9
Town of East Troy	8	Eastwood Estates	23
	9	Greystone Estates	8
	10	Oak Hills Estates	6
Town of Geneva	11	Deer Crossing Subdivision	21
	12	Trinity Mountain Estates	20
Town of LaFayette	13	Ridgeview Estates	44
	14	Sugar Creek Preserve	52
Town of LaGrange	--	None	--
Town of Linn	15	Highfield Glen Conservancy, A Subdivision	15
	16	Maple Ridge Estates, A Subdivision	9
	17	Woodstone	43
Town of Lyons	--	None	--
Town of Richmond	18	Cliff's View Subdivision	5
	19	Hillside Trails, A Subdivision	9
	20	Lorwood Acres, A Subdivision	7 ^a
Town of Sharon	--	None	--
Town of Spring Prairie	--	None	--
Town of Sugar Creek	21	Final Plat Of Poplar Ridge Subdivision	14
	22	Lost Nation Farms of Lauderdale Lakes	7
	23	Sugar Creek Estates, A Subdivision	7
Town of Troy	24	The Orchards	11
Town of Walworth	--	None	--
Town of Whitewater	20	Lorwood Acres, A Subdivision	9 ^b
City of Delavan	26	Autumn Ridge Subdivision	5

Civil Division	Number on Map IV-3	Name of Subdivision	Number of Lots
City of Delavan (continued)	27	Bentley Subdivision	7
	28	Final Plat of Delavan Crossings	8
	29	The Fields of Delavan	69
	30	The Fields of Delavan West	29
City of Elkhorn	31	Elkhorn West Addition 1	46
	32	Elkhorn West Addition 2	71
	33	Fair Meadow Subdivision	12
	34	Harvest Pointe North	26
	35	Harvest Pointe South	72
	36	Hearthstone of Elkhorn Addition 1....	49
	37	Stonegate Farms	25
	38	Westward Pointe, A Subdivision	10
City of Lake Geneva	39	Meadowland Subdivision	48
	40	Pond View Estates, A Subdivision	7
	41	Stone Ridge, A Subdivision	168
City of Whitewater	42	Pine Bluff	14
	25	Mound Meadows	21
	43	Pine Bluff Addition 1	28
	44	Springbrook	7
	45	Tripp Lake Estates	14
	46	Walton Crest	10
	47	Walton's Pine Bluff	44
	48	Waters Edge South	44
Village of Darien	--	None	--
Village of East Troy	49	Crystal Acres	16
Village of Fontana	--	None	--
Village of Genoa City	50	Hunters Ridge Subdivision Addition 1	75
Village of Sharon	--	None	--
Village of Walworth	51	Bigfoot Ridge of Walworth Addition 2	14
	52	Indian Prairie Subdivision	54
Village of Williams Bay	53	Bailey Estates, A Subdivision	188
	54	Lakewood Trails North Subdivision	19
	55	Prairie View Subdivision	82

Note: Includes residential subdivisions of at least four lots, platted between 2000 and 2005.

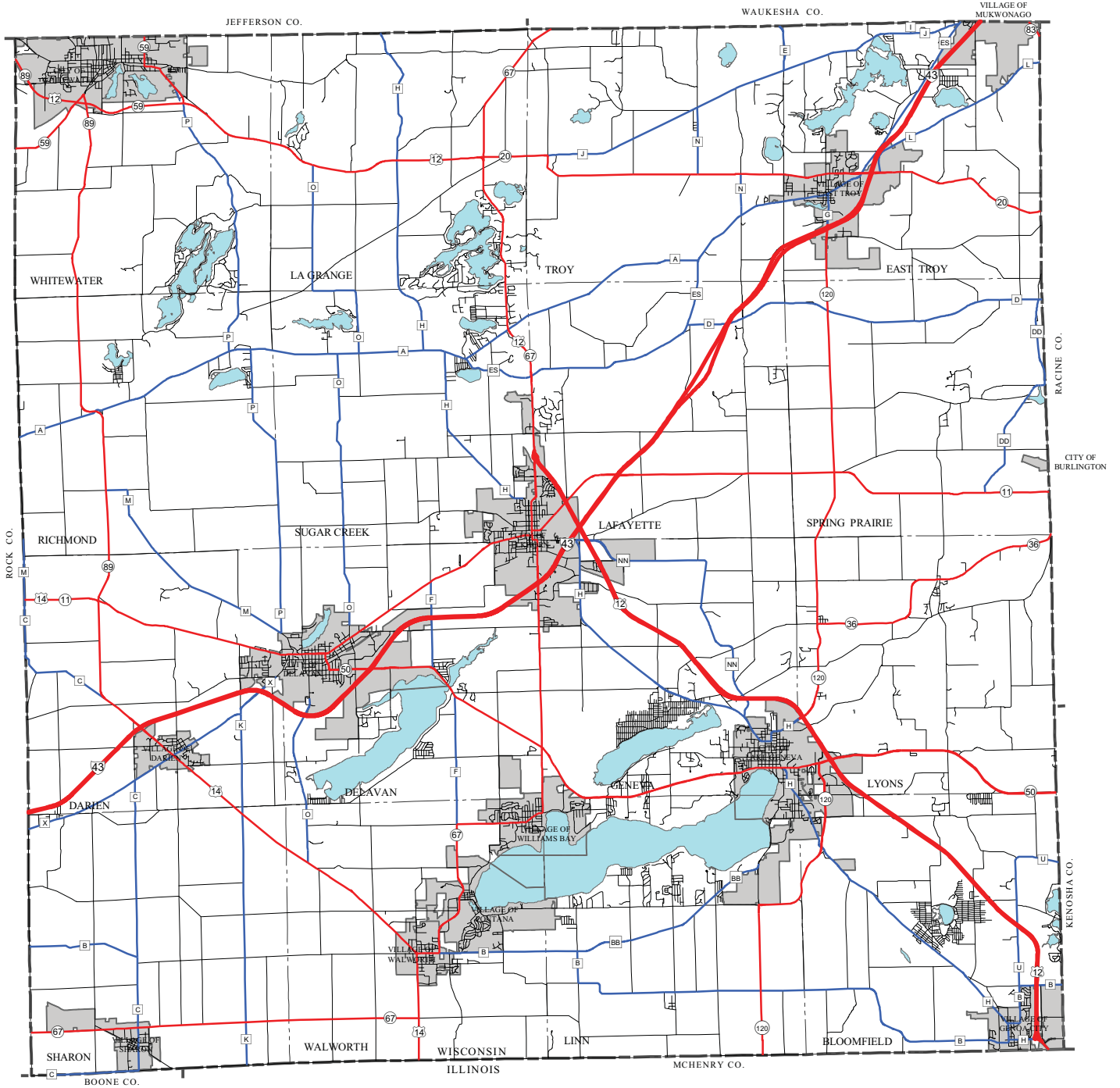
^aDoes not include nine additional lots located in the Town of Whitewater.

^bDoes not include seven additional lots located in the Town of Richmond.

Source: SEWRPC.

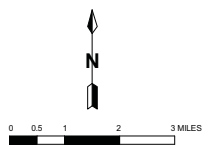
Map IV-4

EXISTING PUBLIC STREETS AND HIGHWAYS IN WALWORTH COUNTY: 2005

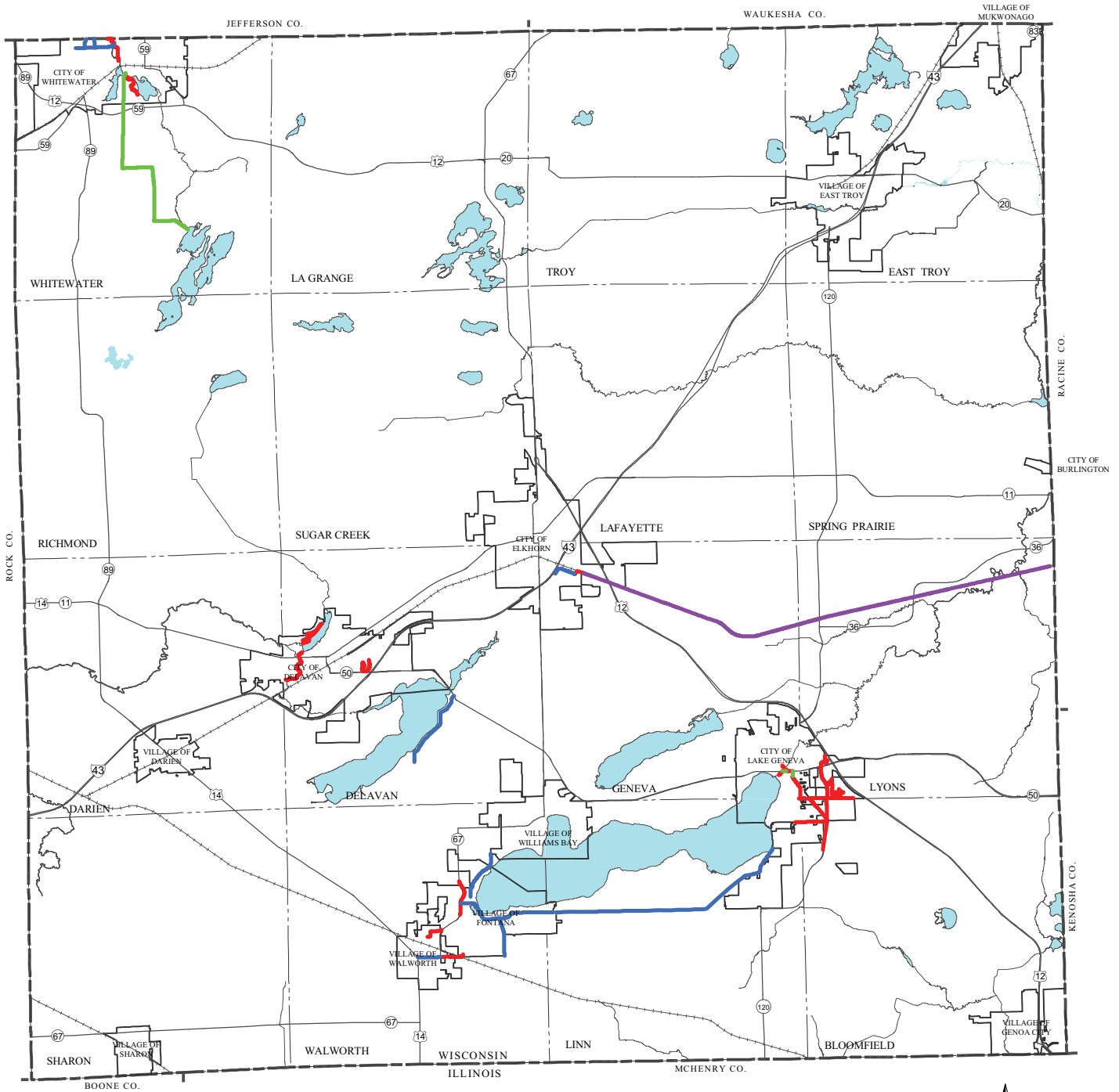


- STATE TRUNK HIGHWAY - FREEWAY
- STATE TRUNK HIGHWAY - STANDARD ARTERIAL
- COUNTY TRUNK HIGHWAY
- LOCAL STREETS AND HIGHWAYS

Source: SEWRPC.

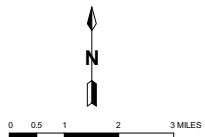


**Map IV-5
DESIGNATED BIKEWAYS IN WALWORTH COUNTY: 2007**



- | | |
|---|---|
| ON STREET | OFF STREET |
| — BIKE LANE | — PATH |
| — SHARED ROADWAY | — WHITE RIVER TRAIL |

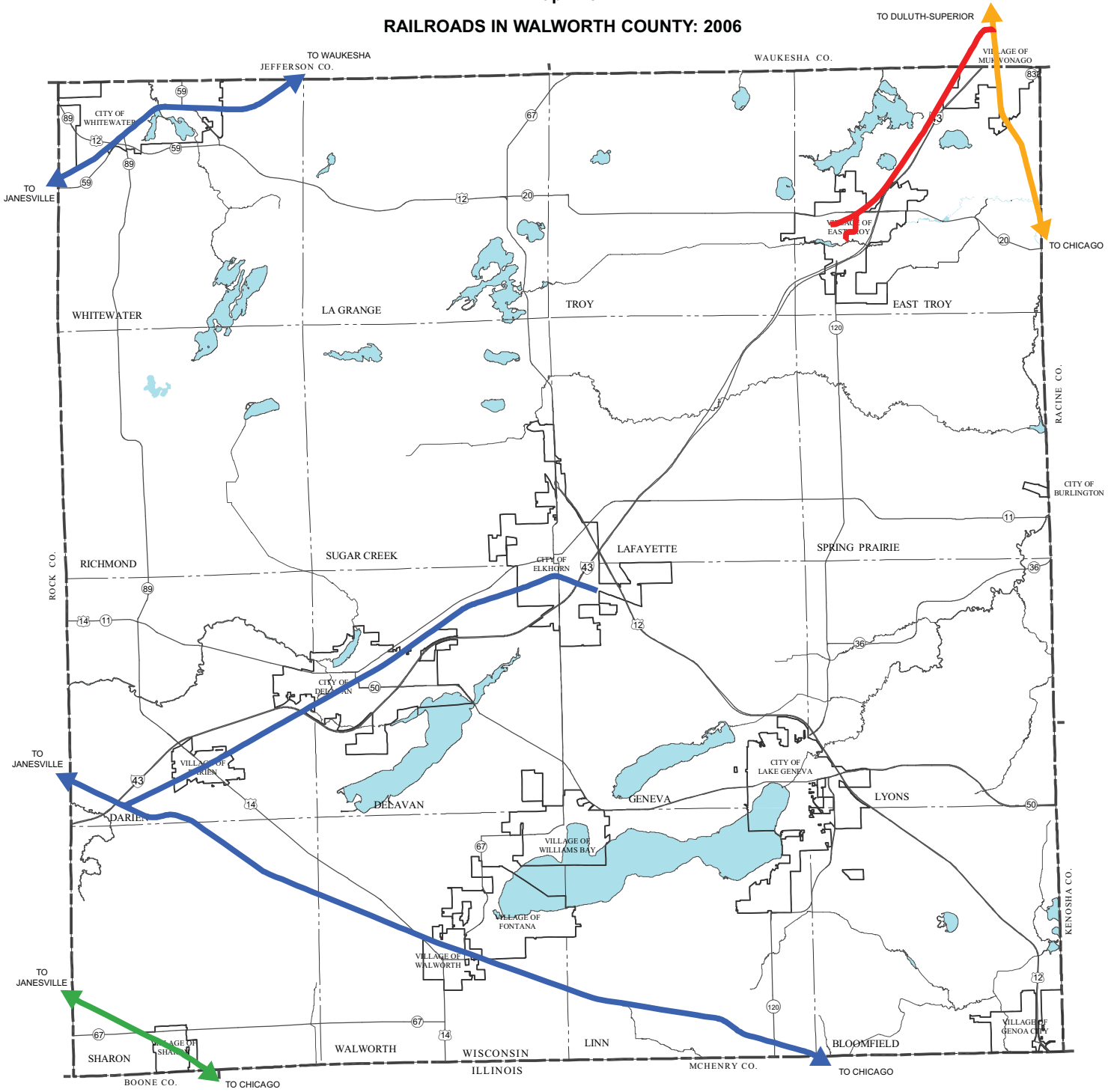
NOTE: THIS MAP DOES NOT REFLECT MOUNTAIN-BIKING TRAILS ON DNR PROPERTY IN THE KETTLE MORAINÉ.



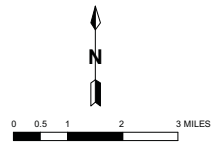
Source: SEWRPC.

Map IV-6

RAILROADS IN WALWORTH COUNTY: 2006



- WISCONSIN AND SOUTHERN RAILROAD COMPANY (WSOR)
- UNION PACIFIC RAILROAD (UP)
- CANADIAN NATIONAL RAILWAY (CN)
- MUNICIPALITY OF EAST TROY WISCONSIN RAILROAD (METW)



Source: SEWRPC.

Chapter V

INVENTORY OF UTILITIES AND COMMUNITY FACILITIES

INTRODUCTION

This chapter presents an inventory of two additional aspects of the built environment—utilities and community facilities. The first part of this chapter describes key public and private utilities, including sanitary sewer and water supply, stormwater management, electric power, natural gas, and telecommunication facilities. The second part of this chapter describes basic community facilities and services, including existing governmental buildings; police, fire, and emergency medical facilities and services; solid waste management facilities and services; schools; health care facilities; child care facilities; assisted living facilities; nursing homes; and cemeteries.

UTILITIES

Sanitary Sewer Service

Areas served by public sanitary sewer service in Walworth County in 2000 encompassed a total area of about 27.6 square miles, or 5 percent of the County, with an estimated resident population of 62,100 persons, or 68 percent of the County population. These areas include most of the developed portions of the County's cities and villages, along with certain lake area communities and other urban enclaves in towns—including the Pell Lake area in the Town of Bloomfield; the Delavan Lake area in the Town of Delavan; the Potter Lake area in the Town of East Troy; the Geneva National and Lake Como Estates areas in the Town of Geneva; and the unincorporated community of Lyons, the Grand Geneva area, and the Country Estates area in the Town of Lyons (see Map V-1). The sewered areas shown on Map V-1 were served by nine public sewage treatment plants in 2000. Those plants, along with their capacities and flow rates, are listed in Table V-1.

Since 2000, the Village of Mukwonago, whose sewage treatment plant is located in Waukesha County, has extended sanitary sewer service to a portion of the Village located west of IH 43, just south of the Walworth-Waukesha County line.

Under State administrative rules, sanitary sewers may be extended only to areas located within planned sewer service areas identified in local sanitary sewer service area plans adopted as part of the regional water quality management plan. Sewer service area plans are long-range plans intended to guide the provision of sanitary sewer service over a 20-year period. Sewer service area plans are prepared through a cooperative planning process involving the concerned local units of government including the governmental unit responsible for the sewage treatment plant, the Regional Planning Commission, and the Wisconsin Department of Natural Resources. Such

plans may be amended in response to changing local conditions as well as in response to new population projections, subject to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*. Currently adopted sewer service areas in Walworth County are also shown on Map V-1.

Most of the planned sanitary sewer service areas identified on Map V-1 would accommodate a mix of residential, commercial, and other urban uses. Three areas—Alpine Valley, Mallard Ridge, and Rainbow Springs—have been identified as planned sewer service areas in response to special circumstances and needs. The first two sites were identified as sewer service areas to enable the extension of sewer service for specific purposes—to provide sewer service to recreational facilities at Alpine Valley and the landfill facility at Mallard Ridge. The third area, Rainbow Springs, was added to the planned sewer service area tributary to the Village of Mukwonago sewage treatment plant in 1984. It was added to the sewer service area to enable the provision of public sewer service to the resort-recreational facilities that had been developed in the Waukesha County portion of that site. The Walworth County portion of the site was included in the sewer service area because it was under the same ownership. At that time, it was envisioned that sewer service would be provided to serve recreation-oriented uses at Rainbow Springs; it was not envisioned that the area would be developed for intensive urban uses.

Private Onsite Wastewater Treatment

Residential development and other urban development not served by public sanitary sewerage systems relies on private onsite wastewater treatment systems (POWTS). There are a number of types of such systems including conventional systems, in-ground pressure systems, mound systems, holding tank systems, and others. It is estimated that there is a total of about 14,100 private onsite wastewater systems in Walworth County. This includes about 7,900 systems that are included in the County’s POWTS maintenance program and an estimated 6,200 other systems not included in that program.

Water Supply Service

In 2005, 16 municipal water supply systems provided water supply to about 22.2 square miles, or 4 percent of the total area of Walworth County, with an estimated resident population of about 59,100 persons, or 61 percent of the County population. All of the water supply systems in Walworth County rely on groundwater as a source of supply. Areas served by public water supply systems in 2005 are shown on Map V-2, and selected characteristics of each system are presented in Table V-2. In 2005 the Village of Mukwonago was in the process of extending public water supply service to a portion of the Village located west of IH 43, just south of the Walworth-Waukesha County line.

In 2005, there were also 22 existing private community water supply systems operating in Walworth County (see Map V-2 and Table V-3). These systems primarily serve residential development, such as subdivisions, apartment or condominium developments, and mobile home parks. All of these systems rely on groundwater as a source of supply. In combination, these systems served a total of about 3,800 persons in Walworth County in 2005, less than 4 percent of the County population.¹

In addition to the foregoing, there were numerous privately owned, self-supplied water supply systems operating in Walworth County. These systems serve industrial, commercial, and recreational facilities as well as agricultural and other irrigation facilities. All such facilities utilize groundwater as a source of supply.

Finally, an estimated 38,000 persons, or about 39 percent of the total County population, were served by private domestic wells in 2005.

¹ “Private community water supply systems” reported herein are community water systems, not owned by a city, village, town, or other public entity as identified by the Wisconsin Department of Natural Resources (WDNR). As classified by the WDNR, a community water system is essentially one that regularly serves at least 25 year-round residents.

Stormwater Management Facilities

Street improvements in areas with urban density development generally employ curb and gutter and storm sewer facilities to carry stormwater runoff. Street improvements in less densely developed areas (and less impervious surface) generally use roadside ditches and swales, culverts, and overland flow paths to carry stormwater runoff. Stormwater storage and infiltration facilities are increasingly important components of the stormwater management system, regardless of whether curbs and gutters or roadside swales are used to convey stormwater.

Within Walworth County, cities and villages rely on curb and gutter storm sewer systems or a combination of curb and gutter systems and roadside swales and culverts. Towns rely primarily on roadside swale and culvert systems.

Electric Power

In Walworth County, electric power service is provided primarily by WE Energies, which generally serves the northerly portion of the County, and by Alliant Energies, which generally serves the southerly portion. Rock County Electric Cooperative serves portions of the Towns of Darien and Sharon. In addition, the City of Elkhorn electric utility serves the City of Elkhorn and certain adjacent areas. The Elkhorn electric utility, the only municipal electric utility in the County, purchases electric power from Alliant Energy; it serves about 4,200 customers.

The American Transmission Company (ATC) owns all major electric power transmission lines in Walworth County. Electric power transmission lines of 69 kV and greater in Walworth County are shown on Map V-3. The ATC is in the process of upgrading electric power transmission facilities in the Delavan-Darien area, as shown on Map V-3. The project will result in the removal of certain existing transmission lines, including a segment in the vicinity of the Turtle Creek Wildlife Area.

Wind Energy Potential

Wind energy is growing as a potential alternative energy source for electricity in Wisconsin. Wind speed is one indicator of wind energy potential; areas having higher wind speeds would tend to be more favorable for wind farm development, though research is expanding the potential of large scale wind farms to areas with more moderate wind speeds. Average annual wind speeds for the State of Wisconsin are shown on Map V-4. Wind speeds are shown in miles per hour at a height of 100 meters above ground. As shown on this map, the average annual wind speed for most of Walworth County is 13 to 14 miles per hour. Generally, average annual speeds of 11 miles per hour would be necessary for large-scale wind farm development. Wind speeds typically increase as the height above ground increases. Existing wind farms in Wisconsin have turbine heights ranging from 60 to 65 meters, but wind turbine heights for more recent developments have been increasing in size, typically ranging from 80 to 100 meters above ground.

Wind farm siting depends on a number of factors. These include the wind resource, access to transmission infrastructure, cost per kilowatt hour, topography, and population distribution. Wind farm developments are typically sited in agricultural areas with smaller populations and where people own large tracts of land. There are currently five utility-scale wind farm developments (connected to the power grid) in Wisconsin; they are located in Brown, Fond du Lac, Iowa, and Kewaunee Counties. The number of wind turbines at these sites ranges from two to 20. Three large wind farms were under construction in Fond du Lac and Dodge Counties in 2007.

Natural Gas and Crude Oil Transmission

All of Walworth County is within the WE Energies natural gas service area. Natural gas transmission pipelines that run through Walworth County are shown on Map V-5. The Guardian pipeline is located in the western portion of the County. It originates in Illinois and extends through the Town of Walworth to the northern edge of the County and into Jefferson County. Northern Natural Gas owns a pipeline that runs across the northwest part of the County in the Towns of Whitewater and LaGrange. ANR Pipeline Company owns pipelines that run diagonally through the southwest and southeast portions of the County and into Illinois.

Map V-5 also shows the location of a crude oil transmission pipeline owned by Enbridge Energy Partners, L.P. It is part of the Lakehead System, which extends throughout the Great Lakes area. The pipeline shown on Map V-5 runs from northwest Wisconsin, and southeasterly through Walworth County, to the Chicago area.

Telecommunication Facilities

Increasing demand for wireless telecommunications service has resulted in an increase of telecommunications antenna sites and related facilities in Walworth County. An inventory of cellular/PCS antenna sites was completed by the Regional Planning Commission for the Southeastern Wisconsin Region in 2005. In Walworth County, this inventory identified a total of 50 antenna sites—towers and other tall structures—that accommodate cellular/PCS antennas for mobile wireless service, including facilities operated by Cingular Wireless, Nextel Communications, Sprint PCS, U.S. Cellular, and Verizon Wireless. The inventory also identified two antenna sites, operated by Netwurx, that provide fixed wireless service. The locations of these antenna sites are shown on Map V-6.

Also shown on Map V-6 are other known communication antenna/tower facilities in Walworth County. These include AM and FM radio transmission towers; State and County facilities; and other structures that are registered with the Federal Communications Commission.

Communication towers and related facilities are regulated under the County telecommunications ordinance. That ordinance encourages the collocation of multiple antennas on existing and proposed towers.

COMMUNITY FACILITIES AND SERVICES

Government Administration and Institutional Buildings

Map V-7 shows the locations of government administration and institutional buildings in Walworth County in 2007. Included on Map V-7 are 27 municipal halls, 11 local public libraries, seven County government facilities, three State government facilities, 15 U.S. post offices, and the U.S. Department of Agriculture office in Walworth County. Street addresses for these facilities are indicated in Table V-4. Facilities for public safety services are identified in the following sections.

Police Service

Each city and village in Walworth County has a municipal police department that operates 24 hours a day, seven days a week. The Towns of Bloomfield, Delavan, East Troy, Geneva, and Linn each has its own police department. All of the other 11 towns in the County rely on the Walworth County Sheriff's Department. Towns may retain local code enforcement officers who issue tickets for violations of local ordinances. The location of local police department headquarters in Walworth County is shown on Map V-8. The number of full-time and part-time sworn officers for the local police departments is indicated in Table V-5.

The Walworth County Sheriff's Department headquarters is located off CTH NN and east of USH 12 in the City of Elkhorn. The Sheriff's Department may use the town halls of four towns—Darien, Lyons, Troy, and Whitewater—as "substations" where sheriff deputies can access computer facilities and conduct interviews. The Sheriff's Department had 84 sworn officers in 2007 plus numerous civilian correctional and support staff.

The University of Wisconsin-Whitewater has its own police department with jurisdiction over all property that is owned by the University and any portion of a public road or highway that runs through University property or adjoins it.

Fire Protection Service and Emergency Medical Service

Fire protection service in Walworth County is provided by 18 different fire departments, including 16 public fire departments and two private fire companies (Lauderdale-LaGrange Fire Department, Inc. and Rochester Volunteer Fire Company, Inc.). The fire service areas for these 18 departments are shown on Map V-9; staff levels are indicated in Table V-6. As indicated in Table V-6, the 18 fire departments rely heavily upon on-call, rather than full-time, fire fighters. Only three of the fire departments have any full-time firefighters whatsoever.

Sixteen of the 18 fire departments provide both fire protection and emergency medical services (EMS) in Walworth County (see Map V-10 and Table V-6). Fifteen of these are licensed to provide intermediate care as their highest level of service; the Mukwonago Fire Department is licensed for paramedic service.

Emergency medical services are also provided within Walworth County by three private ambulance companies—Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Services, Inc., which are licensed to provide paramedic level service. Delavan Rescue Squad is the primary emergency medical services provider for the City of Delavan and portions of the Towns of Delavan, Darien, and Richmond. In addition, Delavan Rescue Squad, along with Medix Ambulance Services and Paratech Ambulance Services, respond to emergency medical service calls throughout the County, responding jointly with local fire/EMS departments to calls that require advanced life support.

Dispatch Centers

There are four dispatch centers in Walworth County taking emergency calls 24 hours a day, which are operated by the Walworth County Sheriff's Department, and the police departments for the Cities of Delavan, Lake Geneva, and Whitewater. The Walworth County Sheriff's Department provides full-time dispatching services to those communities that do not have their own dispatch center, and provides part-time and support dispatching services to the County Highway Department.

Solid Waste and Recycling

Arrangements for the disposal of solid waste and recyclable materials by communities in Walworth County are indicated in Table V-7 and summarized below.

- A total of 22 communities (three cities, eight villages, and 11 towns) in Walworth County contract with private haulers for residential pickup of solid waste and recyclables.
- In five communities—the City of Delavan and the Towns of Delavan, Lyons, Sharon, and Spring Prairie—residents contract individually with private haulers for the pickup of solid waste and recyclables. Three of these communities (the Towns of Lyons, Sharon, and Spring Prairie) provide drop off sites for recyclables. The Town of Delavan provides a site for the drop off of appliances only.
- One community, the Town of Darien, has arrangements for residents to drop off solid waste and recyclables at the Mallard Ridge landfill facility.
- Fourteen communities in the County provide sites for the drop off of yard waste materials.

Walworth County also operates programs for the safe disposal of hazardous waste and other items that are prohibited from landfills. These programs include an annual “clean sweep” program for the drop off of hazardous wastes from households, farmers, businesses, and institutions located in the County; an ongoing program for the drop off of spent rechargeable batteries and used cell phones; an ongoing program, sponsored by the County Solid Waste Division and the Aurora Health Care Group, for the drop off of “sharps” (medical syringes, needles, etc.); and an annual program for the drop off of used computer equipment. Walworth County also maintains an ongoing public education and information program regarding proper disposal of solid waste and recyclable materials and related county and local services.

Most solid waste from Walworth County is deposited at the Mallard Ridge landfill facility, located in the north central portion of the Town of Darien. A recent expansion has increased the capacity of Mallard Ridge to approximately 8.6 million cubic yards, with an estimated site life of 10 years. Mallard Ridge is a regional facility serving southern Wisconsin and northeastern Illinois. In 2005, the landfill accepted 51,104 tons of waste from Illinois.

Libraries

There are 11 public libraries in Walworth County. These include libraries operated by the Cities of Delavan, Elkhorn, Lake Geneva, and Whitewater and the Villages of Darien, East Troy, Fontana, Genoa City, Sharon,

Walworth, and Williams Bay. The location of these libraries is shown on Map V-7. These libraries may be used by all Walworth County residents with valid library cards. Indeed, all public libraries throughout the State are required to honor valid borrowers' cards from any system, with the exception of the Milwaukee County Federated Library System.

All of Walworth County, with the exception of the City of Whitewater, is part of the Lakeshores Library System, which also serves Racine County. The City of Whitewater is part of the Mid-Wisconsin Library System, which serves Dodge, Jefferson, and Washington Counties. The Lakeshores System and the Mid-Wisconsin System are part of the Shared Holdings and Resource Exchange (SHARE) consortium, which provides residents with easy access to materials throughout both systems. Residents throughout the area use a common library card.

Schools

Public Schools

Most of Walworth County is served by six K-12 school districts (Burlington Area, Delavan-Darien, East Troy Community, Elkhorn Area, Whitewater, and Williams Bay) and two union high school districts (Big Foot and Lake Geneva-Genoa City). The Big Foot Union High School District encompasses four feeder elementary school districts: Fontana J8; Linn J6; Sharon J11; and Walworth J1. The Lake Geneva-Genoa City Union High school district also encompasses four feeder elementary districts: Geneva J4; Genoa City J2; Lake Geneva J1; and Linn J4. In addition, small areas of the County are served by the Clinton Community, Palmyra-Eagle Area, and Mukwonago School Districts (see Map V-11).

The aforementioned school districts operated a total of seven high schools, seven middle schools or junior high schools, and 24 elementary schools within Walworth County (see Table V-8). The total enrollment in these schools was 16,228 students in 2006. In addition to these schools, other public schools in Walworth County include: 1) Walworth County Educational Consortium Alternative High School, operated by Gateway Technical College and a consortium of school districts (Big Foot Union High School District, Delavan-Darien School District, Elkhorn Area School District, Lake Geneva-Genoa City Union High School District, and Williams Bay School District); 2) Lakeland Elementary/Secondary School, operated by the Walworth County Children with Disabilities Education Board;² and 3) the Wisconsin School for the Deaf, operated by the Wisconsin Department of Public Instruction. Total enrollment in these three schools was 495 students in 2006.

Private Schools

There were 15 private schools located in Walworth County in 2006. Map V-12 shows the locations of private schools and Table V-9 lists the names, locations, and enrollment figures of private schools. There were a total of 1,557 students enrolled in private elementary and high schools for the 2005-2006 school year.

Colleges/Universities

There are three colleges and universities located in the County. These are the University of Wisconsin-Whitewater in the City of Whitewater, Aurora University's George Williams College in the Village of Williams Bay, and the Gateway Technical College campus in the City of Elkhorn.

Health Care Facilities

There are two hospitals in Walworth County—Aurora Lakeland Medical Center and Mercy Walworth Hospital—both located in the Town of Geneva (see Map V-13). Aurora Lakeland Medical Center had a total of 109 beds and Mercy Walworth had a total of six beds in 2006. Other hospitals in the vicinity of Walworth County in Wisconsin include Aurora Memorial Hospital in Burlington (123 beds); Beloit Memorial Hospital in Beloit (256 beds); Fort Memorial Hospital in Fort Atkinson (110 beds); Mercy Janesville Hospital in Janesville (275 beds); Oconomowoc Memorial Hospital in Oconomowoc (156 beds); and Waukesha Memorial Hospital in Waukesha (400 beds). Other hospitals in the vicinity of Walworth County in Illinois include Memorial Hospital in Woodstock (40 beds); Mercy Harvard Hospital in Harvard (77 beds); and Northern Illinois Medical Center in McHenry (177 beds).

²Serves all of Walworth County except the Burlington, Clinton, Mukwonago, and Palmyra-Eagle school districts.

There are also a number of other medical centers or clinics in Walworth County. Table V-10 lists 11 known multiple-specialty, multiple-physician medical facilities in the County; the location of these facilities is shown on Map V-13.

Child Care Facilities

Child care facilities are regulated as family child care centers, group child care centers, or camp child care centers by the Bureau of Regulation and Licensing of the Wisconsin Department of Health and Family Services. Family child care centers, group care child care centers, and camp child care centers are licensed under Chapters HFS 45, HFS 46, and HFS 55, respectively of the *Wisconsin Administrative Code*. Family child care centers provide care and supervision for four to eight children, and are generally operated in the provider's home. Group child care centers provide care and supervision for nine or more children, and are generally operated outside the provider's home. A day care center that is licensed as a camp provides experiences for four or more children under the age of seven in an outdoor setting, operating on a seasonal basis. In 2006, there were 42 licensed group child care centers and 21 licensed family child care centers in Walworth County. There was one licensed camp child care center in the County, located in the Town of East Troy. Licensed child care centers are shown on Map V-14 and listed on Table V-11.

Assisted Living Facilities

Assisted living facilities are licensed by the Wisconsin Department of Health and Family Services (WDHFS) and may consist of community-based residential facilities, residential care apartment complexes, and adult family homes. These facilities offer various levels of care and supportive services for those people that do not require access to 24 hours of skilled nursing care per day.

In 2006, there were 39 community based residential facilities in Walworth County that provide residential accommodations and up to three hours of nursing care per week. These are facilities where a minimum of five or more adults who are not related to the operator or administrator reside and receive care. A community based residential facility may be located in the same building as a nursing home or hospital, but there must be distinct living areas. These facilities are listed in Table V-12 and shown on Map V-15.

In 2006, there were five residential care apartment complexes in Walworth County that provide up to 28 hours per week of personal assistance and supportive and nursing services. A minimum of five adults reside in these facilities, which consist of separate apartments that have lockable entrances and exits, kitchens, bathrooms and sleeping and living areas. Residential care apartment complexes may be in the same structure as a nursing home or community based residential facility, but must be a physically distinct part of the structure. These facilities are also listed in Table V-12 and shown on Map V-15.

In addition to the aforementioned community-based residential facilities and residential care apartment complexes, there are a number of adult family homes in the County that offer care, treatment or services that are above the level of room and board, but include no more than seven hours per week of nursing care for each resident. Adult family homes may accommodate three to four people who are not related to the operator and may be operated out of a private residence.

Nursing Homes

A nursing home is defined under *Wisconsin Statutes* as a place where five or more persons who are unrelated to the operator or administrator reside and receive care or treatment, and due to their physical or mental condition, require access to 24-hour nursing services. Skilled nursing care is generally provided under the direction of a physician and requires the skills of a registered nurse or licensed practical nurse. There were eight nursing homes in Walworth County that provide skilled nursing care in 2007. These facilities are listed in Table V-13 and shown on Map V-16.

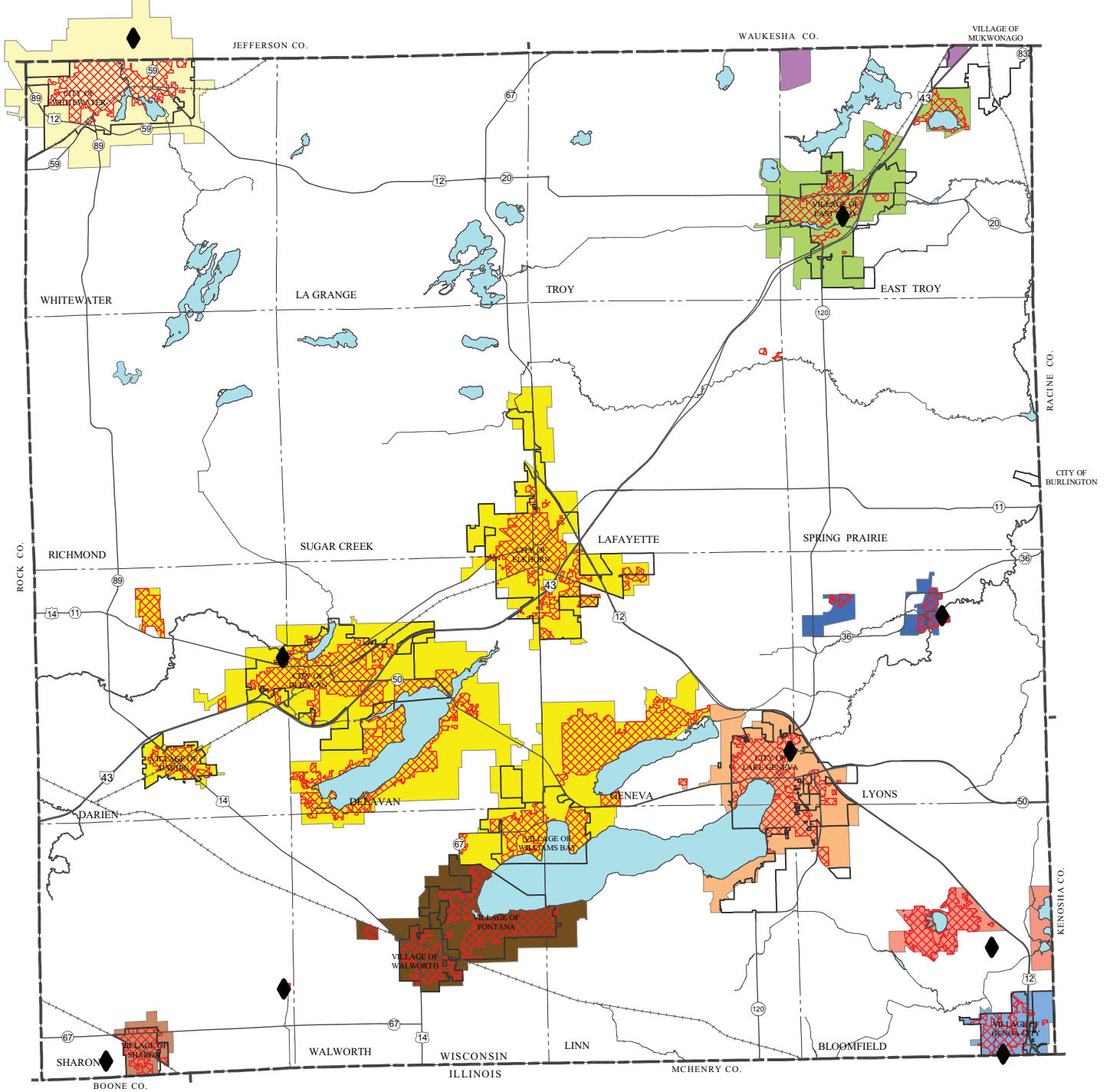
The demand for assisted living facilities and nursing homes in Walworth County may be expected to increase, particularly with the aging of the baby-boom population, in the years ahead. In 2000, the number of persons age 65 years and over in the County was about 11,900, representing about 13 percent of the total County population. By 2035, the population 65 years and over is projected to increase to about 25,400 persons, representing about 18 percent of the projected County population.

Cemeteries













There are 54 known cemeteries in Walworth County. The location of these cemeteries is shown on Map V-17; the name and size of each cemetery is indicated in Table V-14. The 54 cemeteries range in size from less than one acre to 38 acres, and together encompass an area of 298 acres. Many of the cemeteries are small in size—with 36 of the 54 cemeteries encompassing less than five acres.

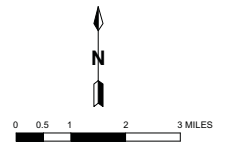
Map V-1

PLANNED SANITARY SEWER SERVICE AREAS AND AREAS SERVED BY SEWER IN WALWORTH COUNTY



SEWER SERVICE AREAS IDENTIFIED IN THE REGIONAL WATER QUALITY MANAGEMENT PLAN: 2007

- | | | |
|--|--|--|
|  LAKE GENEVA SEWER SERVICE AREA |  LYONS SANITARY DISTRICT NO. 2 SEWER SERVICE AREA |  AREA SERVED BY SEWER: 2000 |
|  WHITEWATER SEWER SERVICE AREA |  PELL LAKE SANITARY DISTRICT NO.1 SEWER SERVICE AREA |  SEWAGE TREATMENT PLANT |
|  EAST TROY SEWER SERVICE AREA |  FONTANA - WALWORTH WATER POLLUTION CONTROL COMMISSION SEWER SERVICE AREA | |
|  GENOA CITY SEWER SERVICE AREA |  WALWORTH COUNTY METROPOLITAN SEWERAGE DISTRICT SEWER SERVICE AREA | |
|  MUKWONAGO SEWER SERVICE AREA | | |
|  SHARON SEWER SERVICE AREA | | |



Source: SEWRPC.

Table V-1

PUBLIC SEWAGE TREATMENT PLANTS SERVING WALWORTH COUNTY

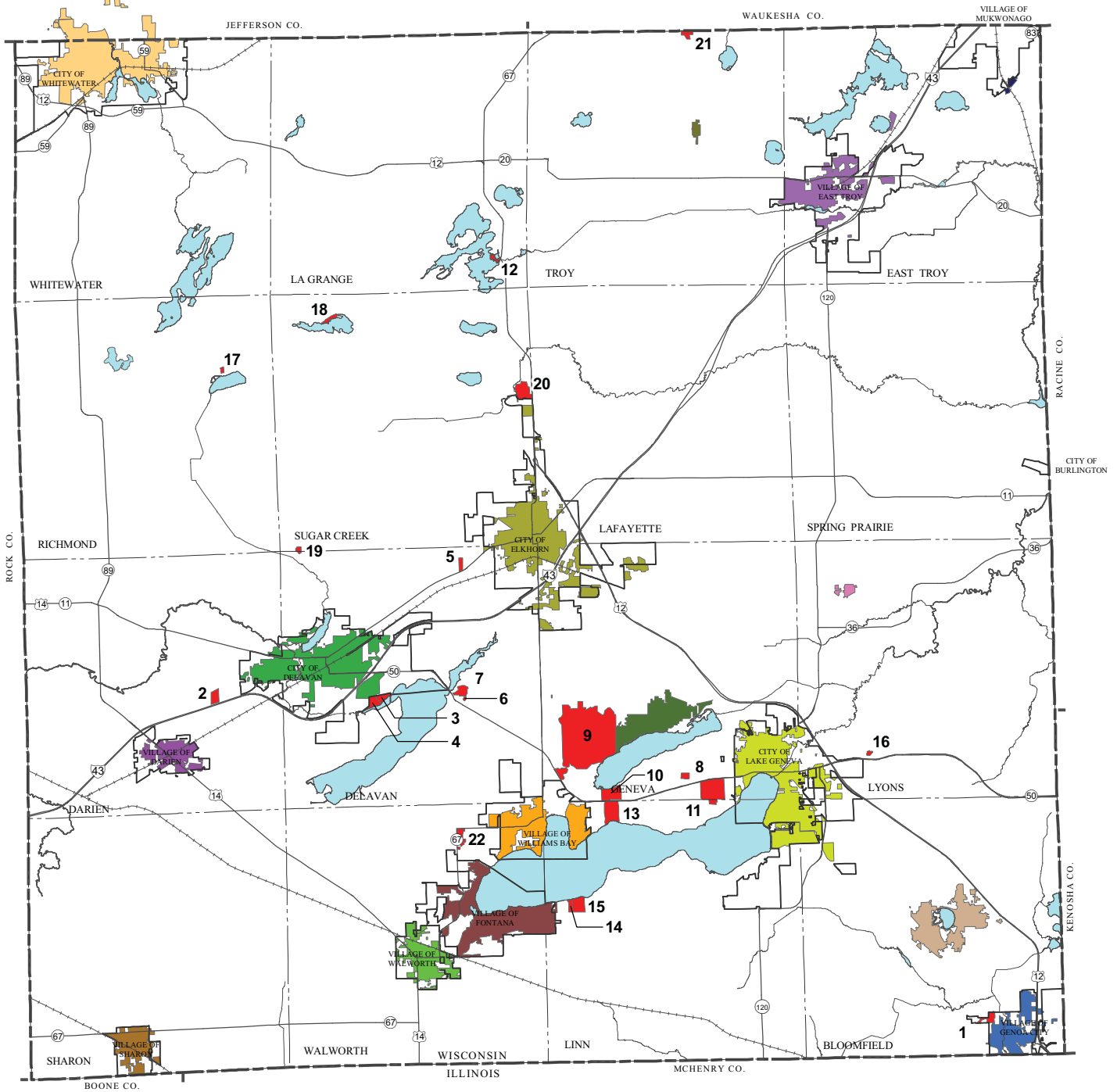
Public Sewage Treatment Plant	Current (2003) Design Capacity (millions of gallons per day)	Current (2003) Flow Rate (millions of gallons per day)
City of Lake Geneva	2.50	1.14
City of Whitewater	3.65	1.34
Village of East Troy	0.70	0.34
Village of Genoa City	0.58	0.23
Village of Sharon	0.26	0.11
Fontana-Walworth Water Pollution Control Commission	1.70	1.09
Pell Lake No. 1 Sanitary District	0.46	0.18
Town of Lyons Sanitary District No. 2	0.10	0.09
Walworth County Metropolitan Sewerage District	5.75	3.54

Note: In the year 2000, sanitary sewer service was provided within Walworth County through the above-listed sewage treatment plants. Recently the Village of Mukwonago extended sanitary sewer service to a portion of the Village located in Walworth County. In 2005, the Mukwonago sewage treatment plant had a design capacity of 1.5 mgd and an estimate flow rate of 0.8 mgd.



















Source: Wisconsin Department of Natural Resources and SEWRPC.

Map V-2

PUBLIC AND PRIVATE COMMUNITY WATER SUPPLY SYSTEMS IN WALWORTH COUNTY: 2005



AREAS SERVED BY PUBLIC COMMUNITY WATER SUPPLY SYSTEM: 2005

- | | | | | | |
|---|-----------------------------------|---|---|---|-------------------------------------|
|  | COUNTRY ESTATES SANITARY DISTRICT |  | VILLAGE OF SHARON |  | PRIVATE COMMUNITY WATER SUPPLY |
|  | VILLAGE OF DARIEN |  | TOWN OF EAST TROY SANITARY DISTRICT NO. 3 |  | REFERENCE NUMBER
(SEE TABLE V-3) |
|  | CITY OF DELAVAN |  | TROY SANITARY DISTRICT NO. 1 | | |
|  | CITY OF ELKHORN |  | VILLAGE OF EAST TROY | | |
|  | VILLAGE OF FONTANA |  | VILLAGE OF GENOA CITY | | |
|  | LAKE COMO SANITARY DISTRICT NO. 1 |  | VILLAGE OF WALWORTH | | |
|  | CITY OF LAKE GENEVA |  | CITY OF WHITEWATER | | |
|  | PELL LAKE SANITARY DISTRICT NO. 1 |  | VILLAGE OF WILLIAMS BAY | | |

Source: Public Service Commission of Wisconsin, Water Utilities, and SEWRPC.

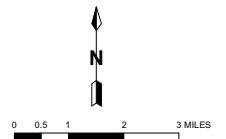


Table V-2

**SELECTED CHARACTERISTICS OF PUBLIC COMMUNITY
WATER SUPPLY SYSTEMS WITHIN WALWORTH COUNTY: 2005**

Water Supply System	Estimated Area Served (square miles)	Estimated Population Served ^a	Number of Wells	Total Well Pumpage Capacity (mgd)	2005 Annual Average Pumping (mgd)	2005 Maximum Daily Pumping (mgd)
City of Delavan.....	2.8	8,200	4	4.20	1.130	2.55
City of Elkhorn.....	2.6	8,600	4	N/A	1.120	1.93
City of Lake Geneva.....	2.8	8,000	4	7.29	1.450	2.86
City of Whitewater.....	3.2	11,200	5	7.63	1.990	3.79
Village of Darien.....	0.7	1,600	2	N/A	0.120	0.38
Village of East Troy.....	1.5	3,900	3	1.87	0.650	1.04
Village of Fontana.....	2.0	1,800	4	3.04	0.400	1.10
Village of Genoa City.....	0.8	2,400	3	N/A	0.220	0.53
Village of Sharon.....	0.7	1,500	2	1.44	0.120	0.17
Village of Walworth.....	1.0	2,600	2	1.25	0.490	0.78
Village of Williams Bay.....	1.5	2,600	3	4.10	0.320	0.82
Pell Lake Sanitary District No. 1.....	1.3	3,900	2	1.15	0.230	0.40
Town of East Troy Sanitary District No. 3.....	<0.1	40	1	0.60	0.004	0.01
Lake Como Sanitary District No. 1.....	1.1	2,200	2	1.48	0.140	0.27
Country Estates Sanitary District.....	0.1	500	2	1.15	0.020	0.51
Troy Sanitary District No. 1.....	0.1	100	1	N/A	0.003	N/A
Total	22.2	59,140	44	--	8.410	--

NOTE: N/A indicates data not available.

^aPopulation based upon Wisconsin Department of Natural Resources data base adjusted to 2004 Wisconsin Department of Administration Civil Division estimates and SEWRPC data, where appropriate.

Source: Wisconsin Department of Natural Resources, Public Service Commission of Wisconsin, water utilities, and SEWRPC.

Table V-3

PRIVATE COMMUNITY WATER SYSTEMS IN WALWORTH COUNTY: 2005

Civil Division	Number on Map V-2	System Name	Population Served ^a
Village of Genoa City.....	1	Workmen's Benefits Rec. Society	60
Town of Darien.....	2	Pioneer Estates of Delavan	240
Town of Delavan.....	3	Delavan Club Condos	25
Town of Delavan.....	4	Geneva Landings	25
Town of Delavan.....	5	Ludwell Estates Mobile Home Park	170
Town of Delavan.....	6	Town Hall Apartments	90
Town of Delavan.....	7	Westshire Farms at the Lake	300
Town of Geneva.....	8	Coachman's Terrace	125
Town of Geneva.....	9	Geneva National Golf Club	1,750
Town of Geneva.....	10	Interlaken Resort Village	300
Town of Geneva.....	11	Wrigley Estate, P K	N/A
Town of LaGrange.....	12	Sterlingworth Condominiums	25
Town of Linn.....	13	Knollwood Subdivision, Cisco Beach	N/A
Town of Linn.....	14	Shore Haven Lake Association	70
Town of Linn.....	15	South Shore Club	N/A
Town of Lyons.....	16	Harbor House	26
Town of Richmond.....	17	Snug Harbor Inn Mobile Home Park	55
Town of Sugar Creek.....	18	Shore Woods Subdivision	N/A
Town of Sugar Creek and Town of Delavan.....	19	Vintage on the Ponds	28
Town of Sugar Creek.....	20	Willow Run RV Condo Association	275
Town of Troy.....	21	Troy Terrace Mobile Home Park	180
Town of Walworth.....	22	Inspiration Ministries and Meadows Apartments	80
Walworth County: 22 Systems	--	--	3,824

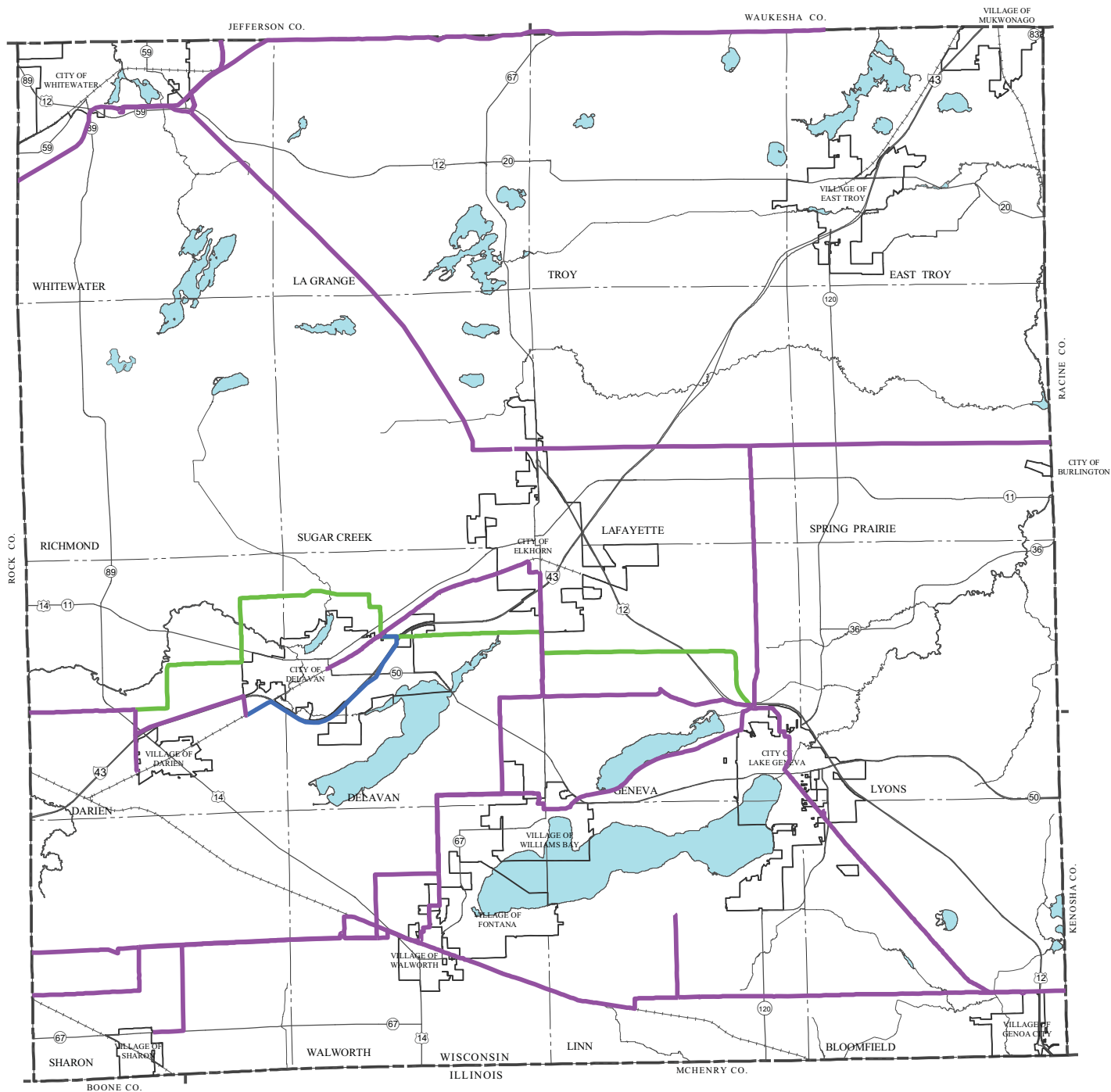
NOTE: N/A indicates data not available.

^aPer Wisconsin Department of Natural Resources files.

Source: Wisconsin Department of Natural Resources and SEWRPC.

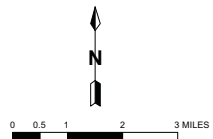
Map V-3

ELECTRIC POWER TRANSMISSION LINES IN WALWORTH COUNTY



ELECTRIC POWER TRANSMISSION LINE
(69 KILOVOLTS AND HIGHER)

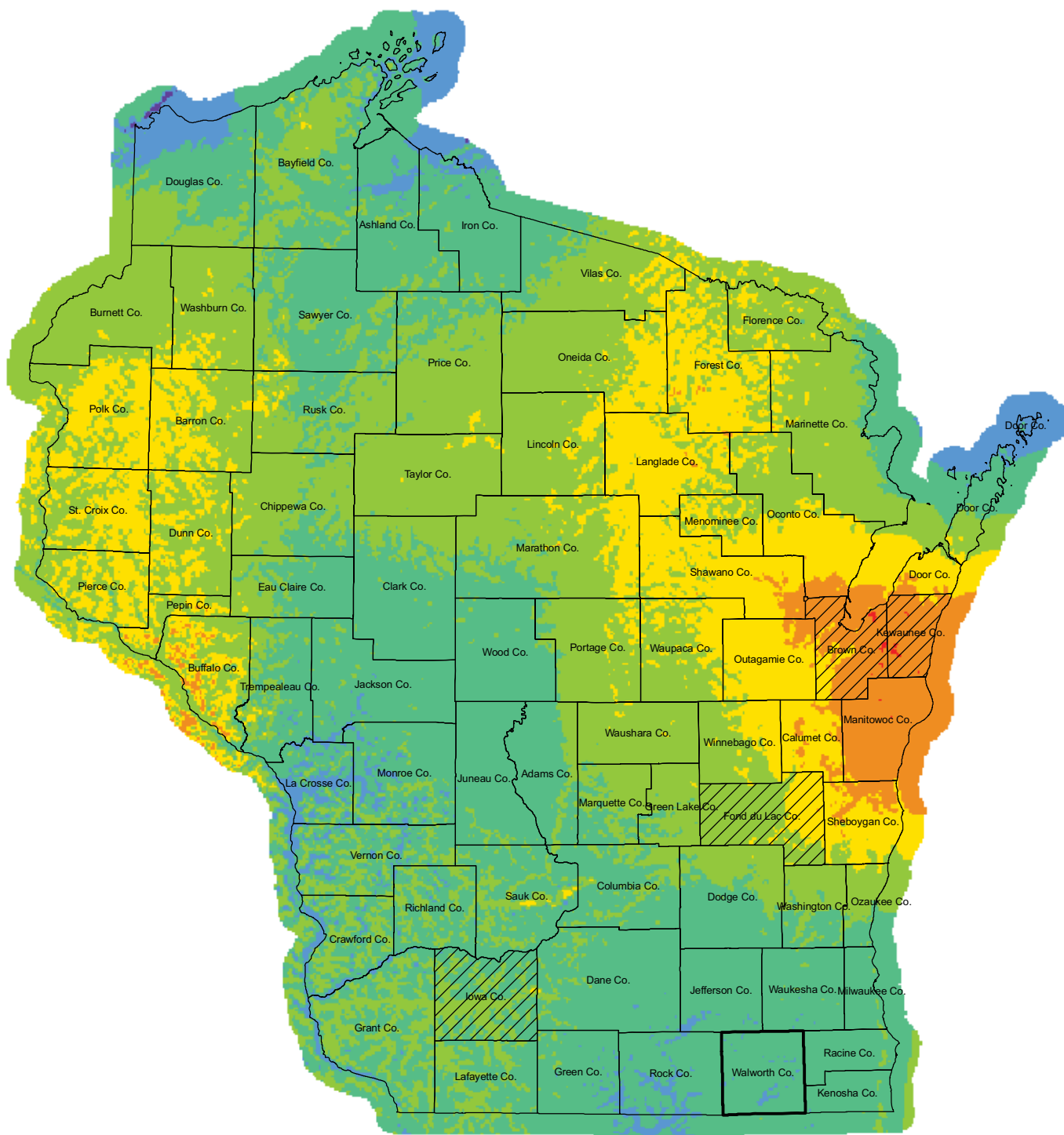
- EXISTING (2007)
- UNDER CONSTRUCTION (2007)
- TO BE REMOVED



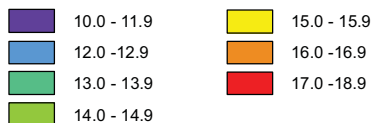
Source: Public Service Commission of Wisconsin and SEWRPC.

Map V-4

AVERAGE ANNUAL WIND SPEEDS (AT A HEIGHT OF 100 METERS) IN THE STATE OF WISCONSIN



WIND SPEEDS (MILES PER HOUR)




 COUNTIES WHERE EXISTING UTILITY SCALE WIND FARMS ARE LOCATED

NOTE: MAP IS A GENERAL REPRESENTATION OF WIND SPEEDS THROUGHOUT THE STATE. SPEEDS MAY VARY AT SPECIFIC SITES.

Source: Wisconsin Department of Administration (Division of Energy) and SEWRPC.

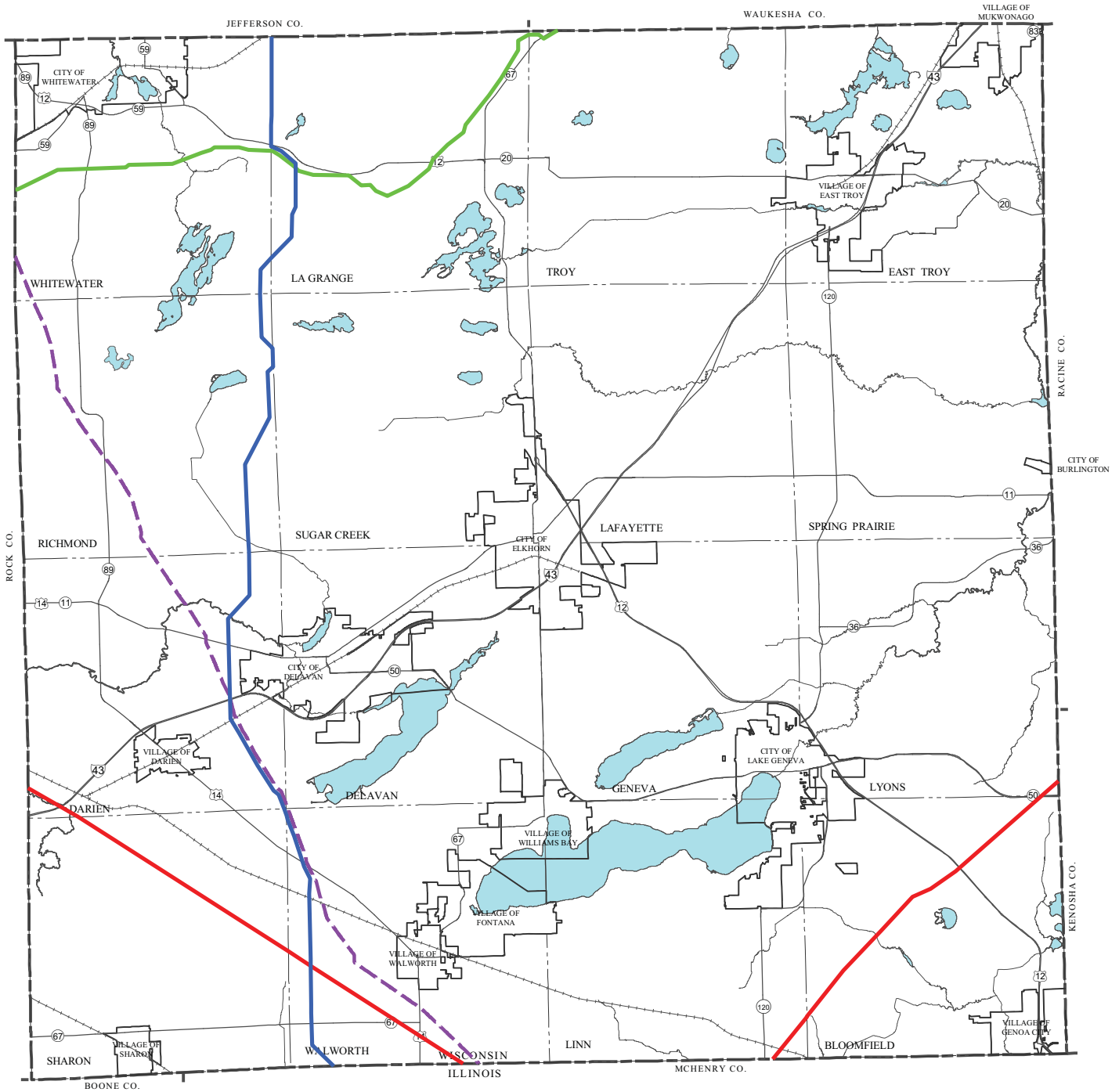


0 12 24 30 MILES



Map V-5

NATURAL GAS AND CRUDE OIL TRANSMISSION PIPELINES IN WALWORTH COUNTY



NATURAL GAS TRANSMISSION PIPELINES

CRUDE OIL TRANSMISSION PIPELINES

- ANR PIPELINE COMPANY
- GUARDIAN PIPELINE, L.L.C.
- NORTHERN NATURAL GAS

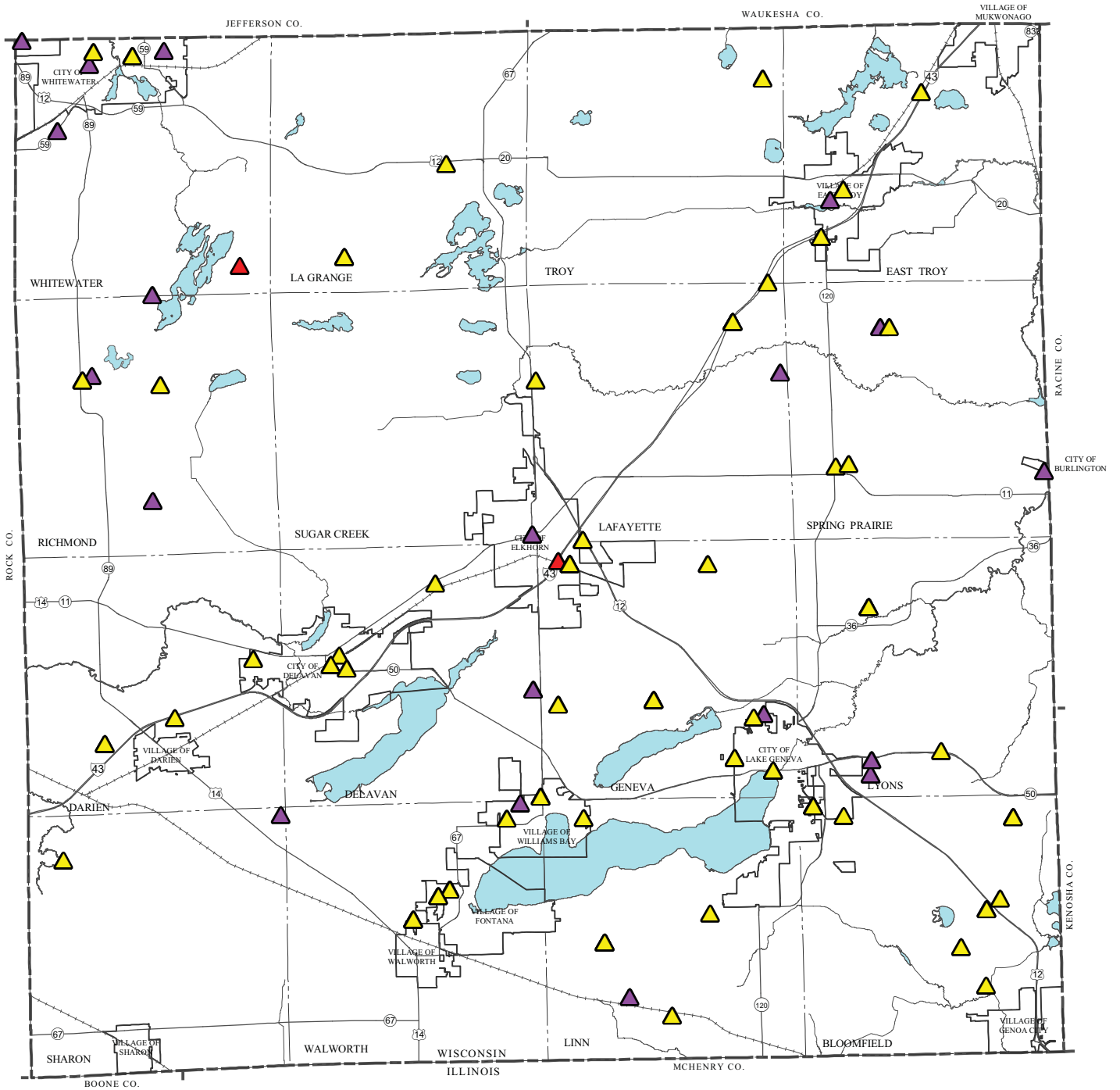
- ENBRIDGE ENERGY PARTNERS, L.P.






Source: U.S. Department of Transportation (Pipeline and Hazardous Materials Safety Administration), Public Service Commission of Wisconsin, and SEWRPC.

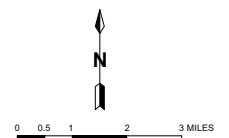
Map V-6

COMMUNICATION ANTENNA / TOWER SITES IN WALWORTH COUNTY



-  ANTENNA SITE FOR CELLULAR / PCS
ANTENNA FOR MOBILE WIRELESS SERVICE: 2005
-  ANTENNA SITE FOR FIXED
WIRELESS SERVICE: 2005
-  OTHER ANTENNA / TOWER SITES: 2007

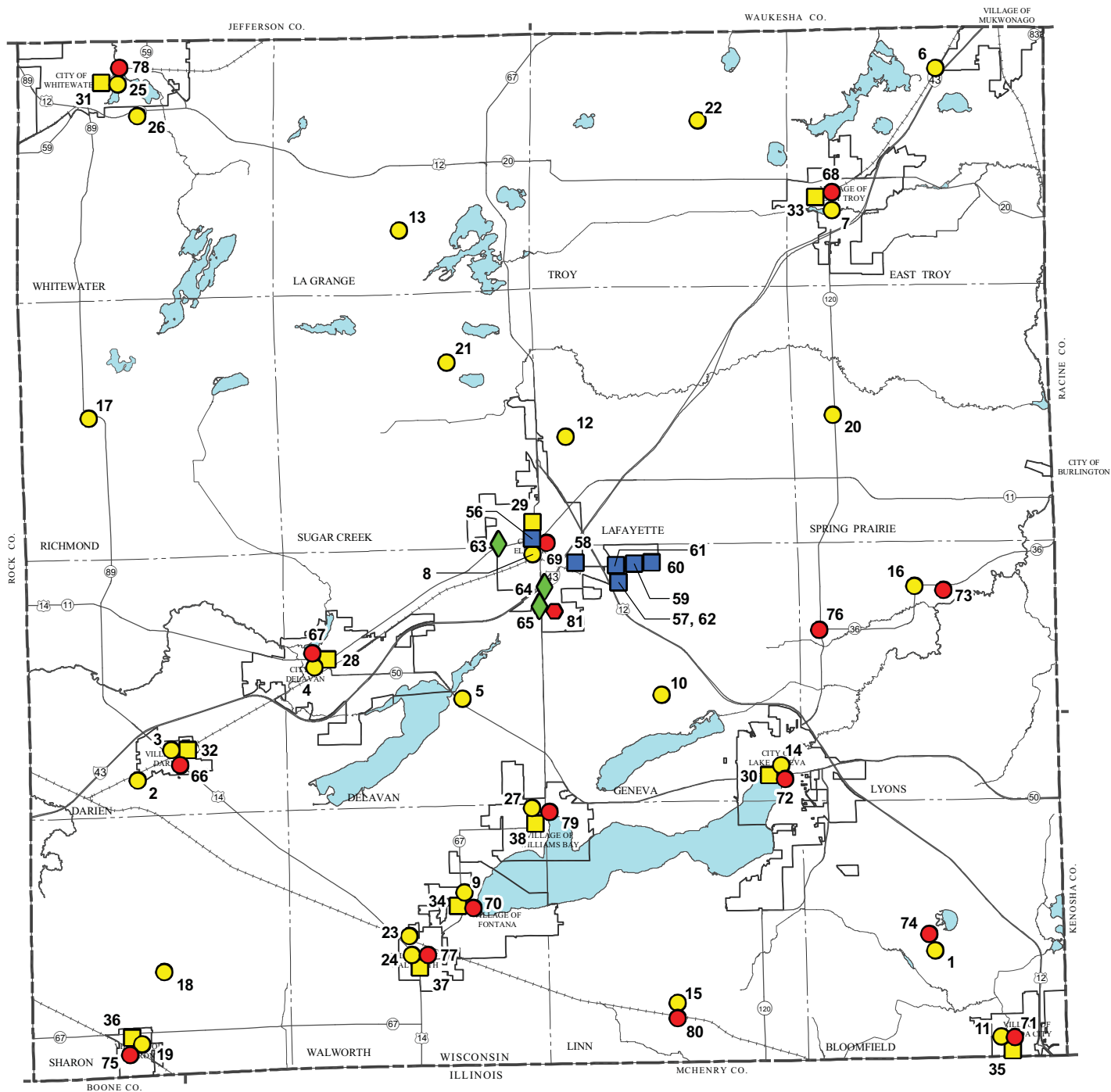
NOTE: DUE TO MAP SCALE LIMITATIONS,
LOCATIONS OF TOWERS MAY BE SLIGHTLY
EXAGGERATED WHERE TWO OR MORE
TOWERS ARE IN CLOSE PROXIMITY TO
EACH OTHER.









Source: Federal Communications Commission and SEWRPC.

Map V-7

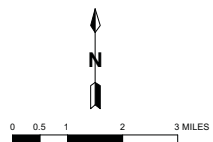
SELECTED GOVERNMENT BUILDINGS IN WALWORTH COUNTY: 2007



GOVERNMENT BUILDINGS

- | | | | |
|---|-----------------------------|---|----------------------------------|
|  | CITY, VILLAGE, OR TOWN HALL |  | U. S. POST OFFICE |
|  | LOCAL PUBLIC LIBRARY |  | OTHER FEDERAL GOVERNMENT |
|  | COUNTY GOVERNMENT | 10 | REFERENCE NUMBER (SEE TABLE V-4) |
|  | STATE GOVERNMENT | | |

NOTE: POLICE STATIONS AND FIRE STATIONS ARE SHOWN SEPARATELY ON MAP V-8 AND MAP V-9.



Source: Walworth County and SEWRPC.

Table V-4

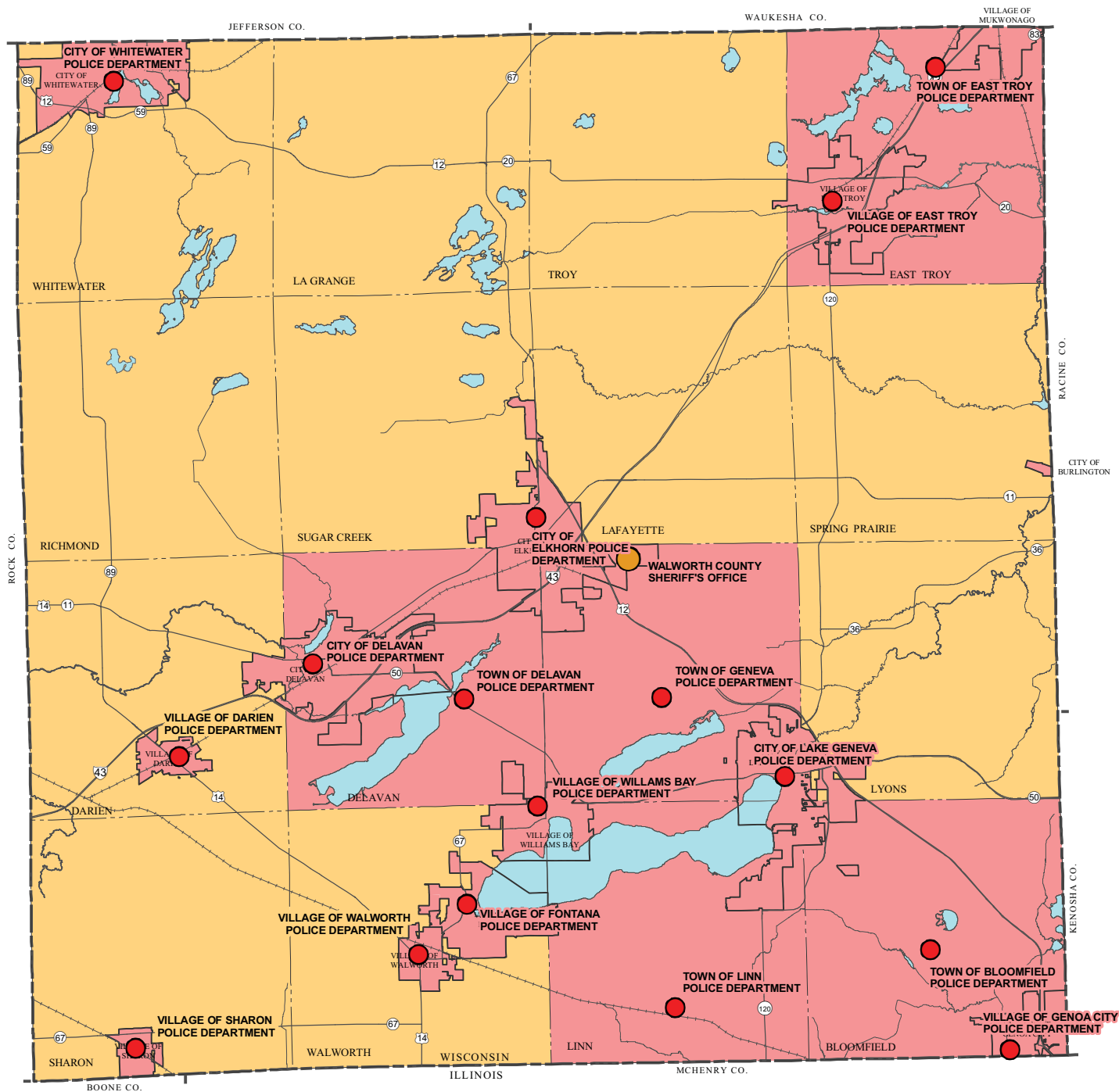
SELECTED GOVERNMENT BUILDINGS IN WALWORTH COUNTY: 2007

Number on Map V-7	Building/Office	Street Address	Number on Map V-7	Building/Office	Street Address
	Local City, Village, Town Hall			Local (continued)	
1	Bloomfield Town Hall	1100 Town Hall Road	35	Genoa City Public Library	126 Freeman Street (Village of Genoa City)
2	Darien Town Hall	N2826 Foundry Road	36	Brigham Memorial Library.....	131 Plain Street (Village of Sharon)
3	Darien Village Hall	24 E. Wisconsin Street	37	Walworth Memorial Library	101 Maple Avenue (Village of Walworth)
4	Delavan City Hall	123 S. Second Street	38	Barrett Memorial Library	65 W. Geneva Street (Village of Williams Bay)
5	Delavan Town Hall.....	5621 Town Hall Road		County	
6	East Troy Town Hall.....	N9330 Stewart School Road	56	Government Center	100 W. Walworth Street (City of Elkhorn)
7	East Troy Village Hall.....	2106 Church Street	57	Health and Human Services	W4051 County Road NN (Town of Geneva)
8	Elkhorn City Hall	9 S. Broad Street	58	Job Center	1000 Centralia (City of Elkhorn)
9	Fontana-on-Geneva Lake Village Hall.....	175 Valley View Drive	59	Judicial Center	1800 County Road NN (City of Elkhorn)
10	Geneva Town Hall	N3496 Como Road	60	Lakeland Healthcare Center	1922 County Road NN (City of Elkhorn)
11	Genoa City Village Hall	715 Walworth Street	61	Law Enforcement Center	1770 County Road NN (City of Elkhorn)
12	LaFayette Town Hall	W4614 Potter Road	62	Public Works	W4097 County Road NN (Town of Geneva)
13	LaGrange Town Hall	N7899 County Road H		State	
14	Lake Geneva City Hall	626 Geneva Street	63	Wisconsin Department of Revenue	715 W. Walworth Street (City of Elkhorn)
15	Linn Town Hall	W3728 Franklin Walsh Street	64	Department of Transportation Division of Motor Vehicles	835 S. Lincoln Street (City of Elkhorn)
16	Lyons Town Hall	6339 Hospital Road	65	Wisconsin Office of the State Public Defender.....	209 O'Conner Drive (City of Elkhorn)
17	Richmond Town Hall.....	W9046 County Highway A		Federal	
18	Sharon Town Hall	N797 Bollinger Road		U.S. Post Offices	
19	Sharon Village Hall	125 Plain Street	66	Darien	1 E. Beloit Street (Village of Darien)
20	Spring Prairie Town Hall	N6097 State Highway 120	67	Delavan.....	335 E. Walworth Avenue (City of Delavan)
21	Sugar Creek Town Hall	N6641 County Road H	68	East Troy	2099 Mill Street (Village of East Troy)
22	Troy Town Hall.....	N8870 Briggs Street	69	Elkhorn.....	102 E. Walworth Street (City of Elkhorn)
23	Walworth Town Hall.....	N1301 Town Hall Road	70	Fontana.....	185 3rd Street (Village of Fontana-on Geneva Lake)
24	Walworth Village Hall	227 N. Main Street	71	Genoa City.....	742 Walworth Street (Village of Genoa City)
25	Whitewater City Hall.....	312 W. Whitewater Street	72	Lake Geneva.....	672 W. Main Street (City of Lake Geneva)
26	Whitewater Town Hall.....	W8590 Willis Ray Road	73	Lyons	1447 Mill Street (Town of Lyons)
27	Williams Bay Village Hall	250 Williams Street	74	Pell Lake	W1265 Park Road (Town of Bloomfield)
	Public Libraries		75	Sharon	199 Walworth Street (Village of Sharon)
28	Aram Public Library.....	404 E. Walworth Avenue (City of Delavan)	76	Springfield.....	7210 Springfield Road (Town of Lyons)
29	Matheson Memorial Library.....	101 N. Wisconsin Street (City of Elkhorn)	77	Walworth	206 N. Main Street (Village of Walworth)
30	Lake Geneva Public Library.....	918 W. Main Street (City of Lake Geneva)	78	Whitewater.....	213 W. Center Street (City of Whitewater)
31	Irvin L. Young Memorial Library.....	431 W. Center Street (City of Whitewater)	79	Williams Bay	129 N. Walworth Avenue (Village of Williams Bay)
32	Darien Public Library.....	47 Park Street (Village of Darien)	80	Zenda.....	N547 Zenda Road (Town of Linn)
33	East Troy Lions Public Library.....	3094 Graydon Avenue (Village of East Troy)		Other	
34	Fontana Public Library.....	166 2nd Avenue (Village of Fontana)	81	USDA/Natural Resource Conservation Service	225 E O'Conner Drive (City of Elkhorn)

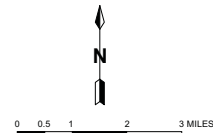
Source: Walworth County and SEWRPC.

Map V-8

POLICE STATIONS AND SERVICE AREAS IN WALWORTH COUNTY: 2007



- CITY, VILLAGE, AND TOWN POLICE STATIONS
- WALWORTH COUNTY SHERIFF'S OFFICE
- CITY, VILLAGE, OR TOWN SERVED BY A LOCAL POLICE DEPARTMENT
- AREA SERVED BY WALWORTH COUNTY SHERIFF'S DEPARTMENT ONLY



Source: Wisconsin Department of Justice (WILENET), Walworth County, and SEWRPC.

Table V-5

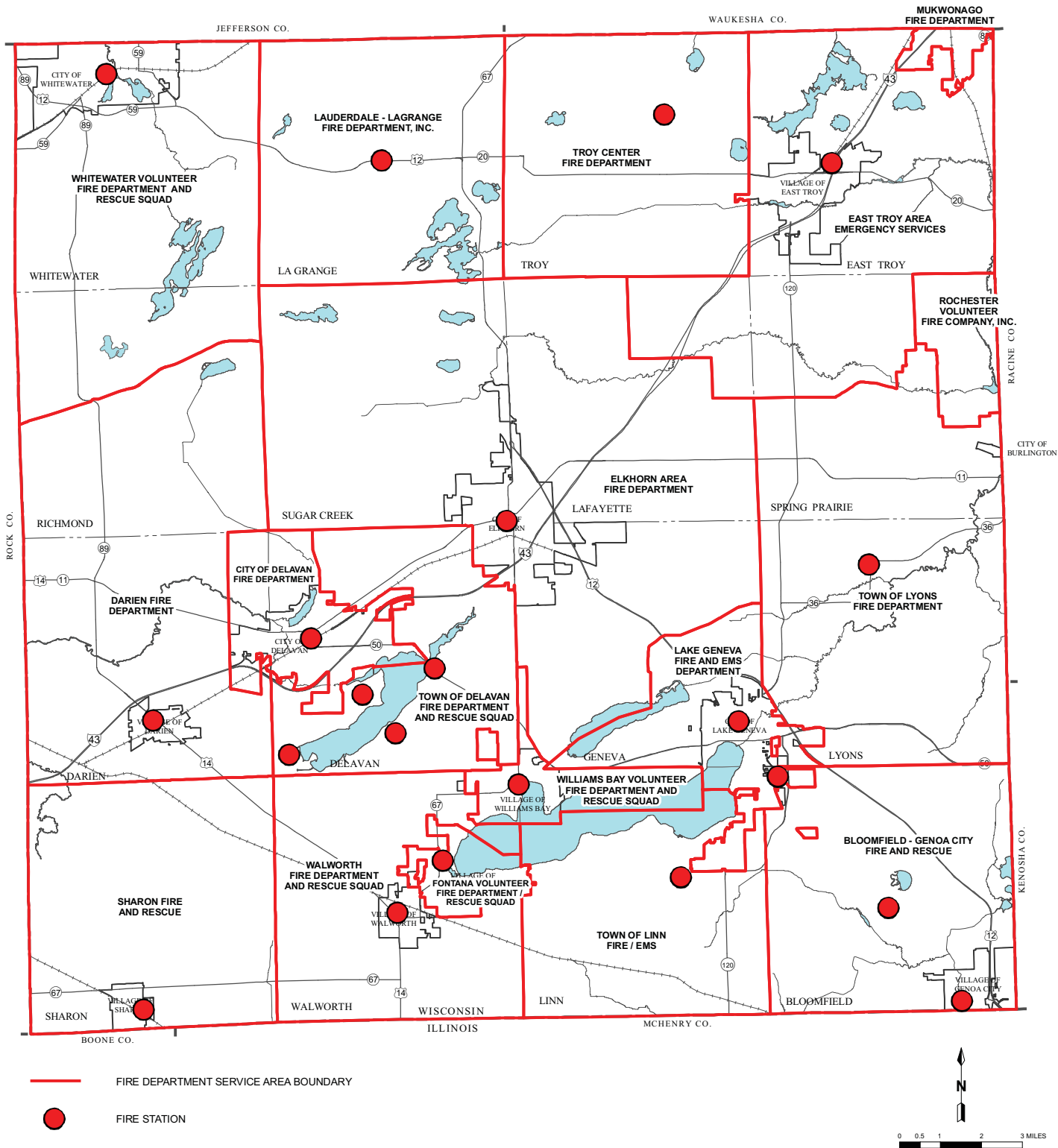
POLICE DEPARTMENTS IN WALWORTH COUNTY: 2007

Police Department	Full-Time Sworn Officers	Part-Time Sworn Officers
Town of Bloomfield Police Department	7	0
Town of Delavan Police Department.....	10	11
Town of East Troy Police Department.....	6	0
Town of Geneva Police Department	6	4
Town of Linn Police Department.	6	3
City of Delavan Police Department	17	4
City of Elkhorn Police Department	16	0
City of Lake Geneva Police Department	20	0
City of Whitewater Police Department.....	23	0
Village of Darien Police Department	6	5
Village of East Troy Police Department.....	7	3
Village of Fontana Police Department.....	6	3
Village of Genoa City Police Department	5	5
Village of Sharon Police Department	4	6
Village of Walworth Police Department.....	6	5
Village of Williams Bay Police Department	7	7
Walworth County Sheriff's Department	84	0

Source: Wisconsin Department of Justice, Walworth County, and SEWRPC.

Map V-9

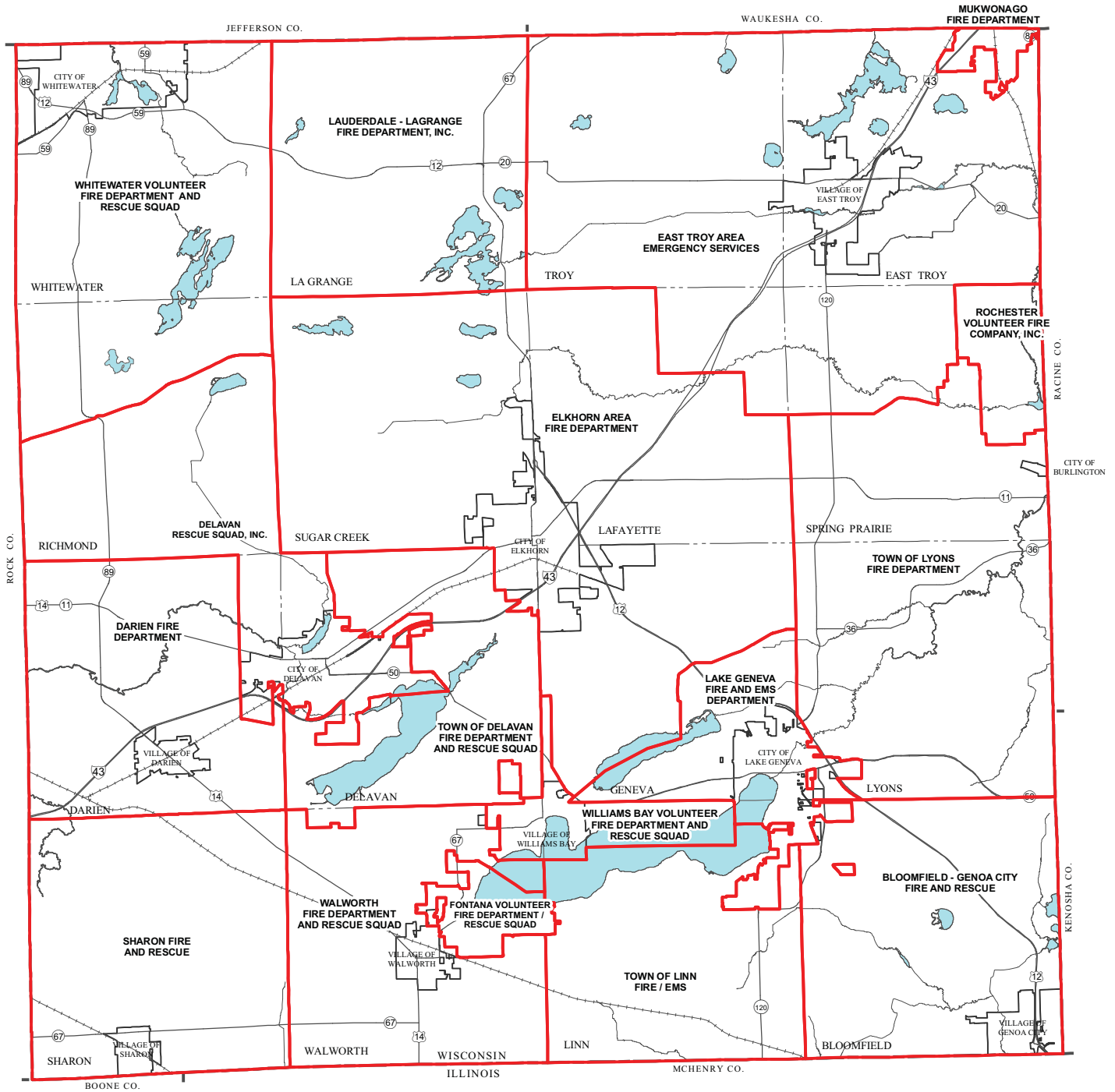
FIRE STATIONS AND FIRE DEPARTMENT SERVICE AREAS IN WALWORTH COUNTY: 2007



Source: Walworth County and SEWRPC.

Map V-10

EMERGENCY MEDICAL SERVICE AREAS IN WALWORTH COUNTY: 2007



— EMERGENCY MEDICAL SERVICE AREA BOUNDARY

NOTE: DELAVAN RESCUE SQUAD, INC., MEDIX AMBULANCE SERVICES, INC., AND PARATECH AMBULANCE SERVICES, INC. PROVIDE PARAMEDIC EMERGENCY MEDICAL SERVICE TO WALWORTH COUNTY AS REQUESTED.

Source: Walworth County and SEWRPC.



Table V-6

FIRE DEPARTMENTS AND EMERGENCY MEDICAL SERVICES SERVING WALWORTH COUNTY: 2007

Department Name	Type of Department	Level of EMS (Highest Licensed Level)	Full Time			
			Fire Fighters	EMTs	Fire Fighters/ EMTs	Subtotal
Fire Protection Service and EMS						
Bloomfield-Genoa City Fire and Rescue.....	Public	Intermediate	0	0	1	1
Darien Fire Department	Public	Intermediate	0	0	0	0
Town of Delavan Fire Department and Rescue Squad	Public	Intermediate	0	0	0	0
East Troy Area Emergency Services	Public	Intermediate	0	0	0	0
Elkhorn Area Fire Department	Public	Intermediate	1	1	0	2
Fontana Volunteer Fire Department/Rescue Squad	Public	Intermediate	0	0	0	0
Lake Geneva Fire and EMS Department	Public	Intermediate	0	0	0	0
Lauderdale – LaGrange Fire Department, Inc.....	Private	Intermediate	0	0	0	0
Town of Linn Fire/EMS	Public	Intermediate	0	0	0	0
Town of Lyons Fire Department	Public	Intermediate	0	0	0	0
Mukwonago Fire Department.....	Public	Paramedic	0	0	4	4
Rochester Volunteer Fire Company, Inc.	Private	Intermediate	0	0	0	0
Sharon Fire and Rescue.....	Public	Intermediate	0	0	0	0
Walworth Fire Department and Rescue Squad.....	Public	Intermediate	0	0	0	0
Whitewater Volunteer Fire Department and Rescue Squad.....	Public	Intermediate	0	0	0	0
Williams Bay Volunteer Fire Department and Rescue Squad	Public	Intermediate	0	0	0	0
Fire Protection Service Only						
City of Delavan Fire Department.....	Public	--	0	0	0	0
Troy Center Fire Department.....	Public	--	0	0	0	0
EMS Service Only						
Delavan Rescue Squad, Inc	Private	Paramedic	0	15	0	15
Medix Ambulance Services, Inc.....	Private	Paramedic	0	N/A	0	N/A
Paratech Ambulance Service, Inc.....	Private	Paramedic	0	N/A	0	N/A

Department Name	Part Time With Regularly Scheduled Hours				On Call				Total
	Fire Fighters	EMTs	Fire Fighters/ EMTs	Subtotal	Fire Fighters	EMTs	Fire Fighters/ EMTs	Subtotal	
Fire Protection Service and EMS									
Bloomfield-Genoa City Fire and Rescue.....	0	0	0	0	11	15	14	40	41
Darien Fire Department	0	0	0	0	32	10	6	48	48
Town of Delavan Fire Department and Rescue Squad	0	0	0	0	24	12	5	41	41
East Troy Area Emergency Services	0	0	0	0	45	20	0	65	65
Elkhorn Area Fire Department	0	0	0	0	27	12	36	75	77
Fontana Volunteer Fire Department/Rescue Squad	0	0	0	0	21	15	11	47	47
Lake Geneva Fire and EMS Department	1	0	3	4	12	0	26	38	42
Lauderdale – LaGrange Fire Department, Inc.....	0	0	0	0	20	0	13	33	33
Town of Linn Fire/EMS	0	0	0	0	N/A	N/A	N/A	36	36
Town of Lyons Fire Department	0	0	0	0	17	16	12	45	45
Mukwonago Fire Department.....	0	0	0	0	2	4	49	55	59
Rochester Volunteer Fire Company, Inc.	0	0	0	0	15	10	5	30	30
Sharon Fire and Rescue.....	0	0	0	0	21	6	10	37	37
Walworth Fire Department and Rescue Squad.....	0	0	0	0	30	10	9	49	49
Whitewater Volunteer Fire Department and Rescue Squad.....	0	0	0	0	35	42	13	90	90
Williams Bay Volunteer Fire Department and Rescue Squad.....	0	0	0	0	22	0	15	37	37
Fire Protection Service Only									
City of Delavan Fire Department.....	0	0	0	0	41	0	0	41	41
Troy Center Fire Department.....	0	0	0	0	40	0	0	40	40
EMS Service Only									
Delavan Rescue Squad, Inc	0	15	0	15	0	10	0	10	40
Medix Ambulance Services, Inc.....	0	N/A	0	N/A	0	N/A	0	N/A	30
Paratech Ambulance Service, Inc.....	0	N/A	0	N/A	0	N/A	0	N/A	115

Source: Walworth County and SEWRPC.

Table V-7

SOLID WASTE AND RECYCLING SERVICE ARRANGEMENTS FOR COMMUNITIES IN WALWORTH COUNTY: 2007

Civil Division	Community Contracts with Private Hauler for Pickup of Solid Waste and Recyclables	Individuals Contract with Private Hauler for Pickup of Solid Waste and Recyclables	Other Arrangements for Disposal of Solid Waste or Recyclables	Yard Waste Drop Off Site
Towns				
Bloomfield.....	X	--	--	--
Darien.....	--	--	Residents may drop off solid waste and recyclables at Mallard Ridge	X ^a
Delavan.....	--	X	Appliances only are collected at Town Garage.	X
East Troy.....	X	--	--	X
Geneva.....	X	--	--	--
LaFayette.....	X	--	--	--
LaGrange.....	X	--	--	X
Linn.....	X	--	--	--
Lyons.....	--	X	Residents may drop off recyclables at Riverview Park.	--
Richmond.....	X	--	--	--
Sharon.....	--	X	Residents may drop off recyclables at Town Hall.	--
Spring Prairie.....	--	X	Residents may drop off recyclables at the recycling center.	--
Sugar Creek.....	X	--	--	X ^b
Troy.....	X	--	--	--
Walworth.....	X	--	--	--
Whitewater.....	X	--	--	--
Cities				
Delavan.....	--	X	--	X
Elkhorn.....	X	--	--	X
Lake Geneva.....	X	--	--	X
Whitewater.....	X	--	--	X
Villages				
Darien.....	X	--	--	X
East Troy.....	X	--	--	--
Fontana.....	X	--	--	X
Genoa City.....	X	--	--	X
Mukwonago.....	X	--	--	--
Sharon.....	X	--	--	--
Walworth.....	X	--	--	X
Williams Bay.....	X	--	--	X

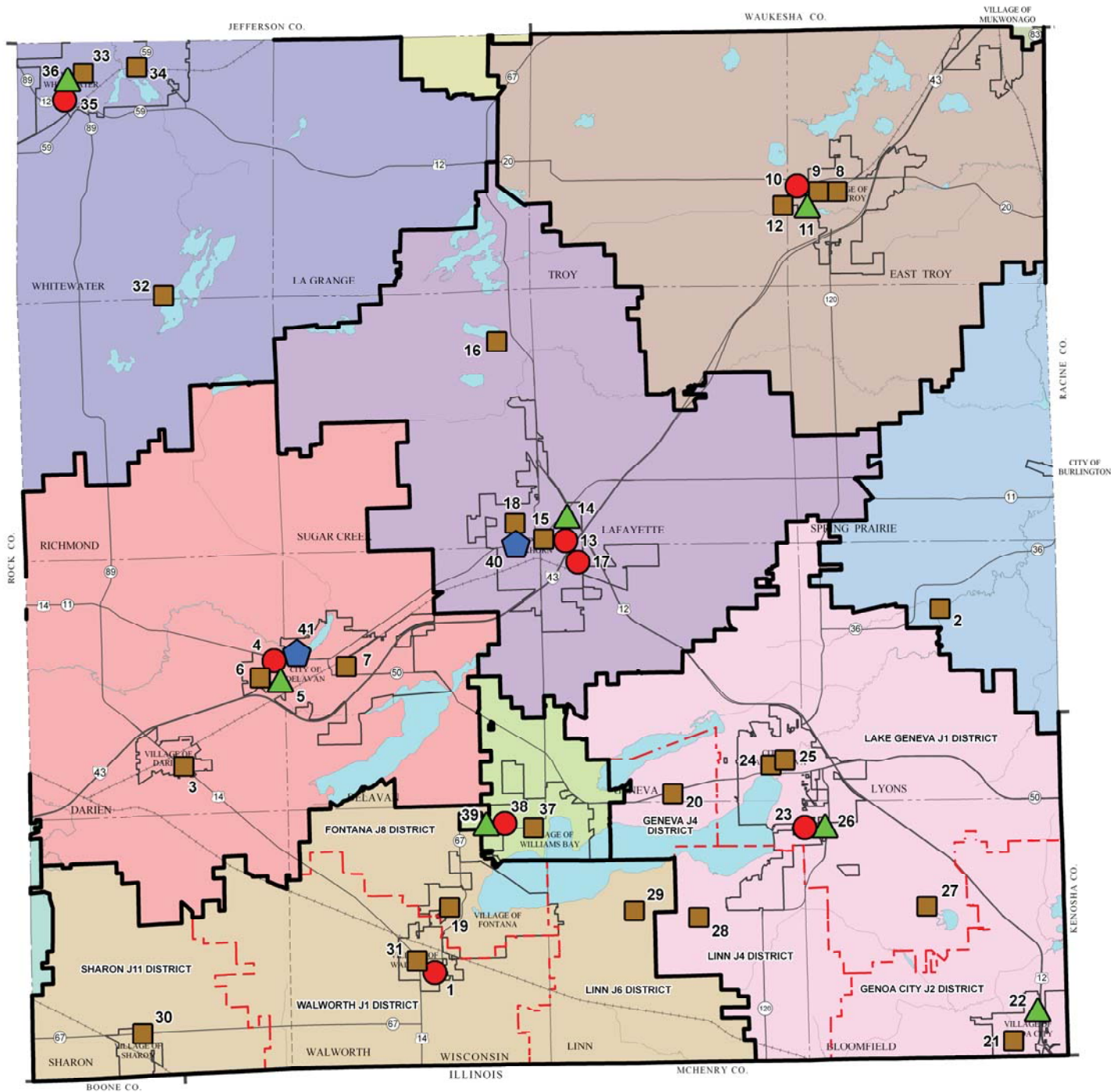
^aResidents drop off yard waste at Mallard Ridge.

^bThe Town of Sugar Creek pays for the usage of the Town of LaGrange compost site.

Source: Walworth County and SEWRPC.







Map V-11

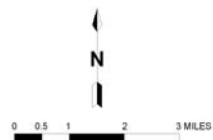
PUBLIC SCHOOLS AND SCHOOL DISTRICTS IN WALWORTH COUNTY: 2006



HIGH SCHOOL / K-12 DISTRICTS

- | | |
|---|---|
|  BIG FOOT U.H.S. |  LAKE GENEVA - GENOA CITY U.H.S. |
|  BURLINGTON AREA |  MIUKWONAGO |
|  CLINTON COMMUNITY |  PALMYRA - EAGLE AREA |
|  DELAVAN - DARIEN |  WHITEWATER |
|  EAST TROY COMMUNITY |  WILLIAMS BAY |
|  ELKHORN AREA | |

-  HIGH SCHOOL / K-12 DISTRICT BOUNDARY
-  ELEMENTARY SCHOOL DISTRICT BOUNDARY (WITHIN UNION HIGH SCHOOL DISTRICT)
-  HIGH SCHOOL
-  JUNIOR HIGH / MIDDLE SCHOOL
-  ELEMENTARY SCHOOL
-  ELEMENTARY / HIGH SCHOOL
- 29** REFERENCE NUMBER (SEE TABLE V-8)



Source: Walworth County, Wisconsin Department of Public Instruction, National Center for Education Statistics, and SEWRPC.

Table V-8

PUBLIC SCHOOL DISTRICTS AND PUBLIC SCHOOLS IN WALWORTH COUNTY: 2006

School District	Number On Map V-11	Public Schools	Grades ^a	Enrollment	Address	Civil Division
Big Foot Union High School District	1	Big Foot High School	9-12	589	401 Devils Lane	Village of Walworth
Elementary Districts Tributary to Big Foot Union High School District:						
Fontana J8 Elementary School District	19	Fontana Elementary School.....	K4-8	300	450 S. Main Street	Village of Fontana
Linn J6 Elementary School District	29	Reek Elementary School	K4-8	120	W4094 S. Lakeshore Drive	Town of Linn
Sharon J11 Elementary School District	30	Sharon Elementary School	K4-8	320	104 E. School Street	Village of Sharon
Walworth J1 Elementary School District	31	Walworth Elementary School	K4-8	575	121 Beloit Street	Village of Walworth
Burlington Area School District	2	Lyons Center School.....	K4-4	190	1622 Mill Street	Town of Lyons
Delavan-Darien School District	3	Darien Elementary School	K4-5	524	125 S. Walworth Street	Village of Darien
	4	Delavan-Darien High School.....	9-12	900	150 Cummings Street	City of Delavan
	5	Phoenix Middle School	6-8	562	414 Beloit Street	City of Delavan
	6	Turtle Creek Elementary School	K4-5	576	1235 Creek Road	City of Delavan
	7	Wileman Elementary School.....	K4-5	213	1001 E. Geneva Street	City of Delavan
East Troy Community School District	8	Chester Byrnes Elementary School ...	PK-K	125	2031 Division Street	Village of East Troy
	9	Doubek Elementary School.....	1-2	195	2040 Beulah Avenue	Village of East Troy
	10	East Troy High School	9-12	589	3128 Graydon Avenue	Village of East Troy
	11	East Troy Middle School	6-8	403	3143 Graydon Avenue	Village of East Troy
	12	Prairie View Elementary School.....	3-5	344	2131 Townline Road	Village of East Troy
Elkhorn Area School District	13	Elkhorn Area High School	9-12	918	428 E. Geneva Street	City of Elkhorn
	14	Elkhorn Area Middle School.....	6-8	707	627 E. Court Street	City of Elkhorn
	15	Jackson Elementary School.....	PK-5	439	13 N. Jackson	City of Elkhorn
	16	Tibbets Elementary School	PK-5	437	W5218 County Road A	Town of Sugar Creek
	18	West Side Elementary School.....	PK-5	401	222 Sunset Drive	City of Elkhorn
Lake Geneva-Genoa City Union High School District	23	Badger High School	9-12	1,413	220 E. South Street	City of Lake Geneva
Elementary Districts Tributary to Lake Geneva-Genoa City Union High School District:						
Geneva J4 Elementary School District	20	Woods Elementary School.....	K4-8	127	N2575 Snake Road	Town of Geneva
Genoa City J2 Elementary School District	21	Brookwood Elementary School	K-4	371	630 Kossuth Street	Village of Genoa City
	22	Brookwood Middle School.....	5-8	275	1020 Hunter's Ridge Drive	Village of Genoa City
Lake Geneva J1 Elementary School District	24	Central - Denison Elementary School.....	K4-6	701	900 Wisconsin Street	City of Lake Geneva
	25	Eastview Elementary School.....	K4-5	328	507 Sage Street	City of Lake Geneva
	26	Lake Geneva Middle School	6-8	640	600 N. Bloomfield Road	City of Lake Geneva
	27	Star Center Elementary School.....	K4-5	346	W1380 Lake Geneva Highway	Town of Bloomfield
	Linn J4 Elementary School District	28	Traver Elementary School.....	K4-8	141	W3490 Linton Road

Table V-8 (continued)

School District	Number On Map V-11	Public Schools	Grades ^a	Enrollment	Address	Civil Division
Whitewater School District	32	Lakeview Elementary School.....	K-5	181	W8363 R&W Townline Road	Town of Whitewater
	33	Lincoln Elementary School.....	PK-5	371	242 S. Prince Street	City of Whitewater
	34	Washington Elementary School.....	K-5	285	506 E. Main Street	City of Whitewater
	35	Whitewater High School.....	9-12	629	534 S. Elizabeth Street	City of Whitewater
	36	Whitewater Middle School.....	6-8	468	401 S. Elizabeth Street	City of Whitewater
Williams Bay School District	37	Williams Bay Elementary School.....	K-6	254	139 Congress	Village of Williams Bay
	38	Williams Bay High School.....	9-12	179	500 W. Geneva Street	Village of Williams Bay
	39	Williams Bay Junior High School.....	7-8	92	500 W. Geneva Street	Village of Williams Bay
Other	40	Lakeland Elementary/Secondary School.....	PK-12	242	504 W. Court Street	City of Elkhorn
	17	Walworth County Educational Consortium Alternative High School...	11-12	120	400 County Road H	City of Elkhorn
	41	Wisconsin School for the Deaf.....	PK-12	133	309 W. Walworth Avenue	City of Delavan

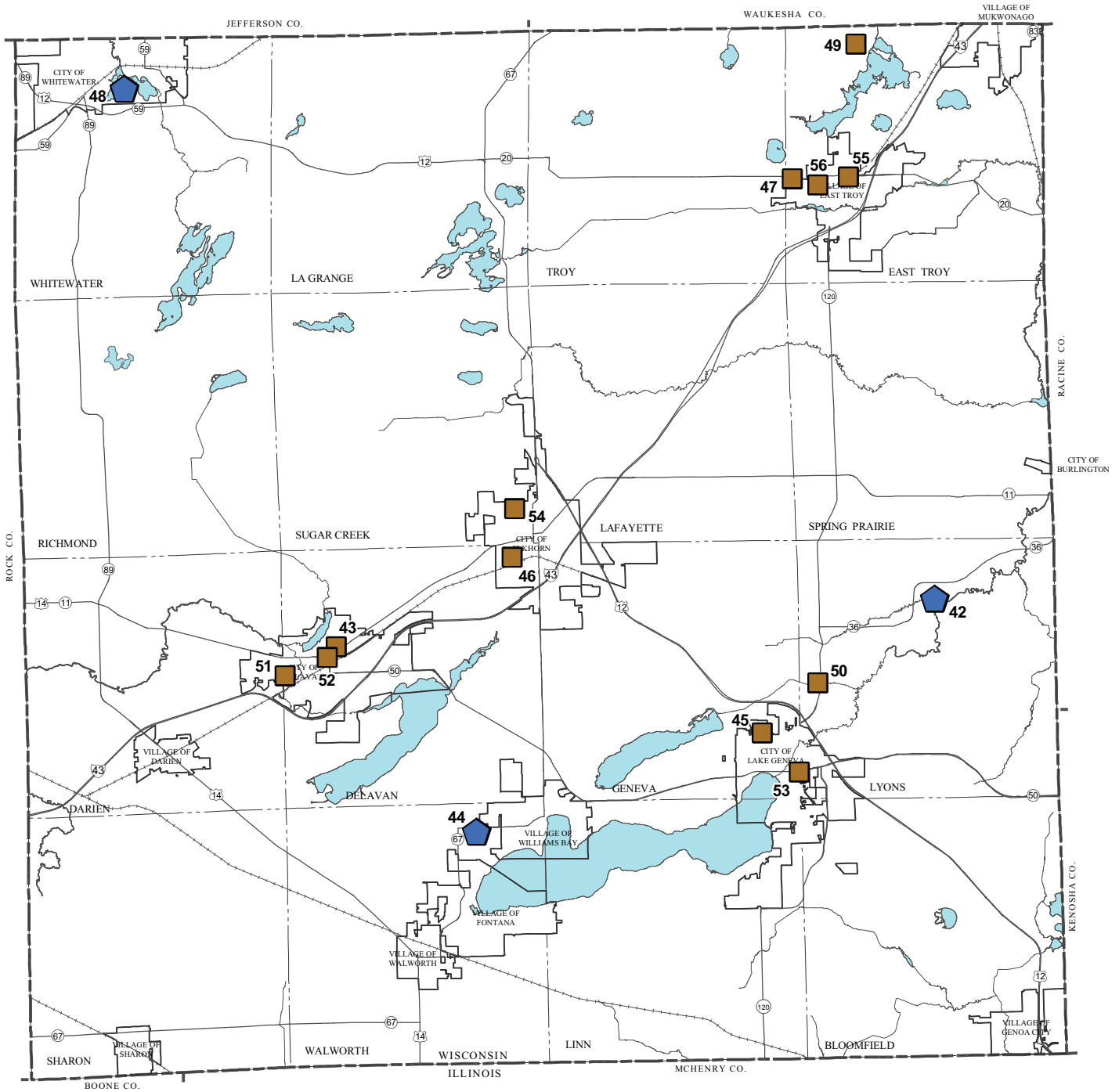
Note: In addition to the school districts that operate public schools in Walworth County as indicated on this table, the County includes small portions of the Clinton Community School District, the Mukwonago School District, and the Palmyra-Eagle School District.



^aPK is pre-kindergarten, K4 is four year old kindergarten, and K is kindergarten.

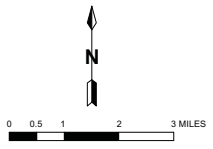
Source: Walworth County, Wisconsin Department of Public Instruction, National Center for Education Statistics, and SEWRPC.

Map V-12

PRIVATE SCHOOLS IN WALWORTH COUNTY: 2006



-  ELEMENTARY / HIGH SCHOOL
-  ELEMENTARY SCHOOL
- 44** REFERENCE NUMBER (SEE TABLE V-9)



Source: Wisconsin Department of Public Instruction, National Center for Education Statistics, and SEWRPC.

Table V-9

PRIVATE SCHOOLS IN WALWORTH COUNTY: 2006

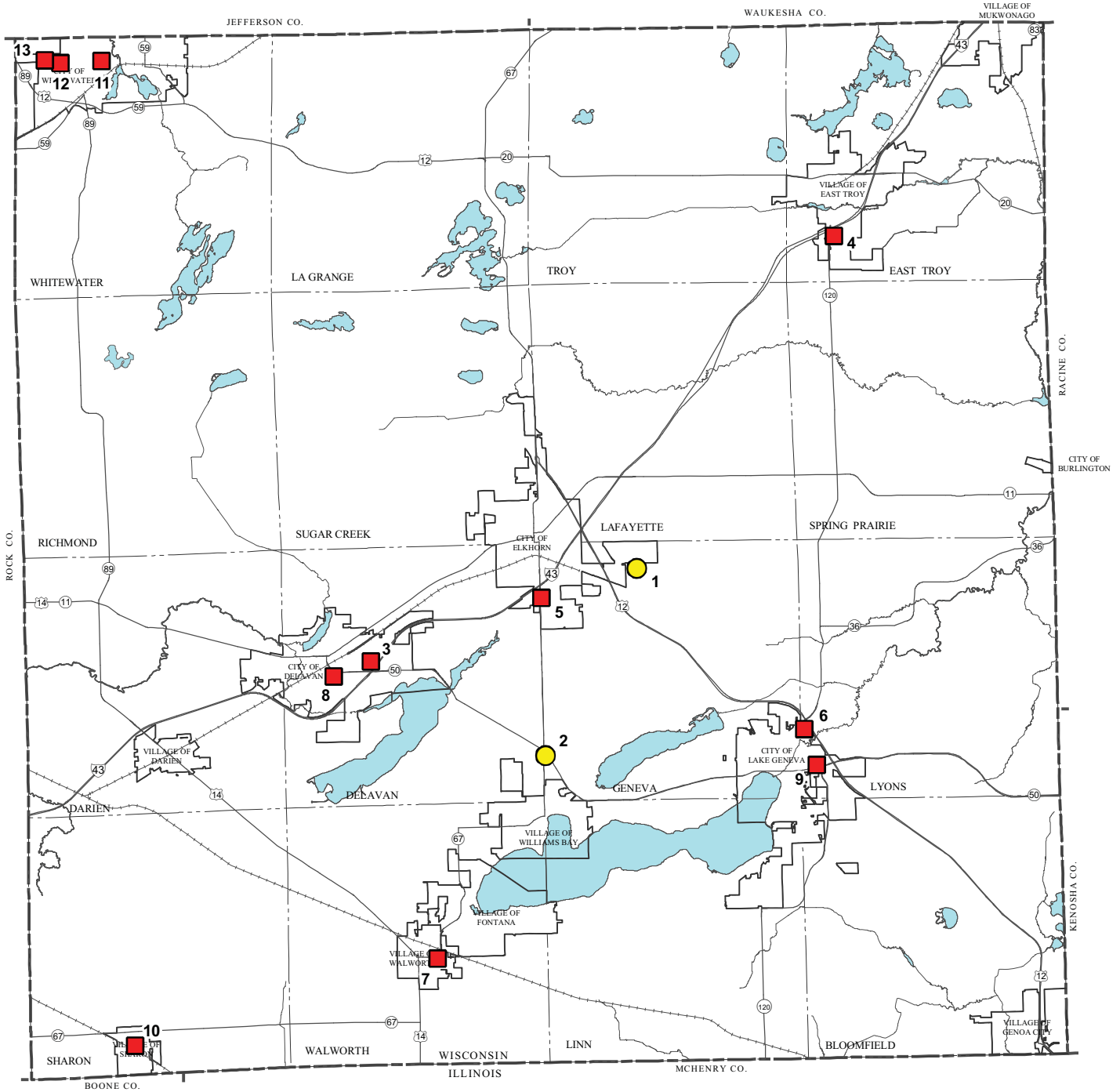
Number on Map V-12	School Name	Grades ^a	Enrollment	Address	Civil Division
42	Cornerstone Christian Academy	1-12	11	1553 Church Street	Town of Lyons
43	Delavan Christian School.....	PK-8	122	848 Oak Street	City of Delavan
44	Faith Christian School.....	PK-12	230	W5525 State Highway 67	Town of Walworth
45	First Evangelical Lutheran School.....	PK-8	98	1101 Logan Street	City of Lake Geneva
46	First Lutheran School.....	PK-8	80	415 Devendorf Street	City of Elkhorn
47	Good Shepherd Lutheran School.....	PK-6	72	1936 Emery Street	Village of East Troy
48	Kettle Moraine Baptist Academy.....	K-12	17	505 S. Wisconsin Street	City of Whitewater
49	Nature's Classroom Montessori School....	PK-7	55	W1802 Highway J	Town of East Troy
50	Mount Zion Christian School.....	K-8	81	2330 Highway 120	Town of Lyons
51	Our Redeemer Lutheran School.....	PK-8	164	416 W. Geneva Street	City of Delavan
52	Saint Andrew Parish School.....	K-8	168	115 S. 7th Street	City of Delavan
53	Saint Francis de Sales Grade School	PK-8	170	130 Main Street	City of Lake Geneva
54	Saint Patrick Grade School.....	K-8	120	534 Sunset Drive	City of Elkhorn
55	Saint Pauls Lutheran School.....	K-8	67	2665 North Street	Village of East Troy
56	Saint Peters Elementary School	PK-8	102	3001 Elm Street	Village of East Troy
Total		--	1,557	--	--

^aPK is pre-kindergarten and K is kindergarten.

Source: Wisconsin Department of Public Instruction, National Center for Education Statistics, and SEWRPC.

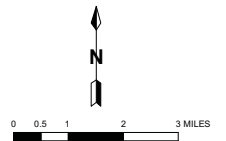
Map V-13

HOSPITALS AND CLINICS IN WALWORTH COUNTY: 2007



- HOSPITAL
- CLINIC

10 REFERENCE NUMBER (SEE TABLE V-10)



Source: Wisconsin Department of Health and Family Services, Walworth County Sheriff's Department, and SEWRPC.

Table V-10

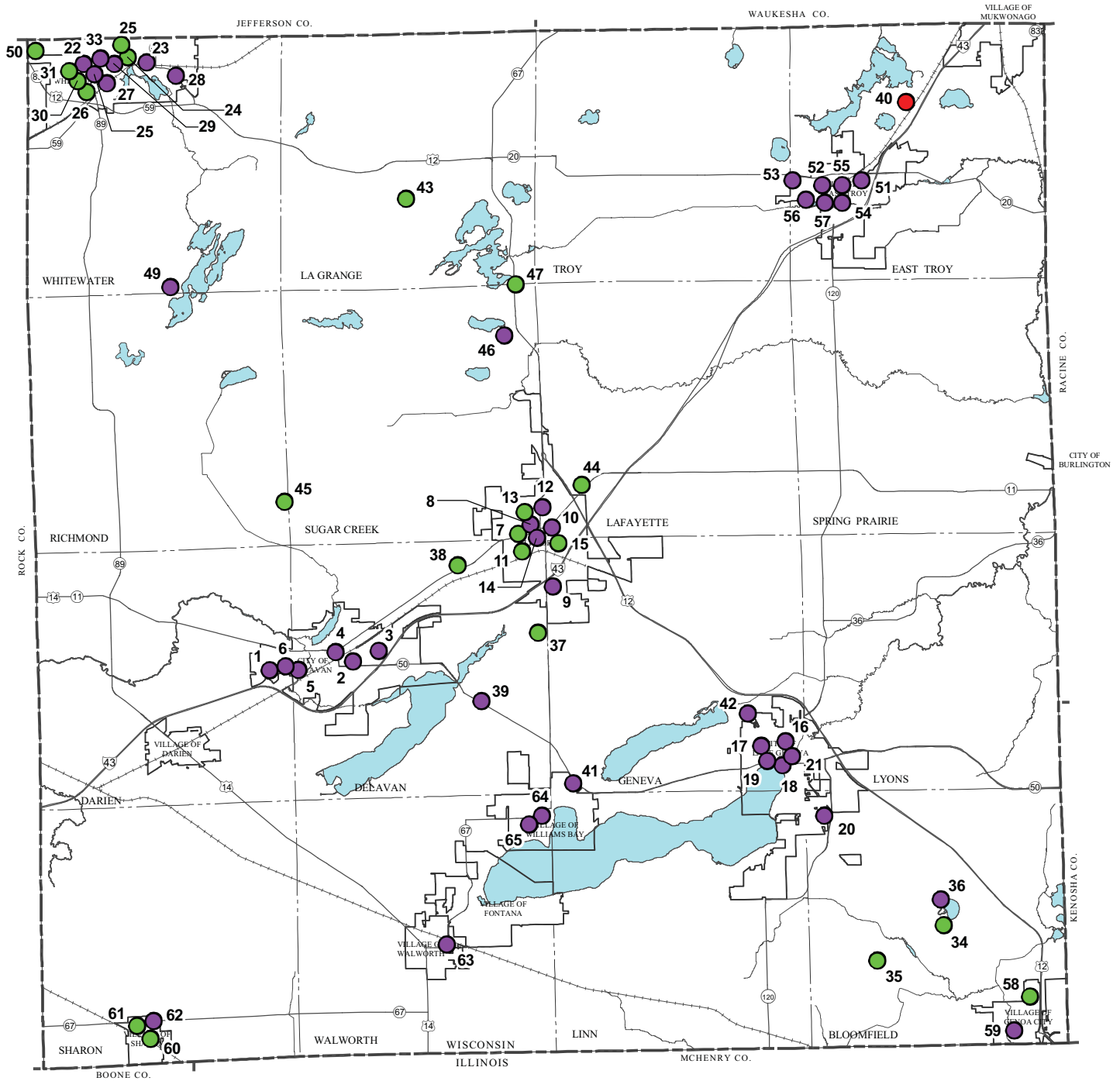
HOSPITALS AND CLINICS IN WALWORTH COUNTY: 2006

Number on Map V-13	Facility Name	Street Address	Civil Division
	Hospitals		
1	Aurora Lakeland Medical Center.....	W3985 County Road NN	Town of Geneva
2	Mercy Walworth Hospital.....	N2950 State Road 67	Town of Geneva
	Clinics		
3	Aurora Health Center - Delavan.....	1550 Hobbs Drive	City of Delavan
4	Aurora Health Center-East Troy.....	2847 Buell Drive	Village of East Troy
5	Aurora Health Center - Elkhorn.....	205 E. Commerce Court	City of Elkhorn
6	Aurora Health Center-Lake Geneva.....	146 East Geneva Square	City of Lake Geneva
7	Aurora Health Center-Walworth.....	525 Kenosha Street	Village of Walworth
8	Dean Clinic-Delavan.....	540 Bowers Boulevard	City of Delavan
9	Mercy Lake Geneva Medical Center.....	350 Peller Road	City of Lake Geneva
10	Mercy Sharon Medical Center.....	118 Plain Street	Village of Sharon
11	Mercy Whitewater Medical Center.....	507 W. Main Street	City of Whitewater
12	Whitewater Family Practice Clinic.....	1305 Main Street	City of Whitewater
13	Fort HealthCare.....	1461 W. Main Street	City of Whitewater

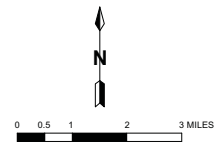
Source: Wisconsin Department of Health and Family Services, Walworth County Sheriff's Department, and SEWRPC.

Map V-14

CHILD CARE CENTERS IN WALWORTH COUNTY: 2006



- LICENSED FAMILY CHILD CARE CENTER
(4 TO 8 CHILDREN)
- LICENSED GROUP CHILD CARE CENTER
(9 OR MORE CHILDREN)
- LICENSED CAMP CHILD CARE
(4 OR MORE CHILDREN)
- 22** REFERENCE NUMBER (SEE TABLE V-11)



Source: Wisconsin Department of Health and Family Services and SEWRPC.

Table V-11

CHILDCARE CENTERS IN WALWORTH COUNTY: 2006

Civil Division	Number on Map V-14	Facility Name	Street Address	Class	Capacity
City of Delavan	1	At School Programs-Turtle Creek	1235 Creek Road	Group	51
	2	At School Programs-Wileman	1001 E. Geneva	Group	17
	3	Community Kids Delavan Learning Center	1545 Hobbs Drive	Group	100
	4	Delavan Nursery Center.....	115 S. 7th Street	Group	40
	5	Our Redeemer Lutheran Child Care	416 W. Geneva Street	Group	45
	6	RWCFS Phoenix School Head Start Center	414 Beloit Street	Group	18
City of Elkhorn	7	Bernie's Place	18 Elm Street	Family	8
	8	Children's Care And Learning Center	16 N. Church Street	Group	20
	9	Lakeland's Little Learners	240 E. Commerce Court	Group	160
	10	Lakeland's Little Learners-Jackson.....	3 N. Jackson Street	Group	18
	11	Li'l Rascals Home Day Care	406 W. Marshall	Family	8
	12	Mother's Helper Daycare.....	329 N. Wisconsin Street	Group	50
	13	Sally's Rainbow Connection.....	220 W. Court Street	Family	8
	14	Step Ahead Pre School Center LLC	104 S. Broad Street	Group	19
	15	Tyne Tots	431 Harmony Lane	Family	8
City of Lake Geneva	16	Amy's Academy Lake Geneva	601 Walworth Street	Group	81
	17	Just For Kids	1229 Park Row	Group	30
	18	Lake Geneva Day Care Center.....	912 Geneva Street	Group	40
	19	Lake Geneva Montessori School	912 Geneva Street	Group	32
	20	RWCFS Lake Geneva Middle School Head Start Center	600 Bloomfield Road	Group	18
	21	United Child Care Center.....	715 Wisconsin Street	Group	50
City of Whitewater ^a	22	At School Programs Lincoln.....	242 S. Prince Street	Group	32
	23	At School Programs Washington	506 E. Main Street	Group	32
	24	Expressive Learning Center	146 N. George	Family	8
	25	Jay Family Child Care	313 N. Fremont Street	Family	8
	26	Jeanne's Day Care.....	1182 W. Walworth Avenue	Family	8
	27	Learning Depot.....	707 W. Walworth Street	Group	64
	28	Learning Depot II Inc.....	560 S. Elkhorn Road	Group	90
	29	Little Red Schoolhouse Preschool	130 S. Church Street	Group	20
	30	Little Treasures Day Care	1233 W. Laurel Street	Family	8
	31	Pat's Little Rosebuds.....	1262 W. Laurel Street	Family	8
	32	RWCFS Lincoln Elementary Head Start Center.....	242 S. Prince Street	Group	16
	33	UW Whitewater Children's Center.....	800 W. Main Street Roseman Building	Group	40
	Town of Bloomfield	34	Children First.....	N1228 Beech Drive	Family
35		Garden Gate Child Care	W1876 Deignan Road	Family	8
36		St Mary's Day Care Center	W1256 Lakeshore Drive	Group	33
Town of Darien	--	None	--	--	--
Town of Delavan	37	Becky's Backyard Bunch.....	4983 Hickory Court	Family	8
	38	Lisa's Lovable Learning Center.....	3121 Royal Oak Drive	Family	8
	39	Mary Linsmeier School-Geneva Lakes ...	5530 Highway 50	Group	40
Town of East Troy	40	Edwards YMCA Camp	N8901 Army Lake Road	Camp	25

Table V-11 (continued)

Civil Division	Number on Map V-14	Facility Name	Street Address	Class	Capacity
Town of Geneva	41	Calvary Maranatha Preschool.....	Highway 50 & Harris Road	Group	25
	42	Kiddie College	N3241 County Road H	Group	68
Town of LaFayette	44	Cathy Rathje's Family Day Care	W4522 State Road 11	Family	8
Town of LaGrange	43	Tender Learning And Care.....	N8147 County Road H	Family	8
Town of Linn	--	None	--	--	--
Town of Lyons	--	None	--	--	--
Town of Richmond	45	Country Critters Family Day Care	W7336 Island Road	Family	8
Town of Sharon	--	None	--	--	--
Town of Spring Prairie	--	None	--	--	--
Town of Sugar Creek	46	Lakeland's Little Learners-Tibbets	W5218 County Road A	Group	18
	47	Our Gang	W4945 Paddock Drive	Family	8
Town of Troy	--	None	--	--	--
Town of Walworth	--	None	--	--	--
Town of Whitewater	49	At School Programs Lakeview	W8363 R-W Townline Road	Group	17
	50	Young Minds Learning Center	W9622 Breidsan Drive	Family	8
Village of Darien	--	None	--	--	--
Village of East Troy	51	Country Kids Day Care East Troy	2541 Main Street Unit F	Group	55
	52	East Troy Learning Center	2931 Union Street	Group	18
	53	Good Shepherd Lutheran Child Care.....	1936 Emery Street	Group	27
	54	Little Angels Learning Center.....	2141 Mill Street	Group	90
	55	Little Angels Learning Center – CB.....	2043 Division Street	Group	18
	56	Lifeways Cc & Community Center	3147 W. Main Street	Group	24
	57	Noah's Ark Christian Day Care Center.....	2942 Austin Street	Group	70
Village of Fontana-on-Geneva Lake	--	None	--	--	--
Village of Genoa City ^a	58	The Children's Pre School Of Genoa City	1015 Teal Trail	Family	8
	59	Sommerschool Childcare And Learning...	328 Freeman Street	Group	32
Village of Mukwonago ^a	--	None	--	--	--
Village of Sharon	60	Kids Spot Child Care.....	101 Grace Street	Family	8
	61	Kim's Kids Family Day Care.....	232 Nelson Street	Family	8
	62	RWCFS Sharon Community Head Start Center	104 School Street	Group	17
Village of Walworth	63	Little Professors Learning Center.....	125 N. State Highway 67	Group	30
Village of Williams Bay	64	Jerri's Kidz.....	139 Congress Street	Group	22
	65	Lakeland Cooperative Preschool	46 Stam Street	Group	40
--	--	Total	--	--	1,920

Note: Family child care centers are licensed to accommodate four to eight children. Group child care centers are licensed to accommodate nine or more children. Camps are licensed to accommodate four or more children.

^aWalworth County portion only.

Source: Wisconsin Department of Health and Family Services and SEWRPC.

Table V-12

SELECTED ASSISTED LIVING FACILITIES^a IN WALWORTH COUNTY: 2006

Civil Division	Number on Map V-15	Facility Name	Street Address	Capacity ^b
Community Based Residential Facilities				
City of Delavan	1	Prairie Village North	311 Turtle Creek Drive	6
	2	Prairie Village South.....	315 Turtle Creek Drive	6
	3	Ridgestone Village Ltd	1025 S. Second Street	20
City of Elkhorn	4	Kimberly Lane	416 Kimberly Lane	5
	5	Kindred Hearts of Elkhorn.....	450 E. Geneva Street	20
	6	Sunnyside Home.....	1 Eastown Manor	12
City of Lake Geneva	7	Boulevard Manor.....	945 Lake Geneva Boulevard	15
	8	Laura's Home.....	945 Lake Geneva Boulevard	8
	9	Village Glen Of Geneva Crossing	723 S. Curtis Street	18
City of Whitewater ^d	10	Fairhaven	435 Starin Road	180
	11	The Glen Supportive Living.....	1281 W. Main Street	20
	12	Hearthstone.....	426 W. North Street	24
	13	Jade House	1541 W. Walworth Avenue	8
	14	Our House Senior Living.....	945 E. Chicago Street	20
Town of Bloomfield	15	Casa Mia Care Center	W1043 Rosewood Road	15
	16	Lakeside Woodland Home	W913 Washington Avenue	5
Town of Darien	--	None	--	--
Town of Delavan	17	Cobblestones	4492 Cobblestone Road	6
	18	Rosewood Manor LLC	2220 Borg Road	8
Town of East Troy	--	None	--	--
Town of Geneva	19	Lutheran Social Services Geneva Place.....	N3155 Highway H	8
	20	Pinecrest of Lake Geneva.....	N3367 County Highway NN	20
	21	Prairie View Home	W4080 Palmer Road	8
	22	Runges CBRF For Developmentally Disabled..	W3705 Loveland Road	5
	23	Whispering Willows	W4517 Willow Bend Road	14
Town of LaGrange	24	Country Home	N8525 Highway H	6
	25	Fair View	W5903 Highway 12	8
	26	Kettle View	N8603 Duffin Road	8
Town of LaFayette	--	None	--	--
Town of Linn	--	None	--	--
Town of Lyons	27	Harbor House.....	6722 Highway 50 East	60
Town of Richmond	28	Richmond Way CBRF	N6032 State Highway 89	6
Town of Sharon	--	None	--	--
Town of Spring Prairie	--	None	--	--
Town of Sugar Creek	29	Just Like Home IV.....	W5140 Highway A	20
	30	Vintage on the Ponds ^c	N4901 Dam Road	70
Town of Troy	--	None	--	--
Town of Walworth	31	Inspiration Ministries	N2270 Highway 67	16
Town of Whitewater	32	Hidden View	N8425 Highway 89	8
	44	Sapphire House	W7332 State Road 12	8
Village of Darien	33	Pleasant Villa For Seniors LLC	315 W. Beloit Street	8
Village of East Troy	34	Kiwanis Manor Inc.....	3271 North Street	8

Table V-12 (continued)

Civil Division	Number on Map V-15	Facility Name	Street Address	Capacity ^b
Community Based Residential Facilities (continued)				
Village of Fontana-on-Geneva Lake	--	None	--	--
Village of Genoa City ^d	35	Burr Oak Manor Inc.	264 Walworth Street	27
	36	WBF Genoa City Retirement Home	1201 County Road H	30
Village of Mukwonago ^d	--	None	--	--
Village of Sharon	--	None	--	--
Village of Walworth	37	Golden Years Assisted Living Residence	270 Ridge Road	27
Village of Williams Bay	38	Cherry Glen	116 Cherry Street	20
--	--	Subtotal	--	781
Residential Care Apartment Complexes				
City of Delavan	39	RidgeStone Court Inc.	1025 S. Second Street	37
City of Elkhorn	43	RidgeStone Terrace LLC	291 W. Evergreen Parkway	41
City of Lake Geneva	40	Arbor Village of Geneva Crossing	201 Townline Road	36
Town of Walworth	41	Inspiration Ministries	N2270 Highway 67	27
Village of East Troy	42	Brolen Park	2191 Church Street	20
--	--	Subtotal	--	161
--	--	Total	--	942

^aIncludes assisted living facilities other than adult family homes (which serve fewer than five persons) as defined by the Wisconsin Department of Health and Family Services.

^bCapacity for community based residential facilities is the licensed capacity (or the maximum number of residents in care at one time). Capacity for residential care apartment complexes is the number of apartments for which they are certified or registered.

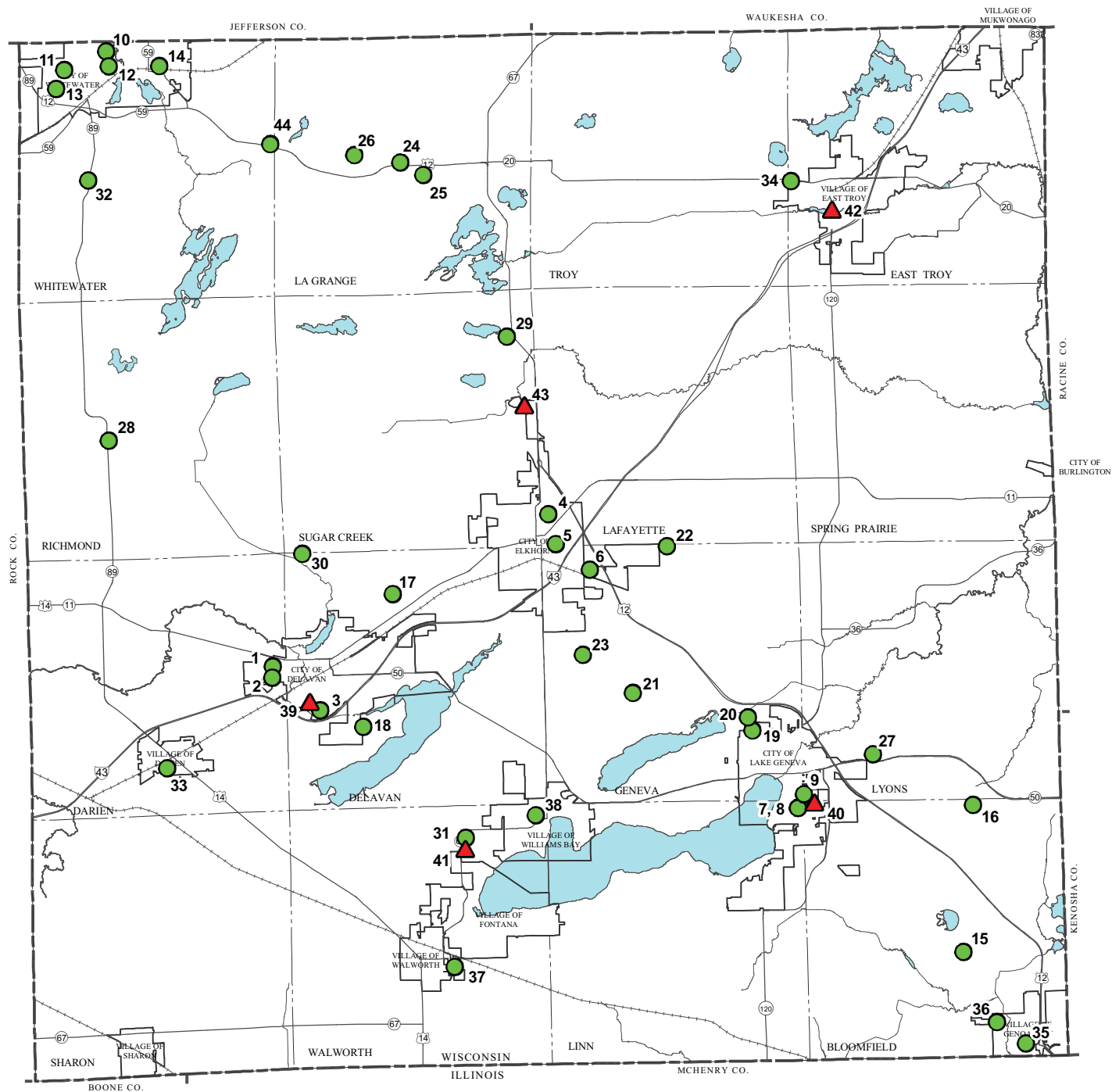
^cA portion of the facility is within the Town of Delavan.

^dWalworth County portion only.

Source: Wisconsin Department of Health and Family Services and SEWRPC.

Map V-15

SELECTED ASSISTED LIVING FACILITIES IN WALWORTH COUNTY: 2006



- COMMUNITY BASED RESIDENTIAL FACILITY
- ▲ RESIDENTIAL CARE APARTMENT COMPLEX
- 10** REFERENCE NUMBER (SEE TABLE V-12)

NOTE: THIS MAP IDENTIFIES ALL ASSISTED LIVING FACILITIES OTHER THAN ADULT FAMILY HOMES (WHICH SERVE FEWER THAN 5 PERSONS) AS DEFINED BY THE WISCONSIN DEPARTMENT OF HEALTH AND FAMILY SERVICES.

Source: Wisconsin Department of Health and Family Services and SEWRPC.

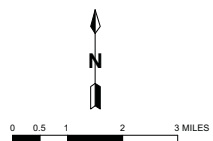


Table V-13

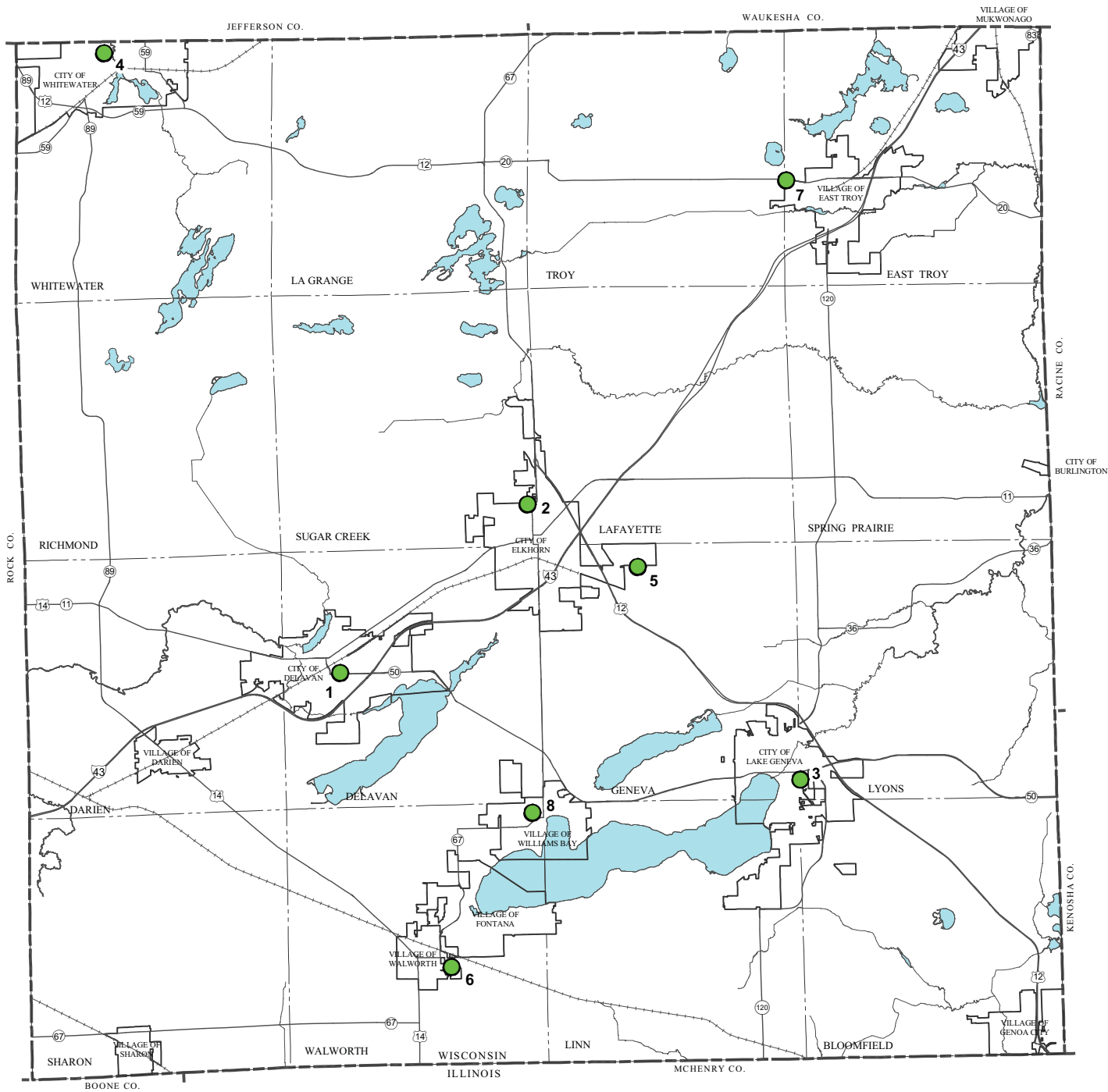
NURSING HOMES IN WALWORTH COUNTY: 2007

Number on Map V-16	Facility Name	Street Address	Civil Division	Number of Beds
1	Willowfield Nursing And Rehabilitation Center.....	905 E. Geneva Street	City of Delavan	61
2	Holton Manor.....	638 N. Broad Street	City of Elkhorn	60
3	Geneva Lake Manor.....	211 S. Curtis Street	City of Lake Geneva	60
4	Fairhaven Corporation	435 W. Starin Road	City of Whitewater	84
5	Lakeland Health Care Center.....	1922 County Road NN	City of Elkhorn	120
6	Golden Years Health Care Center	270 Ridge Road	Town of Walworth	28
7	Kiwanis Manor Inc.....	3271 North Street	Village of East Troy	50
8	Williams Bay Care Center	146 Clover Street	Village of Williams Bay	70

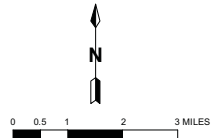
Source: Wisconsin Department of Health and Family Services and SEWRPC.

Map V-16

NURSING HOMES IN WALWORTH COUNTY: 2007

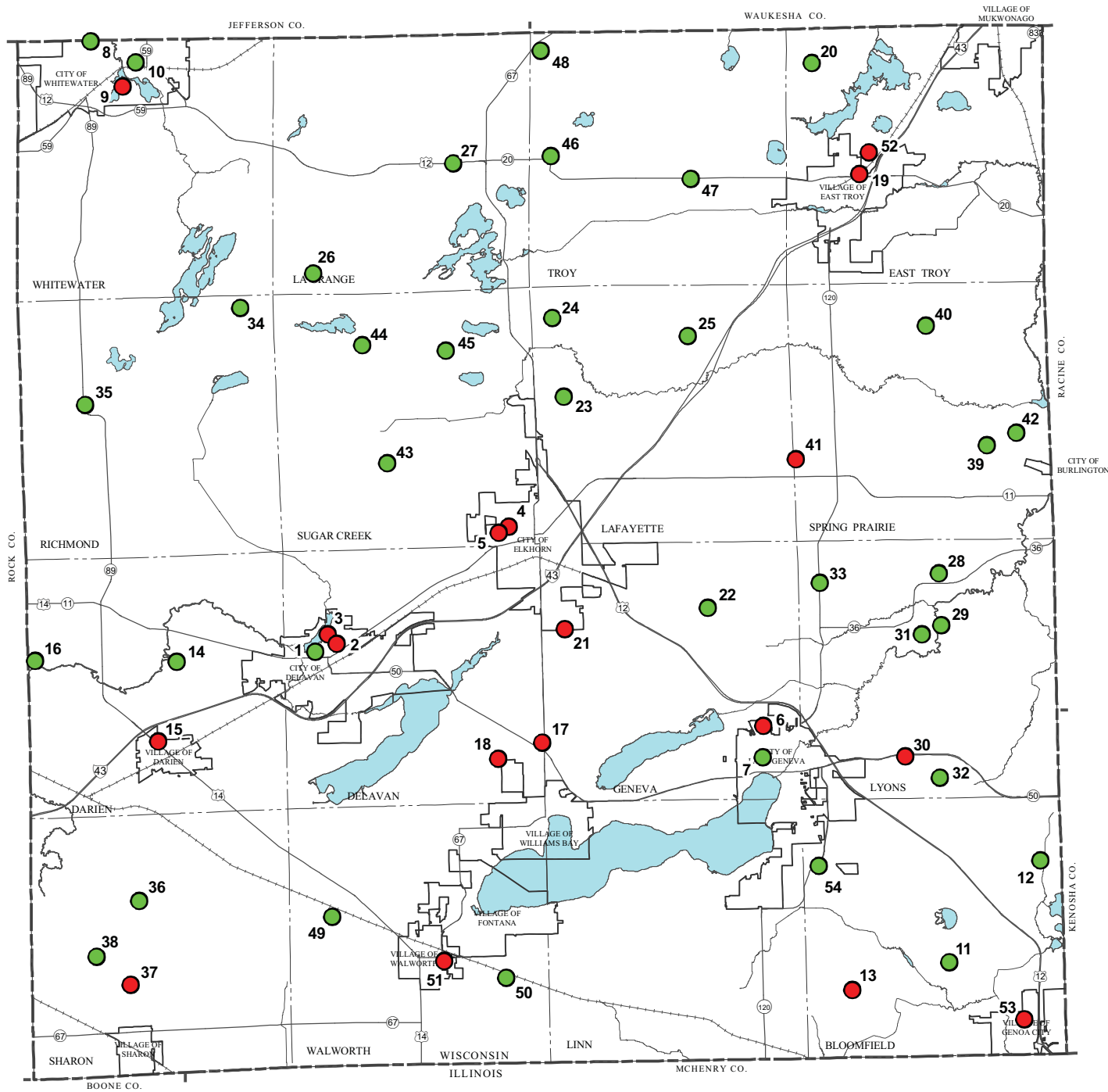


- NURSING HOME
- 5** REFERENCE NUMBER (SEE TABLE V-13)



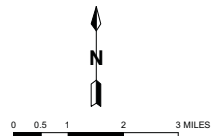
Source: Wisconsin Department of Health and Family Services and SEWRPC.

Map V-17
CEMETERIES IN WALWORTH COUNTY: 2007



CEMETERIES

- SMALLER THAN 5 ACRES
- 5 ACRES OR GREATER
- 10** REFERENCE NUMBER (SEE TABLE V-14)



Source: U.S. Geological Survey, Walworth County, and SEWRPC.

Table V-14

CEMETERIES IN WALWORTH COUNTY: 2007

Civil Division	Number on Map V-17	Name	Size (acres)
City of Delavan	1	Old Settlers Cemetery	1
	2	Saint Andrew's Cemetery	9
	3	Spring Grove Cemetery	29
City of Elkhorn	4	Hazel Ridge Cemetery	15
	5	Mount Olivet Cemetery	5
City of Lake Geneva	6	Oak Hill Cemetery	27
	7	Pioneer Cemetery	4
City of Whitewater ^b	8	Calvary Cemetery	2
	9	Hillside Cemetery	38
	10	Oak Grove Cemetery	4
Town of Bloomfield	11	Bloomfield Cemetery	3
	12	Bloomfield Pioneer Cemetery	1
	13	Episcopal Church Cemetery	5
	54	Hillview Cemetery No. 2	-- ^a
Town of Darien	14	Blooming Prairie	-- ^a
	15	Darien Cemetery	10
	16	Fairfield Cemetery	2
Town of Delavan	17	Roselawn Memorial Gardens	15
	18	East Delavan Union Cemetery	6
Town of East Troy	19	Oak Ridge Cemetery	7
	20	Troy Lakes Cemetery	1
Town of Geneva	21	Dunbar Cemetery	10
	22	North Geneva Cemetery	1
Town of LaFayette	23	Hartwell Cemetery	1
	24	Westville Cemetery	1
	25	White Oak Cemetery	2
Town of LaGrange	26	Heart Prairie Cemetery	2
	27	Round Prairie Cemetery	2
Town of Linn	--	None	--
Town of Lyons	28	Hudson Cemetery	3
	29	Lyons "Quaker" Cemetery	2
	30	Saint Francis de Sales Cemetery ...	9

Civil Division	Number on Map V-17	Name	Size (acres)
Town of Lyons (continued)	31	Saint Joseph Cemetery	3
	32	St. Killian's Catholic	2
	33	Union Cemetery	2
Town of Richmond	34	East Richmond Cemetery	2
	35	Richmond Cemetery	3
Town of Sharon	36	North Sharon Cemetery	2
	37	Oakwood Cemetery	13
	38	South Grove Cemetery	1
Town of Spring Prairie	39	Billings Burial Ground	2
	40	German Settlement Cemetery	1
	41	Hickory Grove Cemetery	5
	42	Vienna Cemetery	1
Town of Sugar Creek	43	Sugar Creek Lutheran Cemetery	1
	44	Millard Cemetery	2
	45	Mount Pleasant Cemetery	3
Town of Troy	46	Adams Cemetery	1
	47	Evergreen Cemetery	3
	48	Little Prairie Cemetery	2
Town of Walworth	49	Brick Church Cemetery	4
	50	Cobblestone Cemetery	3
	51	Walworth Center Cemetery	8
Town of Whitewater	--	None	--
Village of Darien	--	None	--
Village of East Troy	52	Saint Peter's Catholic Cemetery	7
Village of Fontana-on-Geneva Lake	--	None	--
Village of Genoa City ^b	53	Hillside Cemetery	10
Village of Mukwonago ^b	--	None	--
Village of Sharon	--	None	--
Village of Walworth	--	None	--
Village of Williams Bay	--	None	--
Total Area (54 sites)			298

^aAcreage is less than one acre.

^bIncludes Walworth County portion only.

Source: U.S. Geological Survey, Walworth County Genealogical Society, Walworth County and SEWRPC.

Chapter VI

INVENTORY OF EXISTING PLANS AND ORDINANCES

INTRODUCTION

While the State comprehensive planning requirements are relatively new, there is a long history of planning at the regional, county, and local level in Walworth County. This chapter presents an overview of existing regional, county, and local plans. This chapter also describes existing county and local ordinances related to land use.

REGIONAL PLANS

Regional Land Use Plan

In 2006, the Regional Planning Commission adopted a land use plan for Southeastern Wisconsin for the year 2035.¹ This plan updates the previously adopted year 2020 regional land use plan, extending the plan timeframe 15 years further into the future. The plan was designed to accommodate a projected 18 percent increase in population, 24 percent increase in households, and 12 percent increase in jobs within the seven-county Southeastern Wisconsin Region between 2000 and 2035. A graphic summary of the regional land use plan is presented on Map VI-1. Major recommendations of the plan are summarized below.

- Urban Development
The regional plan recommends that urban development occur in urban service areas—areas that are served by basic urban services and facilities, including public sanitary sewer service and typically also including public water supply and other urban facilities and services. New urban development would be accommodated through the infilling and renewal of existing urban service areas as well as through the orderly expansion of existing urban service areas, resulting in a relatively compact and efficient overall settlement pattern, one that is readily served by basic urban services and facilities and that maximizes the use of existing infrastructure.
- Environmentally Significant Lands
The regional plan recommends the preservation in essentially natural, open use of primary environmental corridors—elongated areas in the landscape encompassing the best remaining elements of the natural resource base. Under the plan, development within primary environmental corridors would be limited to

¹*Documented in SEWRPC Planning Report No. 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035, dated June 2006.*

necessary transportation and utility facilities, compatible outdoor recreational facilities, and rural-density residential development in upland areas. In addition to primary environmental corridors, other concentrations of natural resources—referred to as secondary environmental corridors and isolated natural resource areas—have been identified as warranting strong consideration for preservation. The regional plan recommends that these areas be retained in essentially natural, open use as determined in county and local plans.

- Prime Agricultural Lands

The regional plan recommends that prime agricultural lands—the land best suited for farming—be preserved for agricultural use. The plan recommends that counties in the Region, in cooperation with the concerned local units of government, carry out planning programs to identify prime agricultural land. The regional plan holds out the preservation of Class I and Class II soils as a key consideration in efforts to identify prime farmland, recognizing, however, that other soils may be considered and that other factors, such as farm size and the overall size of the farming area, may also be considered.

- Other Rural 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-density residential development is accommodated, the regional plan encourages the use of conservation subdivision designs.

Regional Transportation System Plan

In 2006, the Regional Planning Commission also adopted a regional transportation system plan for Southeastern Wisconsin for the year 2035.² That plan was designed to serve the population, household, and employment levels and to promote implementation of a more desirable future land use pattern within the seven-county Region as envisioned under the year 2035 regional land use plan. It should be noted that, under the State comprehensive planning law, county and local comprehensive plans are required to incorporate regional transportation plans.

The regional transportation system plan consists of the following plan elements: public transit; bicycle and pedestrian facilities; transportation systems management; travel demand management; and arterial streets and highways. The preparation of the plan first considered the potential of more efficient land use and expanded public transit, systems management, bicycle and pedestrian facilities, and demand management to alleviate traffic congestion. Highway improvements were only then considered to address any residual congestion.

The major elements of the year 2035 regional transportation system plan are described below. Related maps are presented in Chapter XII of this report, which describes the transportation element of the Walworth County multi-jurisdictional comprehensive plan.

- Public Transit Element

The public transit element calls for significant improvement and expansion of public transit in southeastern Wisconsin, particularly in the more densely populated areas of the Region. Within Walworth County, however, fixed-route public transit service would be quite limited; proposed service consists of buses operating over IH 43 as part of a route connecting the Village of East Troy and the Milwaukee central business district. The regional plan also envisions the continuation of local public demand responsive transit services, including the Walworth County Department of Health and Human Services Transportation Program and the public shared-ride taxicab service provided by the City of Whitewater.

²Documented in *SEWRPC Planning Report No. 49, A Regional Transportation Plan for Southeastern Wisconsin: 2035, dated June 2006.*

- Bicycle and Pedestrian Facility Element

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 plan recommends that, as the surface arterial street system in the Region is resurfaced and reconstructed segment-by-segment, the accommodation of bicycle travel be considered and implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths. A system of off-street bicycle paths is also recommended to connect cities and villages with a population of 5,000 or more.

The pedestrian facilities portion of this plan element is a policy, rather than a system, plan. It recommends that the various units and agencies of government responsible for the construction and maintenance of pedestrian facilities in southeastern Wisconsin adopt and follow a set of recommended standards and guidelines with regard to the development of those facilities, particularly within urban neighborhoods.³

- Transportation Systems Management Element

The transportation systems management element includes recommendations for a variety of measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency. Examples of such measures include coordinating traffic signals to allow for the efficient progression of traffic along arterial streets and highways, and restricting curb-lane parking during peak traffic periods and operating such lanes as through traffic routes, where appropriate.

- Travel Demand Management Element

The travel demand management element includes recommendations intended to reduce personal and vehicular travel or to shift travel to alternative times and routes, allowing for more efficient use of the existing capacity. Examples of such measures include high occupancy vehicle preferential treatment, the provision of park-ride lots, and site-specific neighborhood and major activity center land-use plans.

- Arterial Street and Highway Element

The arterial street and highway element includes recommendations for functional improvements to the arterial street and highway system as well as recommendations regarding which unit of government should have jurisdiction over each arterial street and highway, with responsibility for maintaining and improving the facility.

The plan provides for three types of functional improvements: system expansion, or the construction of new arterial facilities; system improvement, or the widening of facilities with additional traffic lanes; and system preservation, or the resurfacing or reconstruction necessary to properly maintain and modernize existing arterial facilities.

Each proposed arterial street and highway expansion and improvement project would need to undergo preliminary engineering and environmental studies by the responsible State, County, or municipal government prior to implementation. Such studies would consider alternative alignments and impacts, including a no-build option, and final decisions as to whether and how to implement a planned project would be made by the concerned unit of government at the conclusion of preliminary engineering.

The plan recommends an arterial street and highway system of approximately 479 miles in Walworth County by the year 2035. The plan recommends construction of approximately 24 miles of new facilities within the County and widening to provide additional through traffic lanes of approximately nine miles of existing arterial facilities. The plan calls for pavement resurfacing and reconstruction, as necessary, to

³The standards are set forth in Appendix B of SEWRPC Planning Report No. 49.

maintain approximately 446 miles of existing arterial facilities. The arterial highway system for Walworth County recommended in the regional transportation plan is shown on Map XII-1 in Chapter XII of this report.

The jurisdictional recommendations of the regional transportation plan indicate which level of government—State, County, or local—has or should have responsibility for the design, construction, maintenance, and operation of each segment of the proposed arterial street and highway system. The regional plan jurisdictional highway recommendations for Walworth County are also shown on Map XII-1 in Chapter XII of this report. These recommendations are based on extending the jurisdictional recommendations of the year 2020 regional transportation plan to the design year 2035. In 2009, the Regional Planning Commission together with Walworth County and each city, village, and town in Walworth County initiated an update of the Walworth County jurisdictional highway plan. This effort may revise the functional and jurisdictional highway recommendations set forth in the year 2035 regional plan. Upon completion of the County jurisdictional highway planning effort, the year 2035 regional transportation system plan would be amended to reflect the recommendations made in the County plan.

Regional Airport System Plan

The regional airport system plan⁴ recommends a coordinated set of airport facilities and service improvements to serve the air transportation needs of the Southeastern Wisconsin Region. The plan recommends that a system of 11 public-use airports be maintained to meet the commercial, business, personal, and military aviation needs of the Region. Two publicly owned airports in Walworth County—East Troy Municipal and Burlington Municipal—are part of the 11-airport system recommended in the regional plan.⁵

Regional Park Plan / Regional Natural Areas Plan

The Regional Planning Commission first adopted a regional park and open space plan for southeastern Wisconsin in 1977.⁶ That plan consisted of two elements: an open space preservation element and an outdoor recreation element. The open space preservation element provided recommendations for the preservation of primary environmental corridors within the Region. The outdoor recreation element provided recommendations for large parks, recreation corridors, and water access facilities needed to meet resource-oriented outdoor recreation needs in the Region, along with recommendations regarding the number and distribution of local parks and related recreational facilities required in urban areas of the Region.

The Regional Planning Commission has assisted each county in the Region in preparing county-level park and open space plans which refine the regional park plan and extend it further into the future. Upon adoption by the Commission, such county plans serve as amendments to the regional park and open space plan. In this respect, the Commission assisted Walworth County in the preparation of a park and open space plan in 1991 and in the preparation of a second-edition plan in 2000. The Walworth County park and open space plan is described later in this chapter.

⁴*Documented in SEWRPC Planning Report No. 38 (2nd Edition), A Regional Airport System Plan for Southeastern Wisconsin: 2010, dated November 1996, and in SEWRPC Memorandum Report No. 133, Review and Update of Regional Airport System Plan Forecasts, dated August 2004.*

⁵*Hangers and most other airport facilities at Burlington Municipal Airport are located in Racine County. The airport's northwest-southeast runway extends into Walworth County.*

⁶*Documented in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin—2000, dated November 1977.*

The regional natural areas and critical species habitat protection and management plan⁷ was adopted by the Regional Planning Commission as an amendment to the regional park and open space plan in 1997. That plan identifies, and makes recommendations regarding the protection of, the most significant remaining natural areas—essentially, remnants of the pre-European settlement landscape—as well as other areas vital to the maintenance of endangered, threatened, and rare plant and animal species. The natural areas and critical species habitat areas in Walworth County as identified under this plan are shown on Maps III-14 and III-15 and are described in Tables III-13 and III-14, presented in Chapter III of this report. The natural areas and critical species habitat protection and management plan was adopted by the Walworth County Board in 1998.

Regional Water Quality Management Plan

In 1979, the Regional Planning Commission completed and adopted a regional water quality management plan for southeastern Wisconsin.⁸ The plan consists of five major elements: a land use element, a point source pollution abatement element, a nonpoint source pollution abatement element, a sludge management element, and a water quality monitoring element. In 1995, the Commission completed a report updating the content and documenting the implementation status of the regional water quality management plan as amended over approximately the first 15 years from the initial adoption of the plan—providing a comprehensive restatement of the regional water quality management plan as amended.⁹

The point source pollution abatement element of the regional water quality management plan includes recommendations for major sewage conveyance and treatment facilities and identifies planned sanitary sewer service areas for each of the public sewerage systems in the Region. Under Wisconsin law, major sewerage system improvements and all sewer extensions must conform to the water quality management plan. Sanitary sewers may be extended only to areas located within planned sanitary sewer service areas adopted as part of the regional water quality management plan. Sewer service area plans are prepared through a cooperative planning process involving the concerned local units of government, including the governmental unit responsible for the operation of the sewage treatment facility, the Regional Planning Commission, and the Wisconsin Department of Natural Resources. Such plans may be amended in response to changing local conditions as well as in response to new population projections, subject to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*.

Currently adopted sanitary sewer service areas in Walworth County are shown on Map V-1, presented in Chapter V of this report. The reports documenting these sewer service area plans are listed in Table VI-1.

Regional Water Supply Plan

The Regional Planning Commission was nearing completion of a regional water supply plan for the Southeastern Wisconsin Region in 2009. A preliminary draft of that plan includes recommendations regarding potential long-range water supply service areas and sources of water supply for public water utilities and districts; potentially needed major water supply infrastructure; the protection of important groundwater recharge areas; water conservation measures; stormwater management measures that would help to maintain the natural recharge of new development; and processes to be followed to minimize impacts of new high-capacity wells on nearby wells and surface waters.

⁷Documented in *SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, dated September 1997*.

⁸Documented in *SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin—2000, Volume One, Inventory Findings; Volume Two, Alternative Plans; and Volume Three, Recommended Plan, dated September 1978, February 1979, and July 1979, respectively*.

⁹Documented in *SEWRPC Memorandum Report No. 93, A Regional Water Quality Management Plan for Southeastern Wisconsin: An Update and Status Report, dated March 1995*.

WALWORTH COUNTY PLANS

County Land Use Plan

In 2001, Walworth County adopted a land use plan for the year 2020. That plan updated and extended in time the previously adopted year 2010 County plan. The year 2020 County land use plan, like the year 2010, was prepared as a refinement of the regional land use plan. Walworth County adopted minor amendments to the year 2020 County land use plan in 2004.¹⁰

The year 2020 County land use plan was designed in accordance with eight land use objectives adopted as part of the plan. The year 2020 plan took into account then-adopted town land use plans—including plans for the Towns of Delavan, East Troy, Geneva, LaGrange, Linn, Lyons, Sharon, Spring Prairie, Sugar Creek, and Troy. The basic principles and concepts of each of these plans were generally consistent with the County land use objectives, and the town plans were incorporated, in a generalized manner, into the year 2020 County land use plan. The County land use plan also incorporated the then-adopted sanitary sewer service areas of cities and villages, town sanitary districts, and the Walworth County Metropolitan Sewerage District as an indication of the extent of planned urban service areas in the County.

The year 2020 County land use plan is graphically summarized on Map VI-2. The major recommendations of the land use plan are summarized below.

- The County plan recommends that most new urban development occur in planned urban service areas which provide public sanitary sewer service and other basic urban service and facilities. On the plan map, the boundaries of the planned urban service areas (orange shaded areas on Map VI-2) reflect the boundaries of the then-adopted planned public sanitary sewer service areas.
- The County plan envisions some additional urban development beyond the planned urban service areas—largely in areas that have been previously committed to urban use through zoning, subdivision platting, or adopted town land use plans. Shaded yellow on the plan map, these areas consist primarily of rural hamlets and lake-oriented development. Moreover, under the plan, consideration may be given, on a case-by-case basis, to urban development in certain “other agricultural, rural residential, and other open lands” (white areas on Map VI-2), particularly those located adjacent to the designated planned urban areas—where this would represent a logical expansion of the adjacent urban area. Determinations in this respect would weigh the potential impacts of such development on the street and highway system, public safety systems, the public school system, and other public services.
- The County plan recommends the preservation of existing primary and secondary environmental corridors and isolated natural resource areas in essentially natural, open uses. Under the plan, development within environmental corridors and isolated natural resource areas would be limited to necessary transportation and utility facilities, and, on a limited basis, compatible outdoor recreational facilities and carefully planned rural residential development at a density of no more than one dwelling per five acres of upland.
- The County plan recommends the preservation of prime agricultural lands, except as necessary to accommodate the planned expansion of urban service areas. Under the plan, prime agricultural lands were delineated based upon a consideration of Class I, II, and III soils. In general, the plan recommends that new land divisions in prime agricultural areas be limited to a minimum size of 35 acres.
- Under the County plan, the balance of the County—including those areas which have been designated neither for future urban use nor for preservation as environmental corridors, isolated natural resource

¹⁰The Walworth County land use plan is documented in SEWRPC Community Assistance Planning Report No. 252, A Land Use Plan for Walworth County: 2020, dated, April 2001, as amended.

areas, or prime agricultural land—are identified as “other agricultural, rural residential, and other open land” (white areas on Map VI-2). The overriding plan recommendation for these areas is that they be retained in rural use. The plan encourages the continuation of agricultural activity in these areas, recognizing that such activity may be in the form of conventional farming operations or in the form of smaller farms, such as horse farms or hobby farms. Within such areas, the plan would also accommodate rural residential development at a density of five to 35 acres per dwelling, consistent with adopted town land use plans.

- Where rural residential development is accommodated, the County plan encourages the use of conservation subdivision designs. This involves designing the subdivision around significant natural features and open space, preserving those features and maintaining linkages between natural resource areas as appropriate, and usually involves clustering the permitted dwelling units on a portion of the site, retaining significant open space features intact. The County plan recommended that changes be made to the County Zoning Ordinance and Subdivision Control Ordinance in order to better accommodate conservation subdivisions—recommendations since implemented by Walworth County.

County Park and Open Space Plan

Walworth County first adopted a county park and open space plan in 1992. That plan had a design year of 2000. In 2000, the County adopted a second-edition plan that looked ahead to the year 2020. The County Board adopted certain amendments to that plan in 2004. The currently adopted County park and open space plan consists of an open space preservation element and an outdoor recreation element.¹¹ The outdoor recreation element of the plan recommends that Walworth County acquire additional land and develop additional facilities at Price Conservancy and Natureland Park and, in addition, develop two new major parks, one in the western portion of the County along Turtle Creek and one in the eastern portion of the County along the White River. It also recommends that the County provide two major recreational trails, one in the Sugar Creek corridor and one which would connect the Fox River recreation corridor in Racine County on the east and a trail within the Turtle Creek corridor recommended to be developed by the Wisconsin Department of Natural Resources on the west. The open space preservation element of the plan recommends that Walworth County acquire certain other particularly significant natural resource areas to ensure their permanent preservation. In total, the park plan recommends that the County acquire about 1,800 acres of land for recreation and open space purposes.

County Farmland Preservation Plan

Walworth County adopted a farmland preservation plan in 1978, becoming one of the first counties in the State to do so. The preparation of the County farmland preservation plan report occurred after a major effort, undertaken between 1967 and 1974, to prepare a new set of zoning maps for the unincorporated area of the County, which maps included the widespread application of the A-1 Prime Agricultural Land district. The County farmland preservation plan was certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection in 1978. This plan, along with the County’s A-1 Prime Agricultural Land zoning district and the Walworth County Land Conservation Committee’s soil and water conservation requirements, qualifies eligible owners of farmland in Walworth County to apply for Wisconsin Farmland Preservation Program tax credits at the 100 percent funding level.

County Solid Waste Management Plan

The first solid waste management plan for Walworth County was completed in 1982. An update of that plan was completed in 1994.¹² The plan made recommendations regarding the County’s role in managing solid waste and recyclables—such as establishment of a public information program, establishment of a recycling program for

¹¹*The County park and open space plan is documented in SEWRPC Community Assistance Planning Report No. 135 (2nd Edition), A Park and Open Space Plan for Walworth County, adopted by the Walworth County Board in 2000 and amended in 2004.*

¹²*Documented in SEWRPC Community Assistance Planning Report No. 75 (2nd Edition), A Solid Waste Management Plan for Walworth County, Wisconsin, dated December 1994.*

County facilities, and maintenance of a hazardous waste collection program—a number of which have now been implemented. The plan included a general siting analysis for the location of future landfill facilities, should the need arise for additional facilities.

County Land and Water Resources Management Plan and Related Plans

The first county land and water resources management plan was adopted by Walworth County in 1999. An updated land and water resources management plan was adopted by the County in 2004, with plan implementation occurring from 2004 through 2008. It is envisioned that, in 2009, the plan would be evaluated, reaffirmed, and amended, if necessary.

The county land and water resources management plan is intended to provide a comprehensive guide for addressing the full range of land and water resource management issues facing Walworth County. The plan includes an assessment of land and water resource conditions in the County and describes land and water resource issues and concerns. The plan establishes six goals ranging from reduction in sediment nutrient delivery to waterbodies from agricultural land; to protection of groundwater and surface water resources; to protection of prime agricultural lands. For each goal the plan identifies implementation actions and activities. In this way, the plan provides a guide for targeting available staff and financial resources to land and water resource management issues that residents of Walworth County are most concerned about.

In addition to the overriding County land and water resource management plan, a number of plans have been prepared for watersheds and other subareas of the County, providing more detailed assessments of resource conditions in those areas and more specific management recommendations. Among these are the following:

- *Nonpoint Source Control Plan for the Sugar/Honey Creek Priority Watershed Project (1997)*
- *Lower Rock River Basin Water Quality Management Plan (1995)*
- *State of the Southeast Fox River Basin (2002)*
- *State of the Rock River Basin (2002)*
- *Turtle Creek Priority Watershed Plan (1984)*
- *Wisconsin Land Legacy Report (2006)*
- Lake-related plans including the following: *An Aquatic Plant Management Plan for Lake Beulah (1996)*; *An Aquatic Plant and Recreational Use Management Plan for Booth Lake (2003)*; *A Lake Protection Plan for Benedict and Tombeau Lakes (2001)*; *A Lake Management Plan for Delavan Lake (2002)*; *A Water Quality Management Plan for Geneva Lake (1985)*; *An Aquatic Plant Management Plan for the Lauderdale Lakes (2001)*; *A Lake Protection and Recreational Use Plan for Pell Lake (2006)*; *Potters Lake Plant Management Plan (1992)*; *A Management Plan for Powers Lake (1991)*; and *A Lake Management Plan for Whitewater and Rice Lakes (1997)*. Most of these lake management plans were prepared with assistance from the Regional Planning Commission.

A soil erosion control plan was completed for Walworth County in 1987. The plan contained an inventory of cropland soil erosion in the County, set forth a goal to achieve county-wide soil loss standards, and identified needed soil conservation practices. While the soil erosion inventory contained in that plan has not been updated, Walworth County staff conduct annual transect surveys to determine the trend in cropland soil loss and tillage practices.

WALWORTH COUNTY ORDINANCES

County Zoning and Shoreland Zoning Ordinances

With the exception of areas subject to extraterritorial zoning, the unincorporated areas of Walworth County are under the jurisdiction of the Walworth County Zoning Ordinance and Shoreland Zoning Ordinance (Chapter 74 of the County Code of Ordinances). The County Zoning Ordinance has been approved by each town in Walworth

County; it is jointly administered by the County and the towns. The County Shoreland Zoning Ordinance is similar to the County Zoning Ordinance, expanded, however, to include provisions for the protection of floodplains and shorelands in compliance with State-mandated floodplain and shoreland regulatory requirements. The Shoreland Zoning Ordinance applies to shorelands within unincorporated areas, as defined under the *Statutes*.¹³ While the responsibility for administering this ordinance rests with Walworth County, the County routinely receives and considers input from the towns on shoreland zoning matters.

Map VI-3 shows the pattern of basic zoning districts established under the Walworth County Zoning and Shoreland Zoning Ordinances for the unincorporated area of Walworth County, excluding areas subject to extraterritorial zoning.¹⁴ The extent of the various districts as applied in the County zoning jurisdiction area in 2007 is presented in Table VI-2 and described below.

- Agricultural-related zoning districts were in place on about 220,000 acres (344 square miles) of land, or 67 percent of the County zoning jurisdiction area. The A-1 Prime Agricultural District, which specifies a minimum farm parcel size of 35 acres and which enables eligible owners of farmland to participate in the Wisconsin Farmland Preservation Program, accounted for 191,100 acres (299 square miles), or 58 percent of the County zoning jurisdiction area, and about 87 percent of the agricultural-related zoning.
- Conservancy districts were in place on about 64,600 acres (101 square miles) of land, or 20 percent of the County zoning jurisdiction area. This includes about 35,600 acres of land in the C-2 Upland Resource Conservation District, about 26,700 acres in the C-1 and C-4 Lowland Conservation Districts, and about 2,300 acres in the C-3 Conservancy Residential District.
- About 32,600 acres (51 square miles) of land, or 10 percent of the County zoning jurisdiction area, were in various residential, commercial, industrial, recreational, and institutional districts. Land in residential districts encompassed nearly half (15,500 acres) of this area.
- The balance of the County zoning jurisdiction area—12,100 acres (19 square miles)—was comprised of surface water, most of this being zoned conservancy.

It should be noted that Walworth County recently (2004) amended its zoning ordinance to include provisions to accommodate conservation subdivision developments in selected zoning districts. Conservation subdivision developments have been established as conditional uses in the A-2, C-2, C-3, R-1, R-2, R-2A, and R-3 zoning districts. The conditional use provisions include the allowance of a density bonus of up to 20 percent, depending upon the quantity and quality of the natural resource features preserved and the type of techniques used to ensure their permanent preservation. The County Subdivision Control Ordinance, described below, was also amended in 2004 to include provisions for conservation subdivision developments consistent with those established in the County Zoning Ordinance.

County Subdivision Control Ordinance

The division of land in the unincorporated area of Walworth County is subject to the Walworth County Subdivision Control Ordinance (Chapter 58 of the County Code of Ordinances). That ordinance includes design,

¹³*Shorelands are defined as lands 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 shoreland protection established under the County Shoreland Zoning Ordinance remains in effect on lands annexed to cities and villages after May 7, 1982; alternative administrative arrangements in this respect are set forth in Section 59.692(7) of the Wisconsin Statutes.*

¹⁴*Extraterritorial zoning in effect in the Towns of Delavan, Geneva, LaFayette, Linn, and Walworth is described later in this chapter.*

land dedication/reservation, and improvement requirements for subdivisions and condominium projects. Under the ordinance, “subdivision” means the division of a lot, outlot, parcel, or tract of land by the owner or his agent for the purpose of transfer of ownership or building development where the act of division creates five or more parcels or building sites of 15 acres each or less in area; or where the act of division creates five or more parcels or building sites of 15 acres or less in area by successive divisions within a period of five years. The ordinance also requires the preparation of a certified survey map for minor subdivisions. Under the ordinance, “minor subdivision” means a division resulting in the creation of not more than four parcels or building sites, any one of which is 15 acres in size or less, or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcel or building sites without changing the exterior boundaries of the block, lot, or outlot concerned.

In addition to regulation under the Walworth County Subdivision Ordinance, the subdivision of land in the unincorporated area of Walworth County is subject to subdivision control ordinances of individual towns that have adopted their own subdivision ordinances. Moreover, cities and villages have subdivision plat approval authority over proposed plats in statutorially defined extraterritorial plat approval jurisdiction areas. Existing town, city, and village subdivision control ordinances in Walworth County are described later in this chapter.

County NonMetallic Mining Reclamation Ordinance

The Walworth County Nonmetallic Mining Reclamation Ordinance (part of Chapter 26 of the County Code of Ordinances) is intended to ensure the effective reclamation of nonmetallic mining sites in Walworth County in compliance with Chapter 135 of the *Wisconsin Administrative Code* and Chapter 295 of the *Wisconsin Statutes*. The requirements of the ordinance apply to most operators of nonmetallic mining sites within the County operating on or commencing operation after August 1, 2001. The ordinance applies throughout the incorporated and unincorporated area of the County.

County Telecommunications Ordinance

The Walworth County telecommunications ordinance establishes standards for the development and installation of telecommunications towers, antennas, and related facilities. This ordinance is intended to minimize adverse visual effects of telecommunications facilities, minimize any adverse impacts of such facilities on environmentally sensitive areas, and encourage co-location of new antennas on existing towers. The ordinance also requires that telecommunications facilities be removed once they are no longer in use, making it the facility owner’s responsibility to remove unused towers and related facilities and restore the site, as appropriate.

County Construction Erosion and Stormwater Management Ordinance

County regulations intended to minimize sediment and other pollutants carried by runoff or discharged from construction sites and control stormwater are included in Chapter 26 of the County Code of Ordinances. Article II of Chapter 26, “Land Disturbance, Erosion Control, and Stormwater Management,” applies to land development and land disturbing activities on lands in the unincorporated area of the County, except activities that fall under the authority of a one- and two-family erosion control ordinance. Article III of Chapter 26, “One- and Two-Family Dwelling Erosion Control,” incorporates by reference the construction site erosion control provisions of the Wisconsin Uniform Dwelling Code for one- and two-family dwellings. Walworth County administers these provisions in 10 towns—Bloomfield, East Troy, LaFayette, LaGrange, Sharon, Spring Prairie, Sugar Creek, Troy, Walworth, and Whitewater. The other six towns—Darien, Delavan, Geneva, Linn, Lyons, and Richmond—administer one- and two-family erosion control regulations locally, other than within shoreland areas, where the County is responsible for enforcement.

County Regulation of Private Wastewater Treatment Systems

Under the *Wisconsin Statutes*, Walworth County is responsible for the regulation of private onsite wastewater treatment systems (POWTS), including conventional, mound, in-ground pressure, holding tank, and other types of private systems. State and County regulations regarding the installation and maintenance of POWTS are set forth in Chapter Comm 83 of the *Wisconsin Administrative Code* and Chapter 70 of the Walworth County Code of Ordinances. These regulations apply to POWTS throughout the County, including incorporated and unincorporated areas.

CITY, VILLAGE, AND TOWN PLANS

Local Land Use, Master, and Comprehensive Plans

Most of the cities, villages, and towns in Walworth County have adopted a land use, master, or comprehensive plan as a long-range guide for land use within their communities. Existing plans for communities in Walworth County are listed in Table VI-3. These plans typically include a land use plan component, and some of the plans address transportation, community facilities, and other community development matters as well. However, as of June, 2007, only four of the local plans—plans for the Towns of Bloomfield, Linn, and Lyons and the Village of Sharon—had been adopted under Wisconsin’s comprehensive planning law (Section 66.1001 of the *Wisconsin Statutes*) and were held out as including the required nine plan elements specified in that law.

Of the 13 towns participating in the Walworth County multi-jurisdictional comprehensive planning effort, nine towns (Delavan, East Troy, Geneva, LaFayette, LaGrange, Sharon, Spring Prairie, Sugar Creek, and Troy) have adopted a plan that, at a minimum, includes a map of proposed land use. The Town of Richmond has prepared a land use guide that includes broad land use policies for the Town. The Town of Whitewater has prepared an abbreviated plan document that includes generalized recommendations regarding future land use in the Town. The existing plan documents will inform the development of the multi-jurisdictional comprehensive plan as it pertains to the respective town areas.

As indicated in Table VI-3, each of the cities and villages in the County has a land use, master, or comprehensive plan.¹⁵ Under State law, cities and villages may include in their plans areas outside their corporate limits that, in the judgment of the city or village plan commission, bear a relation to the development of the city or village. The city and village plans typically include recommendations regarding future land use for areas beyond their corporate limits.

Local Park and Open Space Plans

Thirteen communities in Walworth County—including four cities, seven villages, and two towns—have adopted park and open space plans (see Table VI-4). These plans typically include recommendations for the provision of park sites, related facilities, and recreational trails and the preservation of open space sites within the community. Such plans are necessary for communities to be eligible to apply for grants under the Wisconsin Stewardship Program.

CITY, VILLAGE, AND TOWN ORDINANCES

Local Zoning Ordinances

The entire area of Walworth County is subject to zoning. As already noted, with the exception of areas subject to extraterritorial zoning, town areas throughout Walworth County are under the jurisdiction of the Walworth County Zoning Ordinance and Walworth County Shoreland Zoning Ordinance. Each of the cities and villages in Walworth County has adopted and administers its own general zoning ordinance governing the use of land within its incorporated area. In addition, the Villages of East Troy, Fontana, Genoa City, Mukwonago, and Williams Bay along with the Cities of Delavan, Lake Geneva, and Whitewater have all adopted and administer floodplain zoning and shoreland-wetland zoning as required under the *Wisconsin Statutes* (see Table VI-5).

¹⁵The City of Whitewater has adopted a number of neighborhood plans which, in combination, comprise the City plan.

Three communities—the City of Elkhorn, the Village of Fontana, and the Village of Williams Bay—have adopted extraterritorial zoning (ETZ) within certain adjacent town areas.¹⁶ The City of Elkhorn ETZ area includes portions of the Towns of Delavan, Geneva, and LaFayette. The Village of Williams Bay ETZ area includes portions of the Towns of Geneva and Linn. The Village of Fontana ETZ area includes portions of the Towns of Linn and Walworth. In combination, the ETZ areas encompass a total of 14 square miles, or 2 percent of the total area of Walworth County. The areas subject to extraterritorial zoning and the pattern of existing zoning districts applied to those areas are shown on Map VI-4. Under each ordinance, the regulations for the ETZ districts are the same as those established for the corresponding County zoning districts. Town shoreland areas are not subject to extraterritorial zoning; Walworth County retains zoning jurisdiction there.

Local Subdivision Ordinances

Under Wisconsin law, land subdivision ordinances can be enacted by cities, villages, and towns, as well as counties (with respect to unincorporated areas). As already noted, Walworth County has a subdivision ordinance that applies throughout the unincorporated area of the County. All towns in Walworth County, except the Towns of Geneva, Richmond, Sharon, and Whitewater, have adopted land subdivision ordinances.¹⁷ All cities and villages in Walworth County have adopted and administer such ordinances.

Within the unincorporated areas of Walworth County, then, land divisions are regulated under the Walworth County Subdivision Control Ordinance and any town-adopted ordinance. In addition, cities and villages have plat approval authority over subdivisions within portions of towns located within their extraterritorial plat approval jurisdiction areas as defined in the *Wisconsin Statutes*; that jurisdiction extends three miles from the corporate limits of first, second, and third class cities (population of at least 10,000) and 1.5 miles from the corporate limits of a fourth class city (population less than 10,000) or a village.

Local Official Mapping Ordinances

Official mapping powers granted to cities under Section 62.23(6) of the *Wisconsin Statutes*—and by reference under Section 61.35 to villages, and by reference under Section 60.22(3) to towns that have adopted village powers—provide a means for reserving land for future public use such as streets, highways, and parkways. The enabling *Statutes* generally prohibit the issuance of building permits for the construction or enlarging of buildings within the limits of such areas as shown on the official map. State law provides that cities and villages may extend official maps beyond their corporate limits to areas within which they have extraterritorial subdivision plat approval power. In Walworth County, four local units of government—the Cities of Delavan and Whitewater, the Village of Fontana, and the Town of East Troy—have adopted official maps.

¹⁶*Cities and villages are granted certain extraterritorial zoning (ETZ) authority within town areas under Section 62.23(7a) of the Wisconsin Statutes. For first, second, and third class cities (population of at least 10,000), the ETZ jurisdiction area may extend up to three miles from their corporate limits; for fourth class cities (population less than 10,000) and for villages, the ETZ jurisdiction area may extend up to 1.5 miles from their corporate limits. Under the Statutes, cities and villages may, of their own accord, adopt interim zoning to preserve existing land uses within extraterritorial zoning areas for a period of two years. In most other respects, extraterritorial zoning is a joint venture between the city or village and the concerned town. Other than for the initial adoption of the interim zoning, the governing body of the city or village may adopt or amend zoning within the extraterritorial area only upon the approval by a majority of an extraterritorial zoning committee, comprised of three members of the city or village plan commission and three members appointed by the concerned town board. The initial interim zoning may be extended up to one year by the governing body of the city or village, but only upon the recommendation of the joint extraterritorial zoning committee. The prescribed composition of the joint extraterritorial zoning committee gives towns equal footing with cities and villages in extraterritorial zoning matters, other than for the initial adoption of the interim extraterritorial zoning. When extraterritorial zoning is enacted, the county government retains zoning authority within statutory shoreland areas.*

¹⁷*The Town of Linn has adopted the Walworth County Subdivision Control Ordinance by reference as part of its code of ordinances.*

BOUNDARY AND OTHER INTERGOVERNMENTAL AGREEMENTS

Several communities in the County have executed boundary agreements with one another. These are summarized below:

- Village of Genoa City-Town of Bloomfield Boundary Agreement
In January 1999, the Village of Genoa City and Town of Bloomfield executed a boundary agreement under the authority of Section 66.30 (now 66.0301) of the *Wisconsin Statutes*. The agreement establishes a “boundary limitation line” between the Village and Town. Under the agreement, the Village of Genoa City agrees not to annex lands located north or west of that line, unless the Town agrees to the annexation; the Town agrees not to challenge the annexation to the Village of lands located south or east of that line. The agreement remained in effect until January 2009.
- Village of Fontana-Village of Walworth Boundary Agreement
In August 2004, the Villages of Fontana and Walworth executed a boundary agreement under the authority of 66.0301 of the *Wisconsin Statutes*. This agreement establishes a common “future annexation boundary,” with each village agreeing not to annex land beyond its side of that boundary. The agreement is to be in effect for a period of 20 years unless the villages mutually agree to an extension.
- Village of Mukwonago-Town of East Troy Boundary Agreement
In March 2005, the Village of Mukwonago and the Town of East Troy executed a boundary agreement under the authority of Sections 66.0225 and 66.0301 of the *Wisconsin Statutes*. The agreement provides for the dismissal of lawsuits in which the Town of East Troy had challenged certain annexations by the Village of Mukwonago. The agreement provides that the lands which were the subject of the lawsuits will remain part of the Village and, in addition, establishes a “detachment area” consisting of lands currently in the Town that could be attached to the Village under certain circumstances. Essentially, land in the detachment area would be detached from the Town and attached to the Village if the concerned landowner(s) requests attachment to the Village, requests a division of his land, or requests Village services. The lands to be attached to the Village must be contiguous with land already in the Village and meet certain other conditions. The agreement is to be in effect for a minimum of 30 years.

In addition to the above, the City of Delavan and City of Elkhorn have entered into an agreement that establishes a boundary that divides their overlapping extraterritorial zoning jurisdiction areas within the Town of Delavan. As noted above, the City of Elkhorn has adopted extraterritorial zoning in the Town of Delavan; the City of Delavan has not. Under the agreement, both cities also agreed not to annex property beyond their respective sides of the aforementioned boundary.

Table VI-1

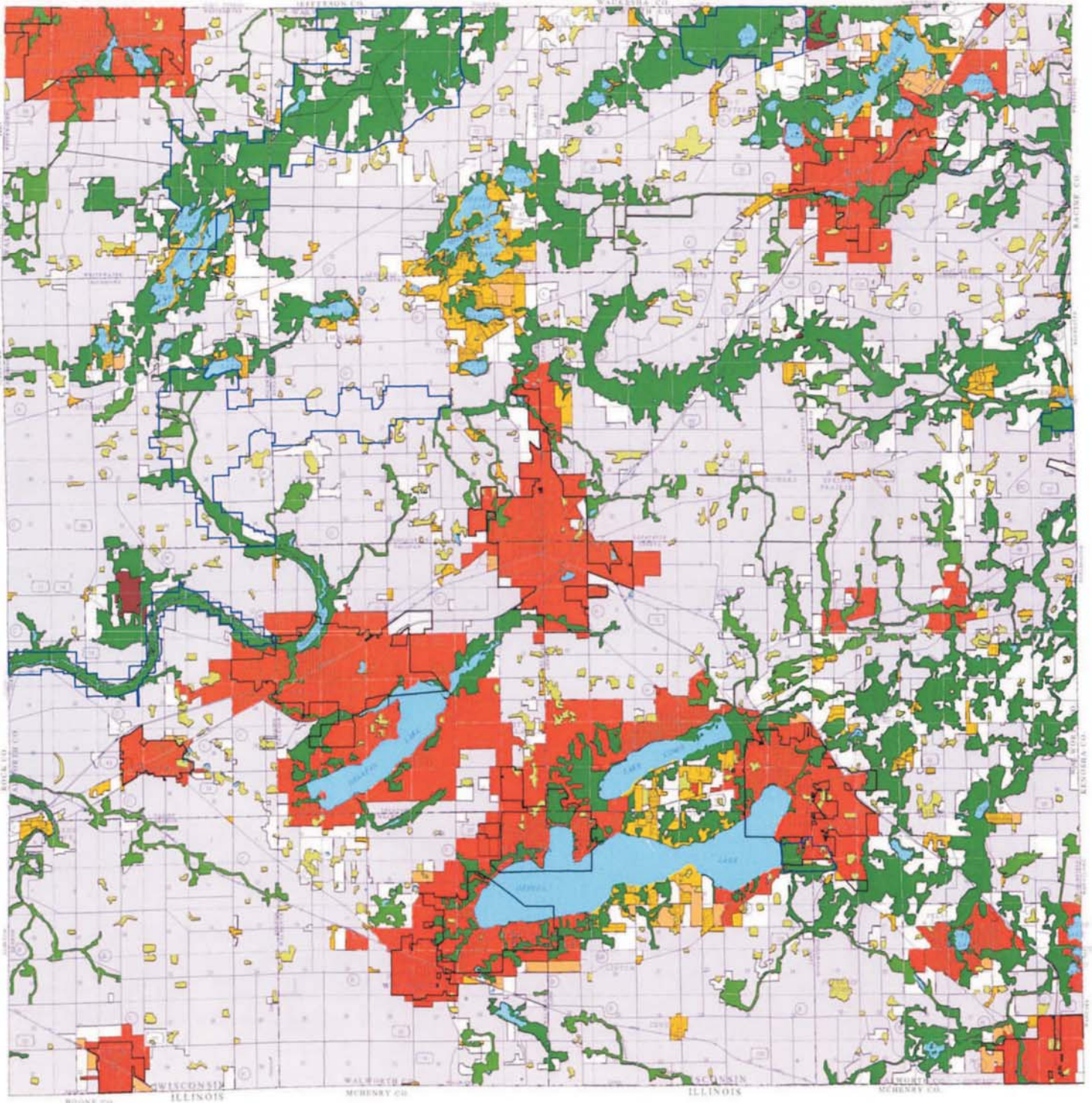
LOCAL SEWER SERVICE AREA PLANS ADOPTED AS PART OF THE REGIONAL WATER QUALITY MANAGEMENT PLAN IN WALWORTH COUNTY: JUNE 2007

Sanitary Sewer Service Area	SEWRPC Reports
Village of Darien <i>(was included in the Walworth County Metropolitan Sewerage District in 1994)</i>	Community Assistance Planning Report No. 123 (2nd Edition)—dated July 1992
	Amended September 1994 (Abandonment of Darien sewage treatment plant and connection to WalCoMet)
	Amended June 2000
	Amended December 2005
Village of East Troy and Environs	Community Assistance Planning Report No. 112 (3rd Edition)—dated December 2000
Villages of Fontana and Walworth and Environs	Community Assistance Planning Report No. 219—dated June 1995
	Amended June 2001
City of Lake Geneva and Environs	Community Assistance Planning Report No. 203—dated December 1992
	Amended December 2004
Town of Lyons Sanitary District No. 2 and Environs	Community Assistance Planning Report No. 158 (2nd Edition)—dated August 1993
Pell Lake Sanitary District No. 1	Community Assistance Planning Report No. 225—dated June 1996
	Amended September 2003
Walworth County Metropolitan Sewerage District (WalCoMet) <i>(includes the Cities of Elkhorn and Delavan, the Villages of Darien and Williams Bay, the Delavan Lake Sanitary District, the Geneva National Sanitary District, the Lake Como Sanitary District, and the Mallard Ridge Landfill—all tributary to the WalCoMet sewage treatment plant)</i>	Community Assistance Planning Report No. 56 (2nd Edition)—dated November 1991
	Amended December 1993 (Geneva National Sanitary District)
	Amended March 1994 (Delavan Lake Sanitary District)
	Amended September 1994 (Abandonment of Darien sewage treatment plant and connection to WalCoMet)
	Amended March 1995 (City of Elkhorn)
	Amended June 1995 (Village of Williams Bay)
	Amended March 1998 (Delavan Lake Sanitary District)
	Amended June 2001 (City of Elkhorn)
	Amended September 2002 (City of Elkhorn)
	Amended March 2004 (City of Elkhorn)
	Amended June 2004 (Lake Como Sanitary District No. 1)
	Amended September 2004 (Village of Williams Bay)
	Amended December 2004 (Delavan/Delavan Lake)
	Amended March 2007 (City of Elkhorn)
Amended June 2007 (City of Elkhorn)	
City of Whitewater and Environs	Community Assistance Planning Report No. 94 (2nd Edition)—dated March 1995
	Amended September 2003

Source: SEWRPC.

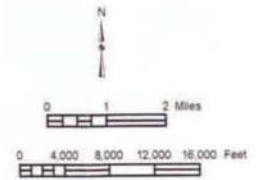
Map VI-2

RECOMMENDED LAND USE PLAN FOR WALWORTH COUNTY: 2020
AS AMENDED: FEBRUARY 10, 2004



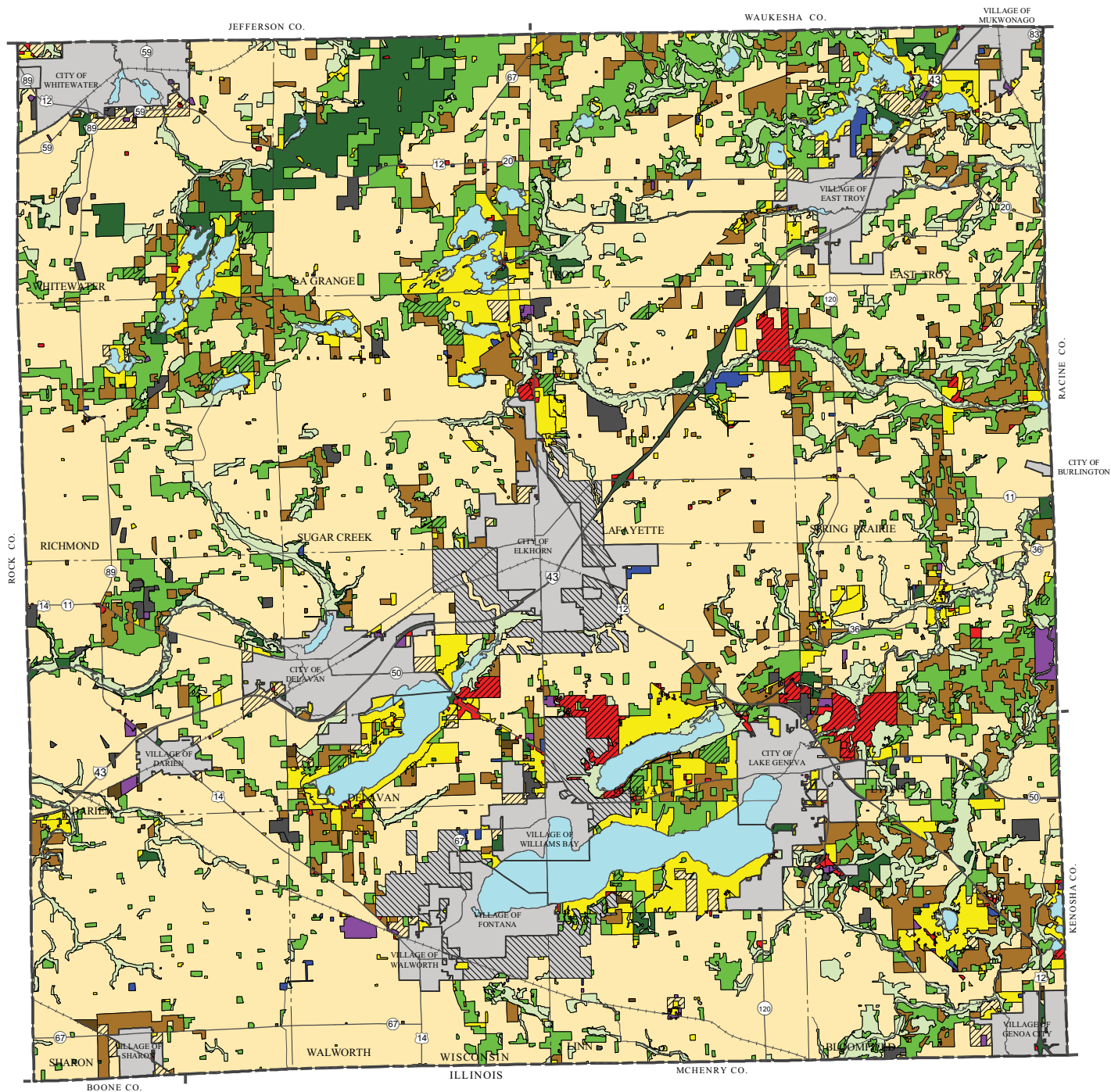
- URBAN SERVICE AREA
(ADOPTED PUBLIC SANITARY SEWER SERVICE AREA)
- SPECIAL SEWER SERVICE AREA
- OTHER URBAN LAND
- LANDS IN THE A-3 AGRICULTURAL LAND HOLDING DISTRICT - LOCATED BEYOND THE PLANNED URBAN SERVICE AREAS AND OTHER URBAN LANDS
- PRIME AGRICULTURAL LAND
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY

NOTE: CIVIL DIVISION BOUNDARIES AND WDNR PROJECT BOUNDARIES ARE AS OF 2000.



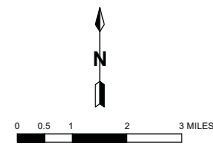
Map VI-3

EXISTING ZONING UNDER THE WALWORTH COUNTY ZONING AND SHORELAND ZONING ORDINANCES: MAY 2007



GENERALIZED ZONING DISTRICTS OUTSIDE EXTRATERRITORIAL AREAS

 PRIME AGRICULTURAL LAND (A-1)	 RECREATIONAL PARK (P-1)	 INCORPORATED CITY OR VILLAGE
 AGRICULTURAL LAND (A-2)	 INSTITUTIONAL PARK (P-2)	 EXTRATERRITORIAL ZONING AREA
 AGRICULTURAL LAND HOLDING (A-3)	 RESIDENTIAL (R-1 THROUGH R-8, A-5)	 SURFACE WATER
 AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING (A-4)	 BUSINESS (B-1, B-2, B-3, B-4, B-6)	
 LOWLAND RESOURCE CONSERVATION (C-1, C-4)	 PLANNED COMMERCIAL / RESIDENTIAL BUSINESS (B-5)	
 UPLAND RESOURCE CONSERVATION (C-2)	 INDUSTRIAL (M-1, M-2)	
 CONSERVANCY RESIDENTIAL (C-3)	 LANDFILL OR EXTRACTIVE (M-3, M-4)	



Source: Walworth County and SEWRPC.

Table VI-2

**ZONING DISTRICTS IN THE AREA OF WALWORTH COUNTY SUBJECT TO THE
COUNTY ZONING ORDINANCE OR COUNTY SHORELAND ZONING ORDINANCE: MAY 2007**

District Type	District Name	Minimum Lot Size/ Maximum Density		Area	
		Conventional Design	Conservation Developments	Acres	Percent of Total
Agricultural	A-1 Prime Agricultural Land	35 acres	N/A	191,092	58.0
	A-2 Agricultural Land	20 acres	One dwelling unit per 20 acres and minimum lot size of 20,000 square feet	23,446	7.1
	A-3 Agricultural Land Holding	35 acres	N/A	3,511	1.1
	A-4 Agricultural-Related Manufacturing, Warehousing, and Marketing	-- ^a	N/A	655	0.2
	A-5 Agricultural-Rural Residential	40,000 square feet	N/A	1,280	0.4
	Subtotal	--	--	219,984	66.8
Conservancy	C-1 Lowland Resource Conservation	--	N/A	8,454	2.6
	C-2 Upland Resource Conservation	5 acres	One dwelling unit per 5 acres and minimum lot size of 20,000 square feet	35,625	10.8
	C-3 Conservancy-Residential	100,000 square feet	One dwelling unit per 100,000 square feet and minimum lot size of 20,000 square feet	2,302	0.7
	C-4 Lowland Resource Conservation (shoreland)	--	N/A	18,173	5.5
	Subtotal	--	--	64,554	19.6
Public	P-1 Recreational Park	-- ^a	N/A	8,346	2.5
	P-2 Institutional Park	Sewered: 10,000 square feet Unsewered: As required by Section 74-39 ^b	N/A	909	0.3
	Subtotal	--	--	9,255	2.8
Residential	R-1 Single-Family Residence (unsewered)	As required by Section 74-39 ^b	One dwelling unit per 40,000 square feet and minimum lot size of 20,000 square feet	10,765	3.3
	R-2 Single-Family Residence (sewered)	15,000 square feet	One dwelling unit per 15,000 square feet and minimum lot size of 10,000 square feet	2,435	0.7

Table VI-2 (continued)

District Type	District Name	Minimum Lot Size/ Maximum Density		Area	
		Conventional Design	Conservation Developments	Acres	Percent of Total
Residential (continued)	R-2A Single-Family Residence (sewered)	40,000 square feet	One dwelling unit per 40,000 square feet and minimum lot size of 15,000 square feet	959	0.3
	R-3 Two-Family Residence (sewered or unsewered)	Sewered: 15,000 square feet per duplex building Unsewered: As required by Section 74-39 ^b	Sewered: One dwelling unit per 7,500 square feet and minimum lot size of 5,000 square feet per dwelling unit Unsewered: One dwelling unit per 40,000 square feet and minimum lot size of 10,000 square feet per dwelling unit	137	<0.1
	R-4 Multiple-Family Residence District (sewered or unsewered)	Sewered: Six dwelling units per acre Two family: Minimum lot size of 12,000 square feet Multiple family: Minimum lot size of 15,000 square feet Single family: Minimum lot size of 15,000 square feet Unsewered: As required by Section 74-39 ^b	N/A	189	0.1
	R-5 Planned Residential Development (unsewered)	40,000 square feet of lot area per dwelling unit	N/A	745	0.2
	R-5A Planned Residential Development (sewered)	Up to eight dwelling units per net developable acre	N/A	0	0.0
	R-6 Planned Mobile Home Park Residence	Up to five dwelling units per net developable acre	N/A	253	0.1
	R-7 Mobile Home Subdivision Residence (sewered or unsewered)	Sewered: 15,000 square feet Unsewered: As required by Section 74-39 ^b	N/A	0	0.0
	R-8 Multiple Family District (sewered or unsewered)	Sewered: 10,890 square feet Unsewered: As required by Section 74-39 ^b	N/A	0	0.0
		Subtotal	--	--	15,483

Table VI-2 (continued)

District Type	District Name	Minimum Lot Size/ Maximum Density		Area	
		Conventional Design	Conservation Developments	Acres	Percent of Total
Commerical	B-1 Local Business	Sewered: 7,500 square feet Unsewered: - - ^c	N/A	76	<0.1
	B-2 General Business	Sewered: 7,500 square feet Unsewered: - - ^c	N/A	528	0.2
	B-3 Waterfront Business	- - ^a	N/A	77	<0.1
	B-4 Highway Business	Sewered: - - ^a Unsewered: - - ^c	N/A	335	0.1
	B-5 Planned Commercial- Recreational Business District	Up to 10 dwelling units per net developable residential acre	N/A	2,789	0.8
	B-6 Bed and Breakfast	Sewered: 15,000 square feet Unsewered: As required by Section 74-39 ^b	N/A	33	<0.1
	Subtotal	- -	- -	3,838	1.2
Industrial	M-1 Industrial	Sewered: - - ^a Unsewered: - - ^c	N/A	1,010	0.3
	M-2 Heavy Industrial	Sewered: - - ^a Unsewered: - - ^c	N/A	162	0.0
	M-3 Mineral Extraction	- -	N/A	2,665	0.8
	M-4 Sanitary Landfill	- -	N/A	153	<0.1
	Subtotal	- -	- -	3,990	1.2
Surface Water	- -	- -	- -	12,103	3.7
Total	- -	- -	- -	329, 207	100.0

^aSufficient area for the principal structure and its accessory buildings, all required yards, and off-street parking and loading areas.

^bSection 74-39 of the County Zoning Ordinance specifies that the width and area of all lots not served by a public sanitary sewage system or other approved system shall be sufficient to permit the use of a private onsite wastewater treatment system (POWTS) designed in accordance with the county sanitary ordinance. The width of all lots which have soils suitable for the use of a private onsite wastewater treatment system shall not be less than 150 feet and the area of all such lots shall not be less than 40,000 square feet per dwelling unit to be constructed on the lot.

^c40,000 square feet in lot area per principal use or structure and sufficient area to meet off-street parking and loading requirements.

Source: Walworth County and SEWRPC.

Table VI-3

EXISTING LOCAL LAND USE, MASTER, OR COMPREHENSIVE PLANS FOR COMMUNITIES IN WALWORTH COUNTY: JUNE 2007

Civil Division	Title of Plan Report	Year of Adoption of Plan or Most Recent Amendment ^a	Consultant for Currently Adopted Plan	Adopted as Sec. 66.1001 Smart Growth Plan	Arrangements for Smart Growth Plan as of June 2007
Towns	Bloomfield	Town of Bloomfield 2025 Smart Growth Plan	R. A. Smith & Associates, Inc.	X	--
	Darien	--	--	--	Participating in County smart growth plan
	Delavan	Town of Delavan Master Plan Update: 2002	Planning and Design Institute, Inc.	--	Participating in County smart growth plan
	East Troy	Land Use Plan-Town of East Troy	Camros, Ltd.	--	Participating in County smart growth plan
	Geneva	A Land Use Plan for the Town of Geneva: 2010	SEWRPC	--	Participating in County smart growth plan
	LaFayette	A Master Plan for the Town of LaFayette: 2020	SEWRPC	--	Participating in County smart growth plan
	LaGrange	A Land Use Plan for the Town of LaGrange: 2010	SEWRPC	--	Participating in County smart growth plan
	Linn	Town of Linn Year 2025 Comprehensive Plan	Foth & Van Dyke and Associates, Inc.	X	--
	Lyons	Town of Lyons Comprehensive Plan Update 2025	Planning and Design Institute, Inc. (adapted from prior SEWRPC-prepared plan)	X	--
	Richmond	-- ^b	--	--	Participating in County smart growth plan
	Sharon	A Land Use Plan for the Town of Sharon: 2010	SEWRPC	--	Participating in County smart growth plan
	Spring Prairie	A Master Plan for the Town of Spring Prairie: 2020	SEWRPC	--	Participating in County smart growth plan
	Sugar Creek	A Land Use Plan for the Town of Sugar Creek: 2010	SEWRPC	--	Participating in County smart growth plan
	Troy	A Land Use Plan for the Town of Troy: 2020	SEWRPC	--	Participating in County smart growth plan
Cities	Walworth	--	--	--	Participating in County smart growth plan
	Whitewater	-- ^c	--	--	Participating in County smart growth plan
	Delavan	City of Delavan Comprehensive Master Plan Update	Vandewalle & Associates	--	Unknown
	Elkhorn	The Elkhorn 2030 Comprehensive Plan	Teska Associates, Inc.	--	Plan needs economic development element; other elements completed.
Villages	Lake Geneva	City of Lake Geneva Comprehensive Master Plan	Vandewalle & Associates	--	City expected to budget for smart growth plan in 2008
	Whitewater	North Whitewater Neighborhood Development Plan	Vandewalle & Associates	--	City has yet to prepare plans for east and south neighborhoods; plans for all neighborhoods will eventually be merged into smart growth plan.
		West Whitewater Neighborhood Development Plan	Vandewalle & Associates	--	
		City of Whitewater Action Plan for Downtown Revitalization	Vierbicher Associates	--	
	Darien	Village of Darien Comprehensive Master Plan	Vandewalle & Associates	--	Village will wait until closer to 2010
	East Troy	Village of East Troy Comprehensive Land Use Plan: 2020	Independent Inspections, Ltd.	--	Underway; expect completion by late 2007
Fontana	Village of Fontana-on-Geneva-Lake Comprehensive Plan	Vandewalle & Associates	--	Arrangements not made yet	
Mukwonago	Genoa City	--	--	--	Underway; expect completion summer 2007
	Mukwonago	Designing Mukwonago--Comprehensive / Master Plan for the Village of Mukwonago	Ruekert & Mielke	--	Underway; expect completion in 2008
		Village of Sharon Comprehensive Plan	MSA Professional Services	X	--
		Village of Walworth Comprehensive Plan	Vandewalle & Associates	--	Unknown
Williams Bay	The Comprehensive Plan of Williams Bay	Teska Associates, Inc.	--	Unknown	

^aYear of adoption by town board, village board, or city council.

^bThe Town of Richmond has prepared a land use guide, setting forth broad land use policies for the Town.

^cThe Town of Whitewater has prepared an abbreviated plan document that includes generalized recommendations for future land use in the Town.

Source: SEWRPC.

Table VI-4

EXISTING PARK AND OPEN SPACE PLANS FOR COMMUNITIES IN WALWORTH COUNTY: 2007

Civil Division	Title of Plan Report	Year of Adoption of Plan or Most Recent Amendment ^a
Towns		
Bloomfield.....	--	--
Darien.....	Town of Darien Park and Open Space Plan	2007
Delavan.....	--	--
East Troy.....	--	--
Geneva.....	--	--
LaFayette.....	--	--
LaGrange.....	--	--
Linn.....	Comprehensive Outdoor Recreation Plan	1991
Lyons.....	--	--
Richmond.....	--	--
Sharon.....	--	--
Spring Prairie.....	--	--
Sugar Creek.....	--	--
Troy.....	--	--
Walworth.....	--	--
Whitewater.....	--	--
Cities		
Delavan.....	City of Delavan Park and Open Space Plan	2002
Elkhorn.....	City of Elkhorn Comprehensive Outdoor Recreation Plan	2004
Lake Geneva.....	A Park and Open Space Plan for the City of Lake Geneva	-- ^b
Whitewater.....	Park and Open Space Plan, 2003-2008	2003
Villages		
Darien.....	Comprehensive Park Plan for the Village of Darien	unknown
East Troy.....	East Troy Comprehensive Park and Recreation Plan	1998
Fontana.....	Village of Fontana-on-Geneva-Lake Park and Open Space Plan	2003
Genoa City.....	Park and Open Space Plan for Genoa City	2001
Mukwonago.....	2004 Comprehensive Outdoor Recreation Plan	2004
Sharon.....	--	--
Walworth.....	Park and Open Space Plan, Village of Walworth	2006
Williams Bay.....	Year 2015 Park and Open Space Plan for the Village of Williams Bay	2006

^aYear of adoption by town board, village board, or city council

^bThis plan was completed in 1999; the City was in the process of updating this plan in 2007.

Source: SEWRPC.

Table VI-5

ZONING, OFFICIAL MAP, AND LAND SUBDIVISION ORDINANCES IN WALWORTH COUNTY BY CIVIL DIVISION: 2007

Civil Division	General Zoning	Shoreland Zoning	Floodland Zoning	Official Map Ordinance	Land Subdivision Ordinance
Towns					
Bloomfield	County Ordinance	County Ordinance	County Ordinance	--	County and Town Ordinances
Darien	County Ordinance	County Ordinance	County Ordinance	--	County and Town Ordinances
Delavan.....	County Ordinance & ETZ	County Ordinance	County Ordinance	--	County and Town Ordinances
East Troy.....	County Ordinance	County Ordinance	County Ordinance	Town Ordinance	County and Town Ordinances
Geneva	County Ordinance & ETZ	County Ordinance	County Ordinance	--	County Ordinance
LaFayette	County Ordinance & ETZ	County Ordinance	County Ordinance	--	County and Town Ordinances
LaGrange.....	County Ordinance	County Ordinance	County Ordinance	--	County and Town Ordinances
Linn	County Ordinance & ETZ	County Ordinance	County Ordinance	--	County and Town Ordinances
Lyons	County Ordinance	County Ordinance	County Ordinance	--	County and Town Ordinances
Richmond.....	County Ordinance	County Ordinance	County Ordinance	--	County Ordinance
Sharon	County Ordinance	County Ordinance	County Ordinance	--	County Ordinance
Spring Prairie	County Ordinance	County Ordinance	County Ordinance	--	County and Town Ordinances
Sugar Creek.....	County Ordinance	County Ordinance	County Ordinance	--	County and Town Ordinances
Troy.....	County Ordinance	County Ordinance	County Ordinance	--	County and Town Ordinances
Walworth.....	County Ordinance & ETZ	County Ordinance	County Ordinance	--	County and Town Ordinances
Whitewater	County Ordinance	County Ordinance	County Ordinance	--	County Ordinance
Cities					
Delavan.....	City Ordinance	City Ordinance	City Ordinance	City Ordinance	City Ordinance
Elkhorn.....	City Ordinance	--	--	--	City Ordinance
Lake Geneva.....	City Ordinance	City Ordinance	City Ordinance	--	City Ordinance
Whitewater	City Ordinance	City Ordinance	City Ordinance	City Ordinance	City Ordinance
Villages					
Darien	Village Ordinance	--	--	--	Village Ordinance
East Troy.....	Village Ordinance	Village Ordinance	Village Ordinance	--	Village Ordinance
Fontana.....	Village Ordinance	Village Ordinance	Village Ordinance	Village Ordinance	Village Ordinance
Genoa City	Village Ordinance	Village Ordinance	Village Ordinance	--	Village Ordinance
Mukwonago.....	Village Ordinance	Village Ordinance	Village Ordinance	--	Village Ordinance
Sharon	Village Ordinance	--	--	--	Village Ordinance
Walworth.....	Village Ordinance	--	--	--	Village Ordinance
Williams Bay	Village Ordinance	Village Ordinance	Village Ordinance	--	Village Ordinance

NOTES: City and village shoreland zoning refers to shoreland-wetland zoning.

Portions of the Towns of Delavan, Geneva, and LaFayette are under the City of Elkhorn extraterritorial zoning ordinance.

Portions of the Towns of Geneva and Linn are under the Village of Williams Bay extraterritorial zoning ordinance.

Portions of the Towns of Linn and Walworth are under the Village of Fontana extraterritorial zoning ordinance.

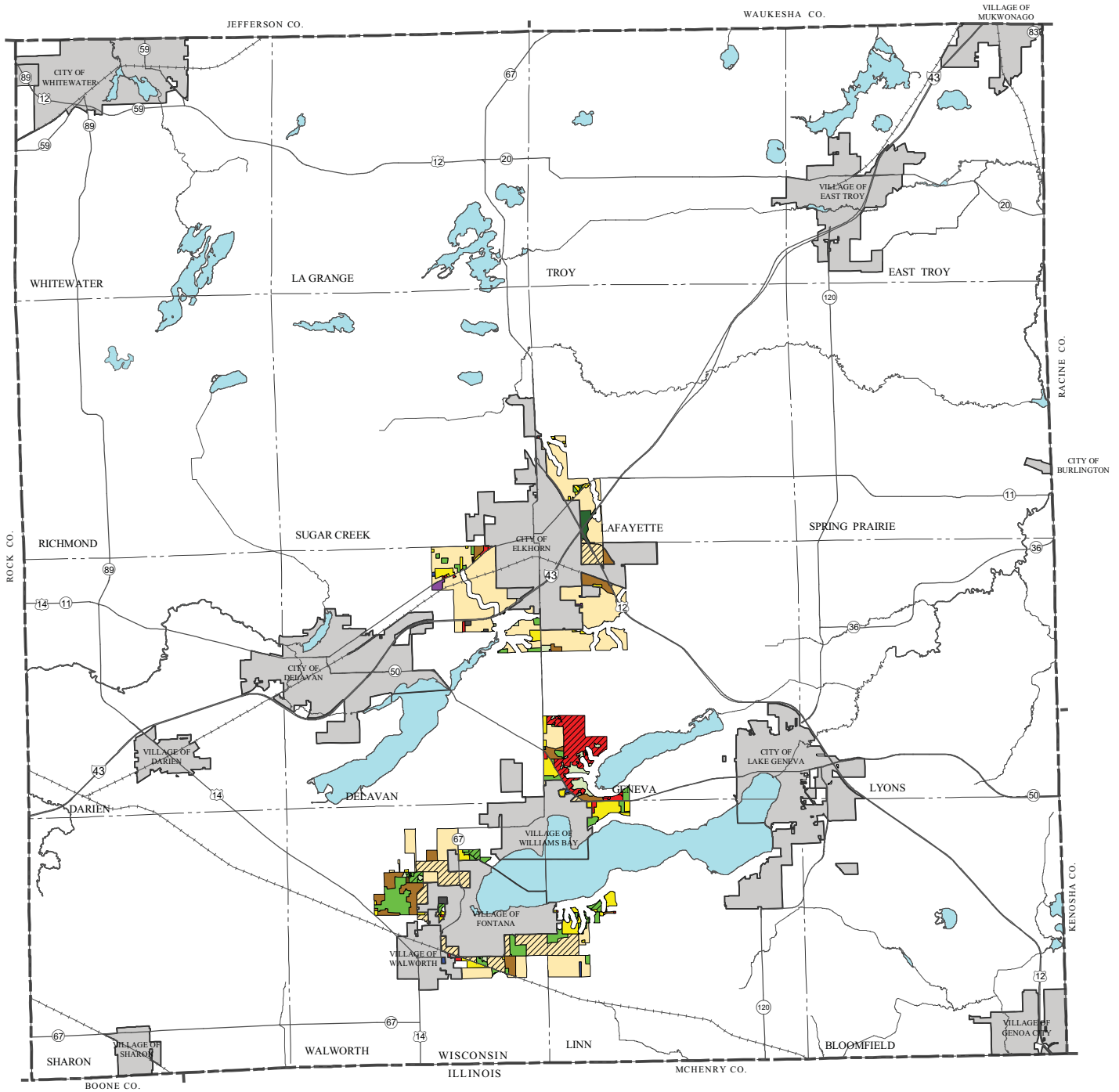
The Town of Linn has adopted the Walworth County subdivision ordinance by reference as part of the Town Code of Ordinances.

While the Town of Sharon has not adopted a town land subdivision ordinance, the Town has adopted a road ordinance that establishes roadway design and construction standards.

Source: SEWRPC.

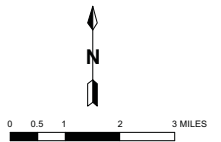
Map VI-4

EXISTING EXTRATERRITORIAL ZONING IN WALWORTH COUNTY: MAY 2007



GENERALIZED ZONING DISTRICTS WITHIN EXTRATERRITORIAL AREAS

- | | | |
|--|---|---|
|  PRIME AGRICULTURAL LAND (A-1) |  RECREATIONAL PARK (P-1) |  INCORPORATED CITY OR VILLAGE |
|  AGRICULTURAL LAND (A-2) |  INSTITUTIONAL PARK (P-2) |  UNINCORPORATED AREA OUTSIDE OF EXTRATERRITORIAL ZONING AREA |
|  AGRICULTURAL LAND HOLDING (A-3) |  RESIDENTIAL (R-1, R-3, R-6, A-5) |  SURFACE WATER |
|  AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING (A-4) |  BUSINESS (B-1, B-2, B-3, B-4) | |
|  LOWLAND RESOURCE CONSERVATION (C-1, C-4) |  PLANNED COMMERCIAL / RESIDENTIAL BUSINESS (B-5) | |
|  UPLAND RESOURCE CONSERVATION (C-2) |  INDUSTRIAL (M-1) | |
|  CONSERVANCY RESIDENTIAL (C-3) |  LANDFILL OR EXTRACTIVE (M-3) | |



Source: Walworth County and SEWRPC.

Chapter VII

POPULATION, HOUSEHOLD, AND EMPLOYMENT PROJECTIONS

INTRODUCTION

The future demand for land, housing, transportation facilities and services, and other community facilities that the comprehensive plan must address is directly related to future population, household, and employment levels. The projection of future population, household, and employment levels is, therefore, an essential step in the comprehensive planning process. This chapter, presents projections of population, households, and employment through the year 2035 that are intended to serve as a basis for preparing the multi-jurisdictional comprehensive plan.¹

This chapter begins with an overview of the projections of population, households, and employment for Walworth County prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for the year 2035. The SEWRPC projections are intended to provide a frame of reference for Walworth County and the 13 towns participating in the multi-jurisdictional planning effort in the selection of population, household, and employment projections for the plan. The second part of this chapter presents community-level projections of population, households, and employment ultimately selected by each of the 13 participating towns.

SEWRPC PROJECTIONS FOR WALWORTH COUNTY

In 2004, the Regional Planning Commission prepared a set of population, household, and employment projections for the Southeastern Wisconsin Region and its seven counties, looking ahead to the year 2035. As in prior projection efforts, the Commission prepared a range of projections: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the year 2035 regional land use plan. The high and low projections are intended to provide an indication of population, household, and employment levels that could conceivably be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios. This section presents the SEWRPC population, household, and employment projections for Walworth County, with primary focus on the intermediate-level projections.

¹Current and historic trend data which provide part of the basis for the projections are presented for Walworth County and cities, villages, and towns in the County in Chapter II of this report.

SEWRPC County-Level Population Projections

The SEWRPC intermediate population projection envisions that there will be a modest increase in birth rates and a modest increase in life expectancy in Walworth County and the Southeastern Wisconsin Region in the coming decades. The intermediate projection envisions that Walworth County and the Region overall would experience a relatively stable migration pattern, similar to that which is estimated to have occurred during the early 2000s. The migration assumptions for the intermediate projection reflect the conclusion—from a concurrent SEWRPC economic study—that, overall, the economy of the Region would not likely significantly increase or decrease in strength relative to other areas of the State or Nation.²

The SEWRPC high and low population projections reflect different assumptions about the future strength of the regional economy. The high population projection assumes a significantly more competitive regional economy, with increased population in-migration in response to a heightened demand for workers. The low projection assumes a stagnating regional economy, resulting in population out-migration as workers move to areas experiencing stronger economic growth.

The SEWRPC population projections for Walworth County are presented in Table VII-1. Under the intermediate projection, the County population would increase by 48,000 persons, or 52 percent, over the 35-year projection period, from 92,000 persons in 2000 to 140,000 persons in 2035. Under the high projection, the County population would increase by 56,400 persons, or 61 percent, to 148,400 persons in 2035. Under the low projection, the County population would increase by 31,200 persons, or 34 percent, to 123,200 persons in 2035. All three projections indicate substantial growth in the County population. This is attributable, in part, to an expected continuation of an “Illinois influence,” characterized by persons from Northeastern Illinois seeking residences in Wisconsin.

SEWRPC projections indicate that changes may be expected in the age composition of the population in the coming decades. The projected age composition under an intermediate growth scenario for Walworth County is presented in Table VII-2. Particularly noteworthy is the expected influence of the large baby-boom generation on the future age structure. By 2030, all baby-boomers will be 65 years of age or older. Persons age 65 and over would account for 18 percent of the County population in 2035, compared to 13 percent in 2000. Changes in age composition of the population may be expected to have many impacts, ranging from impacts on housing needs to impacts on the available labor force, particularly as baby-boomers move into their retirement years.

SEWRPC County-Level Household Projections

SEWRPC projections of households for Walworth County to the year 2035 were derived from the population projections described above, along with projections of future household size and the proportion of the total population living in housing units as opposed to group quarters. Commission projections indicate that the average size of households throughout the Region including Walworth County may be expected to continue to decrease in the years ahead, though not as rapidly as in the past. In Walworth County, the average household size is projected to decrease by 4 percent, from 2.57 persons per household in 2000 to 2.47 in 2035. The decrease in household size is anticipated as a result of a number 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. The proportion of the population living in group quarters, as opposed to the population living in households, is projected to increase slightly.

SEWRPC household projections for Walworth County are presented in Table VII-3. Under the intermediate projection, the number of households in Walworth County would increase by 19,900, or 58 percent, over the 35-year projection period, from 34,500 households in 2000 to 54,400 households in 2035. Under the high projection, the number of households would increase by 23,200, or 67 percent, to 57,700 households in 2035. Under the low

²A detailed description of the methodology used in the projection of population and households is presented in *SEWRPC Technical Report No. 11 (4th Edition)*, The Population of Southeastern Wisconsin, dated July, 2004.

projection, the number of households would increase by 13,400, or 39 percent, to 47,900 households in 2035. In percentage terms, the increase in households under the high, intermediate, and low projections is somewhat greater than the corresponding projected increase in population.

SEWRPC County-Level Employment Projections

The Commission used a “disaggregate” approach to the preparation of employment projections, involving the explicit consideration of employment in major industry groups and the preparation of projections for those groups. The projection for each industry group was developed based upon a consideration of past industry trends and available indicators of future trends nationally and within the State and Region. Still another important consideration in the preparation of the employment projections was the future available labor force in the Region. Regional Planning Commission population projections suggest that a leveling-off in the regional labor force may be expected as much of the baby-boom generation reaches retirement age; this may be expected to moderate the number of jobs that may be accommodated.³

Similar to the population and household projections, the Regional Planning Commission projected a range of future employment levels—high, medium, and low—for the year 2035. In general, the intermediate employment projection assumes that the Southeastern Wisconsin Region would maintain its competitive position relative to the rest of the State and Nation. In comparison to the intermediate projection, the high projection assumes a significantly more competitive economy, while the low projection assumes a stagnating economy, with workers moving to other regions that are experiencing stronger economic growth.

Employment projections for Walworth County prepared by the Regional Planning Commission are presented in Table VII-4. Under the intermediate projection, total employment in the County would increase by 17,600 jobs, or 34 percent, from 51,800 jobs in 2000 to 69,400 jobs in 2035. Under the high projection, employment in the County would increase by 22,000 jobs, or 43 percent, to 73,800 jobs in 2035. Under the low projection, employment in the County would increase by 10,200 jobs, or 20 percent, to 62,000 jobs in 2035.

Commission projections indicate that a change may be expected in the types of jobs available in the years ahead. The largest increases are projected to be in the service sector (business, health, social, recreational, and other services), with service sector employment projected to increase by 85 percent under an intermediate growth scenario. Employment in the industrial sector—including manufacturing, wholesaling activities, and construction jobs—is projected to increase by 15 percent. Retail employment is projected to increase by 17 percent (see Table VII-5).

COMMUNITY-LEVEL PROJECTIONS

The preparation of the local components of the multi-jurisdictional comprehensive plan requires population, household, and employment projections for each town participating in the multi-jurisdictional planning effort. To assist the towns in this matter, two alternative sets of projections were prepared. Each of the participating towns was asked to review the alternative projections and to select a set of projections from among the alternatives presented—or, to provide a set of projections of its own.

Community-Level Population and Household Projections

Within most communities, growth in the resident population is closely related to the growth in the number of households, although—given the expected trend of declining household sizes—the percentage increase in households can generally be expected to exceed, at least slightly, the increase in population. Because population and household levels are closely related, the projection of future population and households must be properly coordinated.

³A detailed description of the methodology used in the projection of employment is presented in SEWRPC Technical Report No. 10 (4th Edition), *The Economy of Southeastern Wisconsin*, dated July, 2004.

Under the comprehensive planning effort, two alternative sets of inter-related population and household projections were presented for consideration by each participating town. The first is based upon the intermediate growth projections from the year 2035 regional land use plan. The second represents an extrapolation of historic trends in each community. The alternative projections are described further below.

- Local Population and Household Projections from the Year 2035 Regional Land Use Plan
The Regional Planning Commission's local population and household projections are essentially sub-county allocations of the Commission's county-level intermediate population and household projections, developed as part of the year 2035 regional land use plan. These allocations were based upon 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. The allocations reflect the basic regional plan concept that the vast majority of new residential development should be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development anticipated within a planned city or village sewer service area would be annexed by the city or village, unless there is a boundary agreement in place that provides for the area to remain in the town.⁴ For purposes of the comprehensive plan, the year 2035 population and household levels originally set forth in the regional land use plan were adjusted upward, where warranted, to reflect actual growth estimated to have occurred through 2006.
- Trend-Based Local Population and Household Projections
The trend-based projections assume that the number of households in each community would continue to grow as it has in the past, looking back to 1980. In extrapolating future household levels for each community, the historic change in households between 2000 and 2006 was weighted more heavily than the change during the 1990s; and, similarly, the change in households during the 1990s was weighted more heavily than the change during the 1980s. The related population projection is based upon the projected number of households and the projected household size for the community, along with an allowance for population living in group quarters.⁵

The alternative household projections and alternative population projections are presented in Tables VII-6 and VII-7, respectively. For most of the towns in Walworth County, the trend-based population and household projections are higher than the projections from the year 2035 regional land use plan.

During the course of the comprehensive planning effort, each of the participating towns chose a set of population and household projections for use in preparing the local components of the comprehensive plan. The population and household projections selected by the participating towns are presented in Table VII-8. Four of the 13 participating towns selected the population and household projections from the regional land use plan; one town selected the trend-based population and household projections; and eight towns selected a locally-derived alternative set of population and household projections.

For the non-participating towns (Towns of Bloomfield, Linn, and Lyons), the projections in Table VII-8 are based upon projections set forth in their respective comprehensive plan reports, as indicated in the notes at the bottom of that table.

⁴*This assumption reflects the fact that most cities and villages require land to be annexed before providing sewer and other urban services. It should be recognized that cities and villages and adjacent towns may enter into boundary or other cooperative agreements under which the city or village provides sewer service and other services within town areas without annexation.*

⁵*For this purpose, the projected year 2035 average household size for each community indicated under the regional land use plan was applied to the trend-based projection of households to obtain the year 2035 household population. The year 2035 group quarters population from the regional land use plan was added to obtain the total population.*

For cities and villages, the Walworth County Smart Growth Technical Advisory Committee recommended that the trend-based population and household projections be used for purposes of the County comprehensive plan. Accordingly, the trend-based projections for cities and villages are presented in Table VII-8.

In combination, the community-level population projections that are to be used in the preparation of the comprehensive plan, as presented in Table VII-8, sum to a total of 145,800 persons for the County overall. This figure is between the SEWRPC year 2035 intermediate population projection for the County (140,000 persons) and the SEWRPC year 2035 high population projection for the County (148,400 persons), previously presented in Table VII-1. The community-level household projections that are to be used in the preparation of the comprehensive plan sum to a total of 56,500 households for the County overall. This figure is between the SEWRPC year 2035 intermediate household projection for the County (54,400 households) and the SEWRPC year 2035 high household projection for the County (57,700 households), previously presented in Table VII-3.

Community-Level Employment Projections

Under the comprehensive planning process, two alternative employment projections were presented for consideration by each participating town. The first set of projections is based upon the intermediate growth projections from the year 2035 regional land use plan; the second represents an extrapolation of historic trends in each community. The alternative community-level employment projections are described further below.

- Local Employment Projections from the Year 2035 Regional Land Use Plan
The Regional Planning Commission's local employment projections are essentially sub-county allocations of the Commission's county-level intermediate employment projections, developed as part of the year 2035 regional land use plan. These allocations were based upon a consideration of past trends in employment, existing local land use and master plans, and input received from local planning officials as the regional plan was prepared. The allocations also reflect the basic regional plan concept that the vast majority of new jobs should be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development anticipated within a planned city or village sewer service area would be annexed by the city or village, unless there is a boundary agreement in place that provides for the area to remain in the Town.⁶ Given these assumptions, the regional plan envisions some employment increases in towns that have their own sewerage systems. In other towns, the regional plan does not envision any significant employment increase.
- Trend-Based Employment Projections
The trend-based projection assumes a continuation of past employment change in each city, village, and town between 1980 and 2000, with the change for more recent years weighted more heavily than change for earlier years. Thus, in developing the trend-based projection, the employment change between 1990 and 2000 was weighted more heavily than the employment change during the 1980s.

The alternative employment projections are presented in Table VII-9. For most of the towns in Walworth County, the trend-based employment projection is higher than the projection from the year 2035 regional land use plan.

Following a review of the alternative employment projections presented in Table VII-9, each of the 13 participating towns chose an employment projection for use in preparing the local components of the comprehensive plan. The employment projections selected by the participating towns are presented in Table VII-10. Seven of the 13 participating towns selected the employment projection from the regional land use plan, and six towns selected a locally-derived alternative employment projection. As indicated in Table VII-10, a majority of the participating towns project essentially no change in employment or only a modest employment increase, based upon their expectation that most employment growth will occur in areas where utility services are available, primarily in cities and villages.

⁶See footnote No.4.

For the Towns of Bloomfield and Lyons, the employment projections in Table VII-10 are based upon projections set forth in their respective comprehensive plan reports, as indicated in the notes at the bottom of that table. The projection for the Town of Linn is the from the regional land use plan; the Town comprehensive plan does not include an employment projection.

For cities and villages, the Walworth County Smart Growth Technical Advisory Committee recommended that the trend-based employment projections be used for purposes of the County comprehensive plan. Accordingly, the trend-based projections for cities and villages are presented in Table VII-10.⁷

In combination, the community-level employment projections that are to be used in the preparation of the comprehensive plan, as presented in Table VII-10, sum to a total of 82,700 jobs for the County overall. This is higher than the SEWRPC year 2035 intermediate employment projection for the County (69,400 jobs) and the SEWRPC year 2035 high employment projection for the County (73,800 jobs), previously presented in Table VII-4.

CONCLUSION

The long-range projections of population, household, and employment presented in Tables VII-8 and VII-10 will guide the preparation of the multi-jurisdictional comprehensive plan. Under these projections, the total County population would increase by 53,800 persons, or 59 percent, from 92,000 persons in 2000 to 145,800 persons in 2035. The number of households in the County would increase by 22,000, or 64 percent, from 34,500 households in 2000 to 56,500 households in 2035. Total employment in the County would increase by 30,900 jobs, or 60 percent, from 51,800 jobs in 2000 to 82,700 jobs in 2035. The county-level household, population, and employment projections are shown graphically on Figures VII-1, VII-2, and VII-3, respectively.

It should be recognized that the preparation of long-range projections involves a great deal of uncertainty. Unforeseen changes in immigration and birth rates and in economic conditions may result in future population and employment levels that vary from those projected. Future major updates of the comprehensive plan should include a review of the projections presented in this report and determine whether and how the projections should be modified for future planning purposes.

⁷*The single exception is the Village of Mukwonago. The employment projection for the Village of Mukwonago in Walworth County set forth in Table VII-10 is from the regional land use plan—since no trend-based employment projection is available.*

Table VII-1

SEWRPC POPULATION PROJECTIONS FOR WALWORTH COUNTY: 2000-2035

Year	High Projection			Intermediate Projection			Low Projection		
	Population	Change from Preceding Year		Population	Change from Preceding Year		Population	Change from Preceding Year	
		Number	Percent		Number	Percent		Number	Percent
Actual Population: 2000	92,000	--	--	92,000	--	--	92,000	--	--
Projected Population									
2005	100,400	8,400	9.1	98,400	6,400	7.0	95,500	3,500	3.8
2010	108,100	7,700	7.7	105,300	6,900	7.0	100,600	5,100	5.3
2015	116,000	7,900	7.3	112,200	6,900	6.6	105,500	4,900	4.9
2020	124,200	8,200	7.1	119,400	7,200	6.4	110,400	4,900	4.6
2025	132,200	8,000	6.4	126,300	6,900	5.8	114,900	4,500	4.1
2030	140,400	8,200	6.2	133,300	7,000	5.5	119,300	4,400	3.8
2035	148,400	8,000	5.7	140,000	6,700	5.0	123,200	3,900	3.3
Change: 2000-2035	--	56,400	61.3	--	48,000	52.2	--	31,200	33.9

NOTE: The Regional Planning Commission projected a range of population levels: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the year 2035 regional land use plan. The high and low projections are intended to provide an indication of population levels that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

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

Table VII-2

SEWRPC PROJECTION OF POPULATION BY AGE FOR WALWORTH COUNTY: 2000-2035
(Intermediate Projection)

Age Group	Year							
	2000	2005	2010	2015	2020	2025	2030	2035
Under 5	5,527	6,109	6,725	7,359	7,863	8,219	8,695	9,425
5 to 9	6,299	6,258	6,910	7,568	8,266	8,786	9,173	9,674
10 to 14	6,864	7,134	7,080	7,777	8,504	9,239	9,807	10,209
15 to 19	7,003	7,529	7,818	7,717	8,462	9,202	9,985	10,567
Subtotal 0 to 19	25,693	27,030	28,533	30,421	33,095	35,446	37,660	39,875
20 to 24	8,146	8,301	8,932	9,228	9,095	9,923	10,779	11,665
25 to 29	5,278	6,288	6,619	7,314	7,753	7,782	8,480	9,175
30 to 34	5,925	5,841	6,763	7,046	7,302	7,480	7,311	7,938
35 to 39	7,309	6,487	6,115	7,562	7,638	7,891	8,074	7,867
40 to 44	7,329	7,729	6,857	5,800	7,734	7,772	8,232	8,398
Subtotal 20 to 44	33,987	34,646	35,286	36,950	39,522	40,848	42,876	45,043
45 to 49	6,645	7,547	7,952	7,019	5,930	7,869	7,898	8,336
50 to 54	5,644	6,759	7,675	8,045	7,094	5,962	7,910	7,912
55 to 59	4,456	5,646	6,763	7,643	8,001	7,024	5,904	7,816
60 to 64	3,654	4,348	5,519	6,583	7,436	7,750	6,807	5,705
Subtotal 45 to 64	20,399	24,300	27,909	29,290	28,461	28,605	28,519	29,769
65 to 69	3,089	3,392	4,038	5,107	6,094	6,858	7,154	6,263
70 to 74	2,956	2,825	3,105	3,680	4,658	5,538	6,238	6,485
75 to 79	2,401	2,520	2,421	2,659	3,161	4,000	4,773	5,358
80 to 84	1,764	1,909	2,014	1,943	2,148	2,558	3,261	3,872
85 and older	1,724	1,828	1,994	2,160	2,247	2,431	2,794	3,374
Subtotal 65 and older	11,934	12,474	13,572	15,549	18,308	21,385	24,220	25,352
Total	92,013	98,450	105,300	112,210	119,386	126,284	133,275	140,039

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

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

Table VII-3

SEWRPC HOUSEHOLD PROJECTIONS FOR WALWORTH COUNTY: 2000-2035

Year	High Projection			Intermediate Projection			Low Projection		
	Households	Change from Preceding Year		Households	Change from Preceding Year		Households	Change from Preceding Year	
		Number	Percent		Number	Percent		Number	Percent
Actual Households: 2000	34,500	--	--	34,500	--	--	34,500	--	--
Projected Households									
2005	38,400	3,900	11.3	37,600	3,100	9.0	36,500	2,000	5.8
2010	41,700	3,300	8.6	40,600	3,000	8.0	38,800	2,300	6.3
2015	44,900	3,200	7.7	43,500	2,900	7.1	40,800	2,000	5.2
2020	48,300	3,400	7.6	46,400	2,900	6.7	42,900	2,100	5.1
2025	51,500	3,200	6.6	49,200	2,800	6.0	44,800	1,900	4.4
2030	54,600	3,100	6.0	51,800	2,600	5.3	46,400	1,600	3.6
2035	57,700	3,100	5.7	54,400	2,600	5.0	47,900	1,500	3.2
Change: 2000-2035	--	23,200	67.2	--	19,900	57.7	--	13,400	38.8

NOTE: The Regional Planning Commission projected a range of household levels: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the year 2035 regional land use plan. The high and low projections are intended to provide an indication of the number of households that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

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

Table VII-4

SEWRPC EMPLOYMENT PROJECTIONS FOR WALWORTH COUNTY: 2000-2035

Year	High Projection			Intermediate Projection			Low Projection		
	Jobs	Change from Preceding Year		Jobs	Change from Preceding Year		Jobs	Change from Preceding Year	
		Number	Percent		Number	Percent		Number	Percent
Actual Employment: 2000	51,800	--	--	51,800	--	--	51,800	--	--
Projected Employment									
2005	53,800	2,000	3.9	53,500	1,700	3.3	53,200	1,400	2.7
2010	58,500	4,700	8.7	57,700	4,200	7.9	55,900	2,700	5.1
2015	63,300	4,800	8.2	61,800	4,100	7.1	58,300	2,400	4.3
2020	67,000	3,700	5.8	64,600	2,800	4.5	59,800	1,500	2.6
2025	69,200	2,200	3.3	66,000	1,400	2.2	60,300	500	0.8
2030	71,500	2,300	3.3	67,500	1,500	2.3	61,000	700	1.2
2035	73,800	2,300	3.2	69,400	1,900	2.8	62,000	1,000	1.6
Change: 2000-2035	--	22,000	42.5	--	17,600	34.0	--	10,200	19.7

NOTE: The Regional Planning Commission projected a range of employment levels: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the year 2035 regional land use plan. The high and low projections are intended to provide an indication of employment levels that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

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

Table VII-5

**SEWRPC PROJECTION OF EMPLOYMENT BY INDUSTRY GROUP FOR WALWORTH COUNTY: 2000-2035
(Intermediate Projection)**

General Industry Group	Actual 2000		Projected 2035		Projected Change: 2000-2035	
	Jobs	Percent of Total	Jobs	Percent of Total	Number	Percent
Industrial ^a	15,100	29.2	17,300	24.9	2,200	14.6
Services ^b	16,400	31.7	30,400	43.8	14,000	85.4
Retail	9,400	18.1	11,000	15.9	1,600	17.0
Transportation, Communication, and Utilities	2,000	3.9	1,900	2.7	-100	-5.0
Governmental ^c	6,600	12.7	6,600	9.5	0	0.0
Other ^d	2,300	4.4	2,200	3.2	-100	-4.3
Total	51,800	100.0	69,400	100.0	17,600	34.0

^aIncludes manufacturing, wholesale trade, and construction.

^bIncludes all service employment, including business, health, social, and other services.

^cIncludes all government employment and public education.

^dIncludes agriculture, agricultural services, forestry, and mining.

Source: SEWRPC.

Table VII-6

ALTERNATIVE HOUSEHOLD PROJECTIONS FOR COMMUNITIES IN WALWORTH COUNTY: 2035

Community	Actual Households				Alternative Household Projections: 2035					
	1980 Census	1990 Census	2000 Census	2006 Estimate	SEWRPC Regional Land Use Plan (Intermediate Growth Scenario) ^a			Trend Based ^b		
					Households 2035	Change 2000-2035		Households 2035	Change 2000-2035	
					Number	Percent		Number	Percent	
Towns										
Bloomfield	1,218	1,412	2,067	2,478	3,129	1,062	51.4	4,257	2,190	106.0
Darien	467	522	615	721	753	138	22.4	1,108	493	80.2
Delavan.....	1,494	1,614	1,798	1,986	2,553	755	42.0	2,692	894	49.7
East Troy	1,142	1,269	1,427	1,547	1,714	287	20.1	2,059	632	44.3
Geneva	1,185	1,213	1,660	1,950	2,408	748	45.1	3,139	1,479	89.1
LaFayette.....	343	436	595	727	929	334	56.1	1,259	664	111.6
LaGrange.....	586	606	923	990	1,116	193	20.9	1,483	560	60.7
Linn	739	817	910	994	1,220	310	34.1	1,332	422	46.4
Lyons	919	968	1,231	1,379	1,765	534	43.4	2,046	815	66.2
Richmond.....	559	526	704	773	846	142	20.2	1,111	407	57.8
Sharon	298	333	333	359	376	43	12.9	436	103	30.9
Spring Prairie	514	560	726	799	835	109	15.0	1,166	440	60.6
Sugar Creek.....	831	895	1,197	1,427	1,536	339	28.3	2,336	1,139	95.2
Troy.....	576	678	837	902	942	105	12.5	1,269	432	51.6
Walworth.....	427	457	529	600	725	196	37.1	871	342	64.7
Whitewater.....	435	497	552	595	639	87	15.8	779	227	41.1
Cities										
Delavan.....	2,059	2,355	2,931	3,159	5,177	2,246	76.6	4,416	1,485	50.7
Elkhorn.....	1,814	2,100	2,919	3,739	5,612	2,693	92.3	6,765	3,846	131.8
Lake Geneva	2,380	2,599	3,053	3,325	5,403	2,350	77.0	4,543	1,490	48.8
Whitewater ^c	2,734	3,336	3,765	4,058	5,714	1,949	51.8	5,461	1,696	45.0
Villages										
Darien	372	390	537	562	984	447	83.2	775	238	44.3
East Troy	849	979	1,350	1,628	3,556	2,206	163.4	2,759	1,409	104.4
Fontana.....	657	652	764	841	996	232	30.4	1,150	386	50.5
Genoa City ^c	418	455	674	984	1,460	786	116.6	2,018	1,344	199.4
Mukwonago ^c	--	--	--	1	610	610	--	NA	NA	NA
Sharon	426	448	565	577	955	390	69.0	732	167	29.6
Walworth.....	640	658	850	1,002	1,586	736	86.6	1,592	742	87.3
Williams Bay	707	844	993	1,120	1,709	716	72.1	1,642	649	65.4
County Total	24,789	27,620	34,505	39,223	55,248	20,743	60.1	59,196	24,691	71.6

^aThese projections are based upon the year 2035 regional land use plan. The regional land use plan recommends that much of the future increase in households and population within the County be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development within a planned city or village sewer service area would be annexed by the city or village. For purposes of the comprehensive plan, the year 2035 household levels originally set forth in the regional land use plan were adjusted upward, where warranted, to reflect growth estimated to have occurred through 2006. As a result, the total number of households in the County for the year 2035 shown above is somewhat greater than that shown in Table VII-3.

^bThe trend-based projection assumes a continuation of the past change in households in each community since 1980, with the change for more recent years weighted more heavily than the change for earlier years. In developing this projection, the change in households between 2000 and 2006 was weighted more heavily than the change during the 1990s; and, similarly, the change in households during the 1990s was weighted more heavily than the change during the 1980s.

^cWalworth County portion only.

Source: SEWRPC.

Table VII-7

ALTERNATIVE POPULATION PROJECTIONS FOR COMMUNITIES IN WALWORTH COUNTY: 2035

Community	Actual Population				Alternative Population Projections: 2035					
	1980 Census	1990 Census	2000 Census	2006 Department of Administration Estimate	SEWRPC Regional Land Use Plan (Intermediate Growth Scenario) ^a			Trend Based ^b		
					Population 2035	Change 2000-2035		Population 2035	Change 2000-2035	
					Number	Percent		Number	Percent	
Towns										
Bloomfield.....	3,277	3,723	5,537	6,272	8,079	2,542	45.9	10,975	5,438	98.2
Darien.....	1,495	1,490	1,747	1,912	2,094	347	19.9	3,049	1,302	74.5
Delavan.....	4,182	4,195	4,559	4,845	6,262	1,703	37.4	6,605	2,046	44.9
East Troy.....	3,583	3,687	3,830	3,915	4,488	658	17.2	5,378	1,548	40.4
Geneva.....	3,933	3,472	4,642	4,978	6,263	1,621	34.9	7,992	3,350	72.2
LaFayette.....	1,024	1,276	1,708	1,917	2,555	847	49.6	3,462	1,754	102.7
LaGrange.....	1,661	1,643	2,444	2,566	2,853	409	16.7	3,774	1,330	54.4
Linn.....	2,064	2,062	2,194	2,341	2,891	697	31.8	3,157	963	43.9
Lyons.....	2,659	2,579	3,440	3,730	4,722	1,282	37.3	5,458	2,018	58.7
Richmond.....	1,649	1,405	1,835	1,948	2,138	303	16.5	2,806	971	52.9
Sharon.....	945	1,016	912	919	1,011	99	10.9	1,173	261	28.6
Spring Prairie.....	1,777	1,756	2,089	2,193	2,313	224	10.7	3,230	1,141	54.6
Sugar Creek.....	2,599	2,661	3,331	3,774	4,135	804	24.1	6,271	2,940	88.3
Troy.....	1,794	2,051	2,328	2,409	2,549	221	9.5	3,419	1,091	46.9
Walworth.....	1,443	1,341	1,676	1,785	2,172	496	29.6	2,575	899	53.6
Whitewater.....	1,270	1,378	1,399	1,469	1,579	180	12.9	1,923	524	37.5
Cities										
Delavan.....	5,684	6,073	7,956	8,340	13,698	5,742	72.2	11,747	3,791	47.6
Elkhorn.....	4,605	5,337	7,305	8,820	13,927	6,622	90.7	16,651	9,346	127.9
Lake Geneva.....	5,612	5,979	7,148	7,489	12,399	5,251	73.5	10,464	3,316	46.4
Whitewater ^c	9,098	10,170	10,826	11,195	15,838	5,012	46.3	15,273	4,447	41.1
Villages										
Darien.....	1,152	1,158	1,572	1,598	2,696	1,124	71.5	2,123	551	35.1
East Troy.....	2,385	2,664	3,564	4,005	9,128	5,564	156.1	7,135	3,571	100.2
Fontana.....	1,764	1,635	1,754	1,866	2,200	446	25.4	2,542	788	44.9
Genoa City ^c	1,202	1,277	1,949	2,645	4,013	2,064	105.9	5,517	3,568	183.1
Mukwonago ^c	0	0	0	33	1,524	1,524	--	NA	NA	NA
Sharon.....	1,280	1,250	1,549	1,551	2,524	975	62.9	1,932	383	24.7
Walworth.....	1,607	1,614	2,304	2,598	4,146	1,842	79.9	4,159	1,855	80.5
Williams Bay.....	1,763	2,108	2,415	2,648	4,057	1,642	68.0	3,912	1,497	62.0
County Total	71,507	75,000	92,013	99,761	142,254	50,241	54.6	152,702	60,689	66.0

^aThese projections are based upon the year 2035 regional land use plan. The regional land use plan recommends that much of the future increase in population and households within the County be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development within a planned city or village sewer service area would be annexed by the city or village. For purposes of the comprehensive plan, the year 2035 population levels originally set forth in the regional land use plan were adjusted upward, where warranted, to reflect growth estimated to have occurred through 2006. As a result, the total population in the County for the year 2035 shown above is somewhat greater than that shown in Table VII-1.

^bThese projections reflect the trend-based projections of households from Table VII-6. They were derived from the projected number of households and the anticipated household size for each community, along with an allowance for the population living in group quarters.

^cWalworth County portion only.

Source: SEWRPC.

Table VII-8

**COMMUNITY-LEVEL HOUSEHOLD AND POPULATION PROJECTIONS
TO BE USED IN THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN: 2035**

Community	Total Households				Total Population			
	Actual 2000	Projected 2035	Change		Actual 2000	Projected 2035	Change	
			Number	Percent			Number	Percent
Towns								
Bloomfield.....	2,067	3,549	1,482	71.7	5,537	8,901	3,364	60.8
Darien	615	753	138	22.4	1,747	2,094	347	19.9
Delavan	1,798	2,553	755	42.0	4,559	6,262	1,703	37.4
East Troy	1,427	1,952	525	36.8	3,830	5,102	1,272	33.2
Geneva	1,660	2,772	1,112	67.0	4,642	7,127	2,485	53.5
LaFayette.....	595	870	275	46.2	1,708	2,393	685	40.1
LaGrange.....	923	1,116	193	20.9	2,444	2,853	409	16.7
Linn	910	1,128	218	24.0	2,194	2,674	480	21.9
Lyons	1,231	2,211	980	79.6	3,440	6,590	3,150	91.6
Richmond	704	1,054	350	49.7	1,835	2,662	827	45.1
Sharon	333	436	103	30.9	912	1,173	261	28.6
Spring Prairie.....	726	835	109	15.0	2,089	2,313	224	10.7
Sugar Creek	1,197	2,000	803	67.1	3,331	5,200	1,869	56.1
Troy	837	1,200	363	43.4	2,328	3,000	672	28.9
Walworth.....	529	879	350	66.2	1,676	2,597	921	55.0
Whitewater.....	552	762	210	38.0	1,399	1,882	483	34.5
Cities								
Delavan	2,931	4,416	1,485	50.7	7,956	11,747	3,791	47.6
Elkhorn	2,919	6,765	3,846	131.8	7,305	16,651	9,346	127.9
Lake Geneva	3,053	4,543	1,490	48.8	7,148	10,464	3,316	46.4
Whitewater ^a	3,765	5,461	1,696	45.0	10,826	15,273	4,447	41.1
Villages								
Darien	537	775	238	44.3	1,572	2,123	551	35.1
East Troy	1,350	2,759	1,409	104.4	3,564	7,135	3,571	100.2
Fontana	764	1,150	386	50.5	1,754	2,542	788	44.9
Genoa City ^a	674	2,018	1,344	199.4	1,949	5,517	3,568	183.1
Mukwonago ^a	0	610	610	--	0	1,524	1,524	--
Sharon	565	732	167	29.6	1,549	1,932	383	24.7
Walworth.....	850	1,592	742	87.3	2,304	4,159	1,855	80.5
Williams Bay	993	1,642	649	65.4	2,415	3,912	1,497	62.0
County Total	34,505	56,533	22,028	63.8	92,013	145,802	53,789	58.5

NOTES:

This table presents the year 2035 population and household projections selected by the 13 towns participating in the multi-jurisdictional planning process.

For non-participating towns, the population and household projections on this table are based upon the following:

Bloomfield: The population and household projections are based upon an extrapolation to the year 2035 of the projected rates of growth for the period 2000-2025 set forth in the Town comprehensive plan.

Linn: The year 2035 population projection of 2,674 is based upon an extrapolation to the year 2035 of the year 2025 population projection of 2,537 set forth in the Town comprehensive plan. The Town comprehensive plan does not include a household projection. The year 2035 household projection of 1,128 is based upon the 2035 population projection, with an assumed household size of 2.37—a slight decrease from 2.41 in 2000.

Lyons: The population and household projections are based upon an extrapolation to the year 2035 of the projected rates of growth for the period 2000-2020 set forth in the Town comprehensive plan—using the average of the high-projection and intermediate-projections for population and households set forth in the Town comprehensive plan.

For cities and villages, the projections on this table are the trend-based projections as set forth in Tables VII-6 and VII-7. The single exception is the Village of Mukwonago. The population and household projections for the Village of Mukwonago are from the regional land use plan, since no trend-based projections are available.

^aWalworth County portion only.

Source: SEWRPC.

Table VII-9

ALTERNATIVE EMPLOYMENT PROJECTIONS FOR COMMUNITIES IN WALWORTH COUNTY: 2035

Community	Actual Employment			Alternative Employment Projections: 2035					
				SEWRPC Regional Land Use Plan (Intermediate Growth Scenario) ^a			Trend Based ^b		
	1980	1990	2000	Jobs 2035	Change 2000-2035		Jobs 2035	Change 2000-2035	
					Number	Percent		Number	Percent
Towns									
Bloomfield.....	330	550	820	930	110	13.4	1,720	900	109.8
Darien.....	300	730	1,270	1,270	0	0.0	3,060	1,790	140.9
Delavan.....	560	920	1,270	1,700	430	33.9	2,500	1,230	96.9
East Troy.....	470	630	590	590	0	0.0	630	40	6.8
Geneva.....	1,090	1,690	2,860	2,920	60	2.1	6,460	3,600	125.9
LaFayette.....	320	410	580	580	0	0.0	1,110	530	91.4
LaGrange.....	280	410	320	320	0	0.0	200	-120	-37.5
Linn.....	480	700	620	620	0	0.0	600	-20	-3.2
Lyons.....	1,570	1,410	2,150	2,230	80	3.7	3,950	1,800	83.7
Richmond.....	220	230	330	330	0	0.0	600	270	81.8
Sharon.....	200	210	280	280	0	0.0	470	190	67.9
Spring Prairie.....	210	290	240	240	0	0.0	180	-60	-25.0
Sugar Creek.....	370	550	660	660	0	0.0	1,110	450	68.2
Troy.....	280	310	390	390	0	0.0	630	240	61.5
Walworth.....	520	900	850	850	0	0.0	1,050	200	23.5
Whitewater.....	420	420	420	420	0	0.0	420	0	0.0
Cities									
Delavan.....	5,200	5,700	7,550	10,230	2,680	35.5	12,840	5,290	70.1
Elkhorn.....	4,700	5,680	7,630	11,500	3,870	50.7	13,610	5,980	78.4
Lake Geneva.....	4,560	6,260	6,350	8,190	1,840	29.0	8,070	1,720	27.1
Whitewater ^c	5,120	5,530	7,450	9,540	2,090	28.1	12,850	5,400	72.5
Villages									
Darien.....	440	450	780	1,790	1,010	129.5	1,660	880	112.8
East Troy.....	1,450	1,790	3,130	5,160	2,030	64.9	6,950	3,820	122.0
Fontana.....	950	800	820	940	120	14.6	740	-80	-9.8
Genoa City ^c	390	500	880	3,110	2,230	253.4	1,970	1,090	123.9
Mukwonago ^c	0	0	0	470	470	--	--	--	--
Sharon.....	260	290	490	620	130	26.5	1,040	550	112.2
Walworth.....	1,470	1,720	2,260	2,590	330	14.6	3,900	1,640	72.6
Williams Bay.....	690	760	830	970	140	16.9	1,080	250	30.1
County Total^d	33,500	39,940	51,820	69,440	17,620	34.0	89,400	37,580	72.5

^aThese projections are based upon the year 2035 regional land use plan. The regional land use plan recommends that much of the future increase in employment within the County be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development within a planned city or village sewer service area would be annexed by the city or village.

^bThe trend-based projection assumes a continuation of past employment change in each community since 1980, with the change for more recent years weighted more heavily than change for earlier years. In developing this projection, employment change between 1990 and 2000 was weighted more heavily than the employment change during the 1980s.

^cWalworth County portion only.

^dIncludes 650 jobs in 1980 and 100 jobs in 1990 that cannot be allocated to a civil division.

Source: SEWRPC.

Table VII-10

**COMMUNITY-LEVEL EMPLOYMENT PROJECTIONS TO BE USED
IN THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN: 2035**

Community	Total Employment (Jobs)			
	Actual 2000	Projected 2035	Change	
			Number	Percent
Towns				
Bloomfield	820	1,219	399	48.7
Darien.....	1,270	1,270	0	0.0
Delavan.....	1,270	1,700	430	33.9
East Troy.....	590	695	105	17.8
Geneva.....	2,860	4,390	1,530	53.5
LaFayette	580	755	175	30.2
LaGrange	320	320	0	0.0
Linn	620	620	0	0.0
Lyons.....	2,150	3,095	945	44.0
Richmond.....	330	330	0	0.0
Sharon.....	280	280	0	0.0
Spring Prairie	240	240	0	0.0
Sugar Creek.....	660	760	100	15.2
Troy	390	446	56	14.4
Walworth	850	950	100	11.8
Whitewater	420	420	0	0.0
Cities				
Delavan.....	7,550	12,840	5,290	70.1
Elkhorn.....	7,630	13,610	5,980	78.4
Lake Geneva.....	6,350	8,070	1,720	27.1
Whitewater ^a	7,450	12,850	5,400	72.5
Villages				
Darien.....	780	1,660	880	112.8
East Troy.....	3,130	6,950	3,820	122.0
Fontana	820	740	-80	-9.8
Genoa City ^a	880	1,970	1,090	123.9
Mukwonago ^a	0	470	470	--
Sharon.....	490	1,040	550	112.2
Walworth	2,260	3,900	1,640	72.6
Williams Bay.....	830	1,080	250	30.1
County Total	51,820	82,670	30,850	59.5

NOTES:

This table presents the year 2035 employment projections selected by the 13 towns participating in the multi-jurisdictional comprehensive planning process.

For non-participating towns, the employment projections on this table are based upon the following:

Bloomfield: The employment projection is based upon an extrapolation to the year 2035 of the projected rate of growth for the period 2000-2020 set forth in the Town comprehensive plan—using the average of the high-projection and intermediate-projection set forth in the Town comprehensive plan.

Linn: The Town comprehensive plan does not include an employment projection. The year 2035 projection of 620 jobs is based upon the regional land use plan projection, as set forth in Table VII-9.

Lyons: The employment projection is based upon an extrapolation to the year 2035 of the projected rate of growth for the period 1990-2020 set forth in the Town comprehensive plan—using the average of the high-projection and intermediate-projection set forth in the Town comprehensive plan.

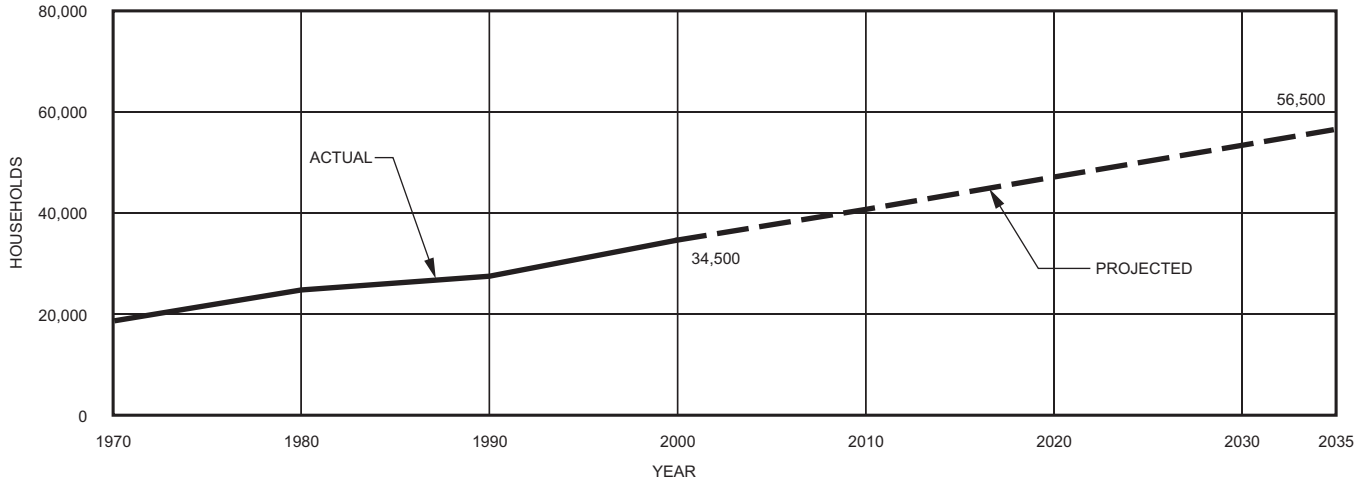
For cities and villages, the employment projections on this table are the trend-based projections as set forth in Table VII-9. The single exception is the Village of Mukwonago. The employment projection for the Village of Mukwonago is from the regional land use plan, since no trend-based projection is available.

^aWalworth County portion only.

Source: SEWRPC

Figure VII-1

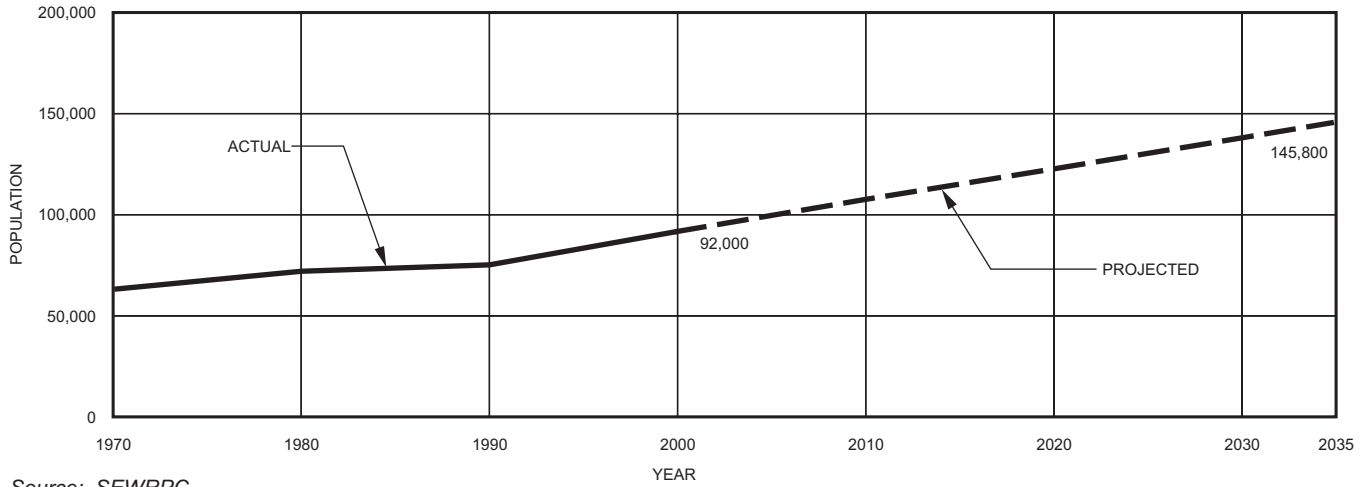
PROJECTED HOUSEHOLDS IN WALWORTH COUNTY: 2035



Source: SEWRPC.

Figure VII-2

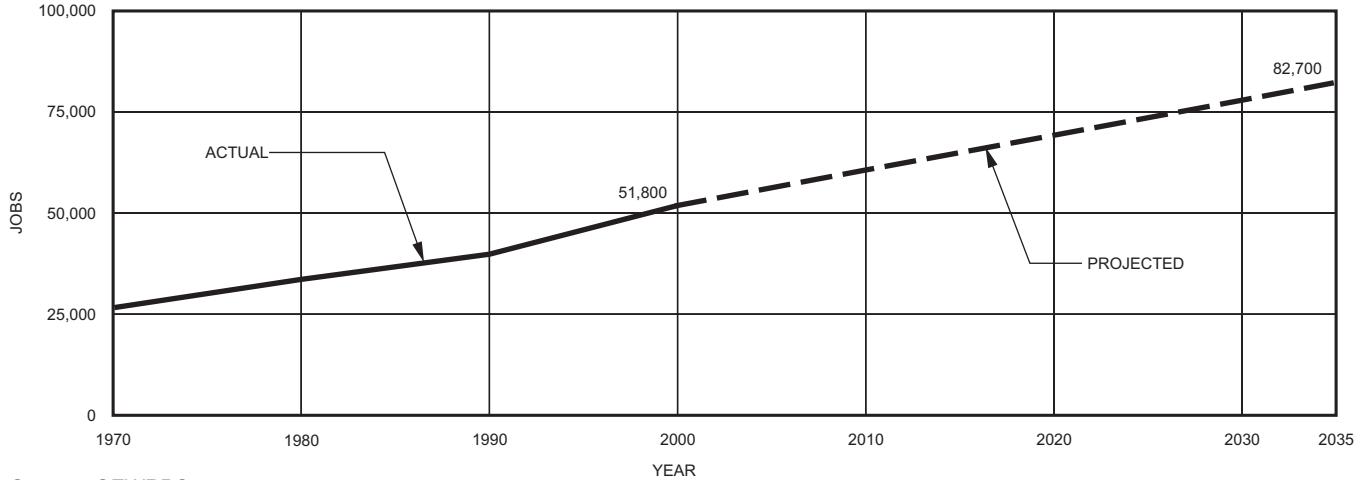
PROJECTED POPULATION IN WALWORTH COUNTY: 2035



Source: SEWRPC.

Figure VII-3

PROJECTED EMPLOYMENT IN WALWORTH COUNTY: 2035



Source: SEWRPC.

Chapter VIII

ISSUES AND OPPORTUNITIES AND GOALS AND OBJECTIVES

INTRODUCTION

Before preparing the comprehensive plan, it is important to agree upon the goals and objectives which the plan should seek to achieve. As defined by the Wisconsin Department of Administration, goals are “broad and general expressions of a community’s aspirations, toward which planned effort is directed.” Objectives are defined as “more specific targets, derived from goals and necessary to achieve those goals.” This chapter presents a set of goals and objectives recommended by the Smart Growth Technical Advisory Committee as a basis for the comprehensive plan.

The goals and objectives presented in this chapter were developed based upon a consideration of the information on existing conditions and trends in the County, as described in Chapters II-VI of this report; the projections of population, households, and employment presented in Chapter VII; goals and objectives that have been included in prior plans; and public input received to date—including input obtained through the countywide public opinion survey,¹ input from the public informational meetings held throughout the County in December of 2007,² and public comments made at Smart Growth Technical Advisory Committee meetings.³ Generally, in this chapter, one broad goal is presented for each of the required elements of the comprehensive plan. The exception is the agricultural, natural, and cultural resources element, for which three goals—related to agricultural resources, natural resources, and cultural resources, respectively—are presented. Each goal is accompanied by one or more objectives.

¹*As part of the comprehensive planning process, a countywide public opinion survey was conducted to identify perspectives on a range of issues related to the future of Walworth County. The sample survey of resident households and non-resident owners of residential land was carried out in May-July of 2007. The results of the countywide public opinion survey and documentation of the survey methodology are presented in a report entitled “Walworth County Comprehensive Plan Public Opinion Survey,” dated October 2007.*

²*Four meetings were held to solicit public input on comprehensive planning issues in December 2007. Attendees at these meetings participated in an exercise designed to identify their perceptions of strengths, weaknesses, opportunities, and threats facing Walworth County. The results of these “SWOT” exercises (strengths, weaknesses, opportunities, and threats) are summarized in a report entitled “Public Participation Meetings/SWOT Exercises of December 2007—for the Walworth County Comprehensive Plan,” dated December 2007.*

³*These are documented in the minutes of the Smart Growth Advisory Committee meetings.*

In addition to the goals and objectives presented in this chapter, a series of related policies and programs, will be presented for each of the required elements of the comprehensive plan in subsequent chapters of this report. Definitions of the terms “goals,” “objectives,” “policies,” and “programs,” established by the Wisconsin Department of Administration for comprehensive planning purposes, are presented in Table VIII-1.

This chapter begins with a discussion of issues and opportunities related to various elements of the comprehensive plan, drawing from the inventory findings and projections presented in previous chapters of this report and the public input into the planning process received to date. This discussion is intended to provide background and context for the comprehensive plan goals and objectives set forth later in this chapter.

ISSUES AND OPPORTUNITIES

Land Use

Urban land uses—including residential, commercial, industrial, recreational, institutional, and transportation—encompassed about 73 square miles, or 13 percent of the area of the County in 2000, having increased by about 30 square miles, or 69 percent, since 1963. For the most part, urban development in Walworth County remains concentrated in and around the County’s incorporated cities and villages and lake communities, although some scattered, isolated urban enclaves are evident. Large tracts of agricultural lands and natural resource areas remain intact, relatively free of the impacts of urban development.

With respect to the pace of future growth and development, most respondents to the 2007 countywide public opinion survey would prefer to have the County slow down with respect to its population growth, indicating a preferred agricultural/residential future. Just over half of all survey respondents indicated that development should be accommodated, but not encouraged, in the County; about one-quarter indicated that development should be discouraged; and about one-fifth indicated that development should be encouraged. Survey respondents indicated strong support for maintaining the County’s open spaces.

Opinions regarding the impacts of growth in the County, as expressed in the countywide public opinion survey, are mixed. Many respondents to the survey feel that growth has positively impacted the County in a number of ways (access to health care, availability of shopping, library system, sense of community) and negatively impacted the County in other ways (traffic volumes, cost of living, housing costs). When asked specifically and directly about the effect of population growth on the quality of life in the County, more responded negatively than positively. However, when asked a related question in a broader context about the local impact of past growth on the overall quality of life, more responded positively than negatively.

Many participants in the SWOT exercises of 2007 cited agricultural and natural resources among the County’s greatest strengths and the potential loss or deterioration of these resources among the County’s weaknesses/threats. A number of participants cited lack of industry, lack of high paying jobs, and “brain drain” as weaknesses/threats facing the County, possibly signaling support for industrial or commercial development in response to these perceived weaknesses/threats.

As indicated in Chapter VII, significant increases are projected in the County’s population and employment over the coming decades, due, in part, to the County’s proximity to the rapidly developing northeastern Illinois region. Future growth in the population and in economic activity will result in additional urban and rural development. A major challenge of the comprehensive planning process is to determine how to accommodate future growth in a sustainable manner. Past planning by the County and towns provides important guidance in this regard. Collectively, such planning has sought to meet projected growth needs while maintaining the integrity of the County’s agricultural resource base and natural resource base, maintaining rural character, and promoting relatively compact urban service areas that are convenient, attractive, and efficiently provided with basic services and facilities.

Agricultural Resources

Nearly two thirds of the area of Walworth County was devoted to agriculture in 2000, with much of that land consisting of Class I, Class II, and Class III soils. Agriculture is an important component of the County's economic base, with the total value of agricultural products sold annually approaching \$90 million. The County's location in proximity to large metropolitan areas fosters the efficient distribution of its agricultural products. The growing demand for biofuels may be expected to increase the demand for the County's agricultural products and spur agriculture-related industry. In addition to the provision of food and fiber products, agricultural lands provide wildlife habitat, contribute to the ecological balance between plants and animals, and contribute to the maintenance of the scenic beauty and cultural heritage of the County.

Respondents to the countywide public opinion survey attached great importance to the preservation of farmland, with most saying that the County government should encourage farmland preservation as it plans for the future. Participants in the SWOT exercises of December 2007 listed agricultural resources among the County's top strengths, and many participants cited the loss of farmland as a threat/weakness. The County farmland preservation plan, the year 2020 County land use plan, and existing County zoning have been developed in a way that strongly supports the maintenance of the County's agricultural resource base.

While historically there has been strong support for the preservation of farmland in Walworth County, farmland preservation remains a difficult and challenging issue, one that involves balancing land preservation objectives with the economic realities faced by farmers. Historically, efforts to ensure the preservation of farmland have relied on zoning and other land use controls. Use-value assessment and tax credit programs have provided some relief to farmers. Purchase of development rights (PDR) programs and transfer of development rights (TDR) programs hold some potential to help ensure the preservation of farmland in selected areas.

Natural Resources

Walworth County has an abundance of natural resources, including 173 miles of perennial streams and hundreds more miles of smaller, intermittent streams; 27 major lakes and numerous smaller lakes and ponds; 42 square miles of wetlands; 49 square miles of woodlands; 77 natural areas having native plant and animal communities representative of the pre-European settlement landscape; and 23 other critical species habitat sites. Areas containing concentrations of natural resource features have been identified as environmental corridors. The largest of these—"primary" environmental corridors—are generally located along major stream valleys, around major lakes, and in the Kettle Moraine. "Secondary" environmental corridors are generally located along small perennial and intermittent streams. Existing natural resource features contribute to the overall environmental quality and natural beauty of the County, provide opportunities for recreational and educational pursuits, and are integral to the County's recreational/tourism industry.

Respondents to the 2007 countywide public opinion survey indicated that they highly value the County's natural resource features and strongly support their protection. Almost all respondents said that the natural environment positively influenced their decision to live, locate, or invest in the County, and most said that the County should actively pursue the protection of woodlands, wetlands, open spaces, groundwater recharge areas, and endangered species habitat. Participants in the SWOT exercises of December 2007 identified existing natural resource features as the County's top strength. SWOT exercise participants expressed concern about the potential loss of natural resource features, threats to water quality in general, and depletion of groundwater resources.

Participants in the SWOT exercises also consistently cited recreational opportunities and resources among the County's strengths. Some cited as an opportunity the fact that there is still open space in which to create parks. Conversely, participants at one of the exercises cited less parkland than surrounding counties and less park acres per person as a weakness—presumably referring to County parks. At the same exercise, inaction on existing plans, particularly natural area and park/open space plans, was also cited as a weakness.

Prior regional, County, and local planning efforts have identified the various features of the natural resource base with considerable precision and set forth recommendations for their preservation, including through public-interest acquisition and conservation easements. Prior planning also provides recommendations for future parks

and outdoor recreation facilities. Such planning provides a good framework for the preparation of the natural resources element of the multi-jurisdictional comprehensive plan. The regional water supply system plan, expected to be completed in 2009, will provide guidance with respect to the protection of important groundwater recharge areas.

Cultural Resources

Walworth County has many sites of historic and other cultural significance. The most important of these are listed on the National Register of Historic Places, which includes 39 listings in Walworth County. In addition, the Wisconsin Architecture and History Inventory includes more than 3,000 properties in Walworth County. The State Archaeological Site Inventory includes 399 sites in the County. A total of seven local historical societies in Walworth County, along with the Walworth County Historical Society, function to increase general awareness and understanding of the County's historic and cultural resources.

Respondents to the 2007 countywide public opinion survey ranked historic features on the lower end of the spectrum of the positive factors that influenced their decision to live, locate, or invest in Walworth County. Nevertheless, about 70 percent of the respondents indicated that the County should actively pursue the protection of historic sites.

More generally, it should be recognized that the County's agricultural and natural resources are an important part of the County's cultural heritage. The preservation of these resources helps to maintain the rural heritage of the County. Likewise, the preservation of traditional downtown areas, including their central public squares, helps to maintain yet another component of the County's cultural heritage.

Housing

There was a total of 43,800 housing units in the County in 2000. Of this total, about 83 percent was year-round housing, while about 17 percent was held for seasonal or other occasional use—reflecting a strong second home market, attributable to the County's outstanding natural and recreational resources. The median value and median rent of housing in the County, as reported in the 2000 census, was about the same as that for the seven-county Southeastern Wisconsin Region. Walworth County has a somewhat higher percentage of single-family detached housing (72 percent) than the Region (57 percent).

Housing policies should attempt to ensure that the future housing stock in the County is adequate to meet the needs of the County population. An increase in the need for senior housing can be expected as the population ages; the number of persons age 65 and over in the County is expected to double between 2000 and 2035. In addition, a range of housing types will be necessary to accommodate workers who will fill the new jobs projected for the County in coming decades.

Among respondents to the countywide public opinion survey, about one-quarter felt that there is a shortage of affordable housing in the County, just over two-fifths felt that there was not a shortage, while the balance was neutral. About two-fifths of survey respondents felt there is a shortage of housing for seniors, less than one-fifth felt there was not a shortage; while the balance was neutral. With respect to the preferred location of housing within the County, considerably more respondents felt that residential growth should take place in urban areas than in rural areas.

It is important to recognize that the land use and housing elements of the comprehensive plan are inherently linked. In developing the comprehensive plan, housing policies will have to be properly coordinated with recommendations in the land use plan element regarding the location and intensity of residential land use and the provision of urban services and facilities.

Transportation

Walworth County is served by an extensive system of arterial streets and highways and local collector and access streets. There was a total of 1,507 linear miles of public streets and highways in the County in 2005, including 213 miles of State trunk highways, 173 miles of County trunk highways, and 1,121 miles of local streets and

highways. Public transit service in the County is limited to the County Transportation Program—which provides rides for medical care, nutrition, and shopping for seniors and the disabled, and rides, primarily for medical care, to clients of the County Department of Health and Human Services, residents in the Lakeland Health Care Center, and those receiving medical assistance; and the shared-ride taxicab service provided by the City of Whitewater. There is a limited system of designated bicycle routes within the County. There are five public-use airports in the County.

Some participants in the SWOT exercises of December 2007 listed a good street and highway system among the County's strength, although two-thirds of the respondents to the countywide public opinion survey indicated that growth in Walworth County in recent years has had a negative impact on traffic volumes. Some participants in the SWOT exercises cited a lack of public transportation as a weakness. Some participants cited existing railways among the County's opportunities.

The year 2035 regional transportation plan includes recommendations pertaining to public transit service, accommodation of bicycle and pedestrian facilities, transportation system management, travel demand management, and arterial streets and highways. Adopted by the Regional Planning Commission in 2006, this plan is designed to meet travel demands in the County and throughout the Southeastern Wisconsin Region through the year 2035. By law, the regional transportation system plan must be incorporated into the County comprehensive plan. The comprehensive plan must also incorporate the regional airport system plan.

Utilities and Community Facilities

As indicated in Chapter V, Walworth County and local units of government in the County collectively provide a set of basic public facilities and services—ranging from sheriff/police protection to public education to sewer and water supply services. The private sector also plays an important role in the provision of certain community facilities and services—such as health care facilities, child care facilities, and nursing homes and other assisted living facilities—and in the provision of electric, natural gas, and telecommunication services. The focus of the comprehensive plan is on public sector services and facilities. It is, nonetheless, important that the County and local units of government ensure that needed private sector community facilities and services are accommodated as appropriate.

Given budgetary constraints facing all levels of government, efficiency in the provision of public facilities and services is more important than ever. Policies that promote compact urban service areas and the full use of existing infrastructure can help achieve efficient service provision. Moreover, service sharing and other forms of increased cooperation among local units of government in the provision of basic services may result in cost-savings and/or a higher quality of service. At one of the SWOT exercises of December 2007, participants cited cooperation between governments for efficiency and cost savings as one of the County's top opportunities.

Economic Development

Many factors enhance the County's ability to retain and attract businesses including: the availability of public utilities; a good road system within the County and good highway connections beyond the County; freight rail lines; good schools; a balanced mix of existing businesses and industries; quality of life factors, such as an abundance of recreational opportunities, that make the County a desirable place to live and work; a strong agricultural base—a combination of the large tracts of farmland, productive soils, farming operations, and food/grain processors; and existing groups and organizations that foster economic development in general or that support sectors of the County economy.

The County does face challenges in attracting and retaining businesses. These include maintaining a work force with the training and skills that employers need; maintaining existing roads and other infrastructure that support economic activity; and accommodating additional business and industries without sacrificing the quality of the environment. The size of the County's workforce will be affected by the retirement of the baby-boom generation (persons born from 1946 through 1964) in the coming decades—a phenomenon which will affect the available workforce throughout the Southeastern Wisconsin Region, the State, and the Nation.

Among respondents to the countywide public opinion survey, roughly one-fourth favored policies encouraging commercial and industrial development; roughly one-fourth favored discouraging such development; and roughly one-half favored a neutral approach. There was little support for using property taxes to fund a program to encourage commercial and industrial development. About two-thirds of all respondents indicated that employment opportunities were important in their decision to live, locate, or invest in Walworth County.

Economic development matters were not among the top strengths, weaknesses, opportunities, or threats facing the County identified by participants in the SWOT exercises of 2007. However, a number of participants in the SWOT exercises did cite economic development-related concerns. Some participants cited high taxes, lack of industry/lack of high paying jobs, and “brain drain” as weaknesses or threats to the County. Many participants cited the County’s agricultural base as a strength/opportunity. Some cited tourism as a strength.

Intergovernmental Cooperation

One of the underlying goals of the State comprehensive planning law is to increase cooperation among local units of government. The law encourages the resolution of intergovernmental conflicts and the joint planning and provision of public services and facilities.

A number of participants in the SWOT exercises of December 2007 cited a lack of cooperation between local units of government in one form or another as a weakness facing the County. At the same time, a number of participants cited improved cooperation between local units of government as an opportunity in the County—including cooperation through intergovernmental boundary agreements and other cooperative efforts to realize efficiency and cost savings.

Many of the participants in the SWOT exercises expressed concern over the stronger powers available to cities and villages relative to towns. Numerous participants cited the annexation practices of cities and villages at the expense of towns when identifying weaknesses and threats in the County. Some cited city and village extraterritorial zoning, plat review, and tax incremental finance powers as a weakness from the towns’ perspective. It is important to recognize that the State Smart Growth law did not “level the playing field” for towns relative to cities and villages; their respective powers are essentially unchanged. This situation reinforces the need for towns to pursue cooperative efforts, such as entering into cooperative boundary agreements, with adjacent cities and villages in efforts to identify and achieve common objectives.

As the comprehensive plan was developed, conflicts between local units of government, particularly with respect to planned future land uses, were identified and addressed to the extent practicable. Potential opportunities for cooperation in the provision of public facilities and services were noted.

Implementation

While the State comprehensive planning law specifies that comprehensive plans include nine distinct elements, the nine plan elements should be internally consistent, and, following adoption, be implemented in an integrated manner. Following adoption, the plan should be considered in County- and town-government decision-making on matters addressed in the plan. Zoning and land division ordinances must be administered in a manner consistent with the plan.

Each of the plan elements set forth in subsequent chapters of this report includes policies and programs that indicate how the goal and objectives for that element can best be achieved. In developing the comprehensive plan, every effort was made to ensure that the recommended implementation policies and programs for the various plan elements are internally consistent with, and reinforce, one another. The implementation element, the final element of the comprehensive plan, provides a summary of the various plan implementation tools and of their relationship to the respective plan elements.

While the comprehensive plan constitutes a long-range “blueprint” for the County and towns, there must be flexibility to accommodate reasonable amendments that do not jeopardize the basic structure and integrity of the plan. Procedures and guidelines for the consideration of, and action on, proposed amendments to the plan will have to be established. In addition, a schedule for the general updating of the comprehensive plan should be established; the State Smart Growth law requires an update no less than once every 10 years.

COMPREHENSIVE PLAN GOALS AND OBJECTIVES

Land Use

Goal

- A sustainable land use pattern that meets the social, economic, physical, ecological, and quality-of-life needs of the County and all of its communities, maintaining a sense of place in urban and rural areas.

Objectives

- Land identified for future urban and rural uses that is properly related to anticipated growth in population and economic activity and that is consistent with the above goal.
- Spatial distribution of urban and rural development that is properly related to the natural and agricultural resource base.
- Spatial distribution of urban development land uses that is properly related to, and maximizes the use of, existing public utilities and facilities.
- Compact urban service areas, enabling the efficient provision of urban services and facilities and moderating the overall amount of open space developed for urban use.
- Conservation and revitalization, as appropriate, of existing urban areas.
- Maintenance of the rural character of areas of the County located beyond planned urban areas.
- Compatible relationship between urban and rural land uses.

Agricultural Resources

Goal

- Preservation of the agricultural resource base of the County.

Objectives

- Preservation of farmland with the most productive soils, generally comprised of soils in Capability Classes I, II, and III, as identified by the U.S. Natural Resources Conservation Service.
- Preservation of large blocks of farmland, to promote more efficient farming and minimize conflicts between farming operations and urban-type uses.
- Maintenance of agriculture as an important component of the economic base of the County.
- Maintenance of the County's farming heritage, including the scenic values associated with rural farming areas.
- Maintenance of strong connections between agricultural and natural resource areas.
- Use of best management practices to minimize the impacts of farming activity on the environment.

Natural Resources

Goal

- Preservation and conservation of the County's natural resources.

Objectives

- Preservation of the County's primary and secondary environmental corridors and isolated natural resource areas in natural, open use, including agricultural use where permitted by applicable regulation. These areas include most of the County's best remaining wetlands, woodlands, wildlife habitat areas, prairies, and other natural features.
- Preservation of natural areas and critical species habitat sites, as identified in the regional natural areas and critical species habitat sites inventory.
- Preservation of the floodwater conveyance and storage capacity of 100-year recurrence interval floodlands.
- Preservation of wetlands.
- Maintenance and improvement of water quality.
- Protection of important groundwater recharge areas.
- Restoration of marginal farmland and other open land to a more natural condition, resulting in the re-establishment or enhancement of wetlands, woodlands, prairies, grasslands, and forest interiors.
- Appropriate consideration of sand and gravel resources and needs in decision-making on future land use.

Cultural Resources

Goal

- Preservation of the historical and cultural heritage of the County.

Objectives

- Preservation of significant historic sites and historic districts.
- Preservation of the County's agricultural and natural heritage.
- Preservation of traditional downtown areas and their central public squares.

Housing

Goal

- The housing goal is to provide housing that meets the needs of the County's current and future population.

Objectives

- Matching housing to changing household characteristics and needs.
- Provision of housing opportunities for those with special needs: low income households, persons with disabilities, the homeless, and the elderly.
- Provision of housing opportunities for workers close to their place of work.
- Restricting housing density to levels that are appropriate for available sanitary sewer service, water supply, and basic urban services and facilities.
- Maintaining and enhancing the character of existing urban and rural environments.

Transportation

Goal

- The provision of an integrated, efficient, safe, and convenient transportation system meeting the anticipated travel demand generated by existing and future land uses.

Objectives

- The development and maintenance of an arterial street and highway system that is efficient, safe, and convenient.
- The development of local access and collector streets that are efficient, safe, and convenient, and properly related to the arterial street and highway system.
- Provision of safe opportunities for bicycling and walking as an alternative to vehicular travel and to promote a healthy lifestyle.
- Provision of transportation opportunities for the elderly and persons with disabilities.

Utilities and Community Facilities

Goal

- The provision of high quality community facilities and services and utility services in the most cost-effective manner possible.

Objectives

- Maintenance and expansion, where needed, of existing public facilities and services, commensurate with growth in population and economic activity.
- Increased cooperation in the provision of basic public services and facilities, resulting in cost reductions and/or increase in the quality of services provided: police, fire and emergency medical services, sewer and water supply, and other services and facilities.
- Full utilization of existing public facilities and service systems—through land use policies that direct most new intensive urban development to urban service areas.
- Strengthened capabilities for estimating the cost of providing public services for proposed developments.
- Accommodation, as appropriate, of community facilities typically provided through the private sector, such as child care facilities, nursing homes and other assisted living facilities, health care facilities, and cemeteries.
- Accommodation, as appropriate, of alternative energy sources.

Economic Development

Goal

- Economic growth within the County that is consistent with its natural, infrastructure, financial, and human resources—and consistent with the other goals and objectives of this comprehensive plan.

Objectives

- A range of employment opportunities for current and future County residents.

- A County work force with the knowledge and skills required for present and future businesses and industries.
- A balanced County tax base.
- Economic development that is consistent with the land use element and other elements of this comprehensive plan.

Intergovernmental Cooperation

Goal

- Increased cooperation among the various County and local units and agencies of government.

Objectives

- Increased cooperation between towns and cities/villages in land use planning and decision-making.
- Increased cooperation between towns and the County in land use planning and decision-making.
- Increased sharing of, or joint provision of, local public facilities, staff, and services by neighboring communities.
- Increased consideration of the impacts of proposed developments on public school system facilities.

Implementation

Goal

- Maintenance of the comprehensive plan as a living document.

Objectives

- Coordinated implementation of the various elements of the comprehensive plan.
- Integration of the comprehensive plan into the broad range of decision-making by the County and local units of government.
- Sufficient flexibility to accommodate needed amendments to the comprehensive plan without jeopardizing the basic structure or integrity of the plan.

CONCLUDING REMARKS: A VISION FOR THE COUNTY

While the foregoing objectives do not constitute a plan, collectively they embody a vision for Walworth County in the years ahead. At the heart of this vision is a sustainable land use pattern, served by efficient public facility and service systems, that meets the social, economic, physical, ecological, and quality-of-life needs of the County. This vision includes relatively compact urban service areas providing basic urban services and facilities; a safe, efficient transportation system; a strong agricultural resource base closely connected to resource-rich open spaces; a clean, sustainable water resource; and abundant public and private recreational opportunities—all while retaining the County’s cultural heritage and rural character.

Table VIII-1

DEFINITION OF TERMS: GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

Goals: Broad and general expressions of a community's aspirations, towards which planned 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 they are derived from. They are precise and measurable.

Programs: A system of projects or services necessary to achieve plan goals, objectives, and policies.

Note: The Wisconsin Department of Administration published the above definitions as "common understanding of these terms."

Source: Wisconsin Department of Administration.

Chapter IX

LAND USE ELEMENT

INTRODUCTION

This chapter presents the land use element of the multi-jurisdictional comprehensive plan for Walworth County. Part One of this chapter provides background information on land use in the County and is strictly informational. Part Two presents the multi-jurisdictional land use plan and land use goal, objectives, policies, and programs. Land use regulations shall be consistent with Part Two of this chapter.

PART ONE: BACKGROUND INFORMATION ON LAND USE IN WALWORTH COUNTY

This section summarizes key background information that was considered in developing the land use goal, objectives, policies, and programs and the land use plan itself. It describes existing land use in Walworth County and outlines the public input received during the comprehensive planning effort.

Existing Uses and Emerging Trends

A detailed description of existing land use and trends in land use in Walworth County appears in Chapter IV of this report. A summary of key land use features follows:

- The historical growth and development of Walworth County is depicted on Map IV-1 in Chapter IV. As that map shows, small portions of the Cities of Delavan, Elkhorn, Lake Geneva, and Whitewater were developed by 1850. From that year to 1900, those communities grew, accompanied by the development of small urban centers in the Villages of Darien, East Troy, Genoa City, Sharon, and Walworth. By the 1920s lakeshore development was evident around several lakes, including Geneva Lake, Delavan Lake, and Lake Beulah. Development around these lakes and around many of the County's other lakes continued in the 1940s and 1950s. Now urban development in Walworth County remains concentrated in and around the County's incorporated cities and villages and lake communities. Some scattered isolated urban enclaves are evident. Large tracts of agricultural and other open space lands remain intact, relatively free of the impacts of urban development.
- In 2000, urban land uses encompassed 46,600 acres (13 percent of the total area of the County). Urban lands were comprised of the following: residential—20,300 acres (44 percent of the total); commercial—1,200 acres (3 percent); industrial—1,400 acres (3 percent); governmental and institutional—1,700 acres (4 percent); developed recreational land—4,300 acres (9 percent); transportation, communication, and utilities (including streets, railways, and airports and communication and utility facilities)—15,200 acres

(33 percent); and unused urban land¹—2,400 acres (5 percent). Existing land use in the County is shown on Map IV-2 in Chapter IV; county-level and community-level land use data are presented in Tables IV-1 and IV-2 in Chapter IV.

- From 27,600 acres in 1963 until 2000, urban land uses in the County increased by about 19,000 acres (69 percent). This includes increases of 9,900 acres between 1963 and 1980, and 9,100 acres between 1980 and 2000. Between 1963 and 2000, residential land increased by 9,670 acres (91 percent); commercial land increased by 590 acres (91 percent); industrial land increased by 1,040 acres (273 percent); transportation, communication, and utility land increased by 4,580 acres (43 percent); governmental and institutional land increased by 670 acres (64 percent); and recreational land increased by 2,270 acres (111 percent).
- Between 2000 and 2005, 55 residential subdivision plats of four or more lots were recorded in Walworth County, resulting in the creation of 1,742 residential lots (see Map IV-3 and Table IV-3 in Chapter IV). An additional 1,532 residential lots have been created through residential subdivision plats in the County since 2005—including 633 lots in 2006, 688 lots in 2007, and 211 lots in 2008.
- In 2000, non-urban lands encompassed about 322,400 acres (87 percent of the total area of the County). Nonurban lands were comprised of the following: agricultural lands—237,700 acres (74 percent of the total); wetlands, woodlands, and surface water—72,600 acres (23 percent); extractive and landfill—1,500 acres (less than 1 percent); and unused rural lands—10,600 acres (3 percent).²
- Non-urban lands in Walworth County decreased by about 19,000 acres (about 6 percent), between 1963 and 2000. Much of this decrease occurred through the conversion of agricultural land to urban uses.
- U.S. Department of Agriculture data indicate a steady increase in the price of land in Walworth County since 2000. The price per acre of agricultural land continuing in agricultural use approximately doubled between 2000 and 2007. The price per acre of agricultural land being diverted to other uses increased by a factor of two to three between the early 2000s and 2005-2007 (see Table IX-1).

The State comprehensive planning law requires that comprehensive plans include maps that show existing land use, productive agricultural soils, natural limitations for building development such as wetlands, floodplains, and other environmentally significant lands. Maps of all of these features are provided in Chapters III and IV of this report.

Public Input on Land Use

Most of the public input on land use in the County was obtained through the countywide public opinion survey and the SWOT exercises conducted as part of a series of public informational meetings held throughout the County in December 2007.

The countywide public opinion survey—a sample survey of resident households and non-resident owners of residential property in the County—included a number of questions pertaining to land use. A summary of the relevant findings from the survey follows:

- When asked to describe how they would like to see Walworth County 25 years from now, a majority of 71 percent indicated “mixed agricultural/residential.” Others cited “rural, agricultural community” (18 percent); “mixed residential/business” (9 percent); and “residential community” (2 percent).

¹Unused urban lands consist of open lands, other than wetlands and woodlands, that are located within urban areas but which were not developed for a particular use at the time of the land use inventory.

²Unused rural lands consist of open lands, other than wetlands and woodlands, which are located within rural areas but which were not in agricultural, pasture, or related use at the time of the land use inventory.

- The survey included several questions regarding whether policies should encourage, discourage, or remain neutral on development in Walworth County. When asked a general question as to whether development should be encouraged or discouraged in the County, 19 percent of all respondents said that development should be “encouraged;” 24 percent said “discouraged;” 55 percent said “allowed, but not encouraged;” and 2 percent had no opinion. A similar pattern of responses occurred when survey respondents were asked more specifically whether local officials should encourage, discourage, or remain neutral on industrial development, retail development, and residential development.³
- In a question directed toward those who feel that the County should continue to grow, respondents were asked which types of growth they would like to see. The top preferences were: single-family residential (57 percent of all survey respondents); family farms (50 percent); light industry (43 percent); rural residential (37 percent); and tourist-related business (35 percent).
- Respondents to the public opinion survey attached great importance to the preservation of farmland, with most saying that Walworth County should set agricultural land preservation as a goal and implement policies to achieve it. Most respondents indicated that the continued existence of family farms is important to the County’s future.
- Respondents to the countywide public opinion survey indicated that they very highly value the County’s natural resource features and strongly support their protection. Almost all respondents said that the natural environment positively influenced their decision to live, locate, or invest in the County, and most said that the County should actively pursue the protection of woodlands, wetlands, and other environmentally significant areas.

Participants in the SWOT exercises of 2007 attached much importance to the County’s open spaces, with many citing agricultural land and natural resource areas among the County’s greatest strengths and the potential loss or deterioration of these features among the County’s weaknesses/threats. A number of participants cited lack of industry, lack of high paying jobs, and “brain drain” as weaknesses/threats facing the County, possibly signaling support for industrial or commercial development in response to these perceived weaknesses/threats.

PART TWO: LAND USE PLAN AND LAND USE GOAL, OBJECTIVES, POLICIES, AND PROGRAMS

Countywide Land Use Plan

Map IX-1 presents a land use plan for the unincorporated areas of Walworth County looking ahead to the year 2035. The land use plan is essentially a compilation of town land use plans prepared as part of the multi-jurisdictional comprehensive planning process. The plan was prepared as follows:

1. A preliminary town land use plan map was prepared for each of the 13 participating towns under the guidance of the concerned town plan commission and/or town smart growth committee, with staff assistance provided by the County Land Use and Resource Management Department and SEWRPC. The new town land use plans were prepared based upon a consideration of any pre-existing town plans;⁴ the

³*With respect to industrial development, the responses were as follows: “encourage”—25 percent; “discourage”—26 percent; “remain neutral”—46 percent; “no opinion”—3 percent. With respect to retail development, the responses were as follows: “encourage”—27 percent; “discourage”—22 percent; “remain neutral”—49 percent; “no opinion”—2 percent. With respect to residential development, the responses were as follows: “encourage”—29 percent; discourage—18 percent; “remain neutral”—51 percent; and “no opinion”—2 percent.*

⁴*Ten of the 13 participating towns (Delavan, East Troy, Geneva, LaFayette, LaGrange, Sugar Creek, Sharon, Spring Prairie, Troy, and Whitewater) had prepared a land use plan prior to the start of the comprehensive planning effort. The Town of Delavan updated its existing land use plan during the comprehensive planning process, with the assistance of PDI-Graef, Inc., for inclusion in the multi-jurisdictional comprehensive plan.*

land use goal and objectives presented later in this chapter; the year 2020 Walworth County land use plan; the projections of population, households, and employment; and public input received during the course of the planning process.

2. The land use plans of the 13 participating towns were incorporated into the countywide land use plan map. For most of the towns, the land use categories shown on the respective town plans were transferred directly to the County plan map. For some towns, the land use categories shown on the town plan map were combined into more general categories on the countywide map. A correspondence table in this regard is presented as Table IX-2.
3. For the nonparticipating towns (Bloomfield, Linn, and Lyons), the land use plan maps included in their respective comprehensive plans were incorporated into the countywide land use plan map; town plan categories were converted to similar categories on the countywide plan map, as appropriate.⁵

The countywide land use plan map was developed in this manner in order to achieve basic consistency with the town land use plans, recognizing that the town plans may provide more detail than the County plan in certain areas.

The state planning law requires that a county comprehensive plan incorporate the master or comprehensive plans of its cities and villages. All land use plan maps that are now, or in the future may be, adopted by cities and villages in Walworth County under the state comprehensive planning law (*Wisconsin Statutes*, Section 66.1001) are incorporated by reference into the countywide land use plan—*within the corporate limits of those cities and villages*. As of mid-2009, a majority of the cities and villages in Walworth County had not yet adopted a comprehensive plan under Section 66.1001. Land use plan maps from city and village comprehensive plans adopted under Section 66.1001 available at the time of completion of this multi-jurisdictional plan were included in Appendix C of this report.

Description of the County Land Use Plan

Map IX-1 shows the recommended pattern of land use in the unincorporated areas of Walworth County through the year 2035. While the plan map was prepared via a “grass-roots” approach—that is, prepared by compiling plans developed by each of the County’s towns—the resulting plan is generally consistent with long-standing County planning objectives of protecting important natural and agricultural resources and preserving the unique characteristics of the County, while accommodating expected growth and development. A summary of the year 2035 County land use plan by major land use category follows:

*Urban Density Residential Land*⁶

Urban density residential land consists of residential development at a density of less than 5.0 acres per dwelling. The urban density residential areas shown on Map IX-1 encompass about 20,100 acres, or 6.0 percent of the County’s unincorporated area (see Table IX-3).⁷ Under the plan, much of the new urban density residential

⁵*These plans are documented in the following: Smart Growth Plan 2025—Town of Bloomfield, as amended February 4, 2008; Town of Lyons Comprehensive Plan Update 2025, dated October 2005; and Town of Linn Year 2025 Comprehensive Plan, dated June 2004.*

⁶*For purposes of this plan, “urban density residential land” is defined as less than 5.0 acres per dwelling, while “rural density residential land” is defined as at least 5.0 acres per dwelling. It should be noted that rural density residential land includes conservation developments in the C-2 Upland Resource Conservancy zoning district—where permitted—at slightly less than 5.0 acres per dwelling due to density bonuses that may be allowed under zoning.*

⁷*This figure does not include developed residential land on lots scattered throughout areas identified on the plan map as prime agricultural land; other agricultural, rural residential, and other open land; or environmental corridors.*

development would occur as infill in areas already committed to such use as well as adjacent to similar existing development. Determination of a specific density within the overall density range would depend upon the availability of sanitary sewer service and town and County goals and objectives for the area concerned.⁸

In unsewered areas, urban residential development would most commonly be accommodated through the R-1 Single-Family Residence zoning district (at least 40,000 square feet per dwelling), and, to a lesser extent, through the C-3 Conservancy-Residential zoning district (at least 100,000 square feet per dwelling) or R-5 Planned Residential Development zoning district (at least 40,000 square feet per dwelling). In sewerred areas, urban residential development could be accommodated through a number of residential zoning districts, the maximum single-family density allowed for new development (excluding legal substandard lots) being at least 15,000 square feet per dwelling, in the R-2 Single-Family Residence district.

Commercial Land

Commercial lands shown on Map IX-1 encompass about 1,600 acres (0.5 percent of the County's unincorporated area). Some towns have identified very little or no land for additional commercial development. Others have identified areas that would serve as neighborhood centers, town commercial centers, or commercial gateways to urban centers. Commercial development in the identified areas would generally be accommodated through the B-1 Local Business zoning district, B-2 General Business zoning district, B-3 Waterfront Business zoning district, or B-4 Highway Business zoning district.

Industrial Land

Industrial lands shown on Map IX-1 encompass about 900 acres (0.3 percent of the County's unincorporated area). None of the participating towns proposes a major expansion of manufacturing or other industrial activity. New industrial development would generally be limited to relatively small currently zoned industrial areas and small-scale infill of areas already in such use. Industrial development in the identified areas would generally be accommodated through the M-1 Industrial zoning district and, to a limited extent, the M-2 Heavy Industrial zoning district.

Governmental and Institutional Land

Governmental and institutional lands shown on Map IX-1 encompass about 800 acres (0.2 percent of the County's unincorporated area). These areas are comprised for the most part of lands in the P-2 Institutional Park zoning district, and include areas that are wholly or partially developed as schools, churches, and government buildings such as town halls and fire stations, as well as cemeteries.

Transportation, Communication, and Utility Land

Transportation, communication, and utility uses are comprised of street and highway right-of-ways and railroad right-of-ways, as well as areas that are wholly or partially developed for communication or utility uses, such as transmission towers or sewage treatment plants. These uses encompass about 12,900 acres (3.8 percent of the County's unincorporated area).

Recreational Land

Recreational lands shown on Map IX-1 encompass about 1,900 acres (0.6 percent of the County's unincorporated area). These areas consist primarily of parks, golf courses, campgrounds, and similar outdoor recreation uses, and are generally accommodated in the P-1 Recreational Park zoning district. Wetlands and woodlands within such recreational sites are generally identified on the plan map as part of an environmental corridor or isolated natural resource area.

⁸The land use plans for five of the participating towns (Delavan, Geneva, LaGrange, Sugar Creek, and Troy) and two nonparticipating towns (Bloomfield and Lyons) divide the overall urban density range into three or more density ranges.

Commercial/Recreational Land

Commercial/recreational lands shown on Map IX-1 encompass about 2,300 acres (0.7 percent of the County's unincorporated area). These areas are characterized by commercial/recreational facilities, often with a residential component, and are typically accommodated through the B-5 Planned Commercial-Recreational Business zoning district. Large recreational-resort complexes, such as Grand Geneva and Geneva National, account for much of the identified commercial/recreational land. The Town of Geneva has identified significant additional areas for future commercial/recreational development.

Mixed-Use Land

Mixed-use areas have been identified in two towns—Richmond and Linn. Located near the intersection of STH 89 and CTH A, the mixed use area in the Town of Richmond would be further developed and redeveloped for a mix of business and residential uses. The mixed-use area in the community of Zenda in the Town of Linn would utilize traditional neighborhood development concepts to accommodate a mix of residential, commercial, recreational, and light industrial uses. Mixed-use areas encompass just over 100 acres (less than 0.1 percent of the County's unincorporated area).

Urban Reserve

The urban reserve category on Map IX-1 includes areas identified as “urban reserve” on town plans as well as areas variously identified on town plans as “agricultural holding,” “development reserve,” and “development holding area.” The urban reserve designation is an indication that towns recognize that the areas so identified may be developed at some point in time, but that specific future uses have not been determined. In many cases, the identified urban reserve areas are located adjacent to cities and villages, often being located wholly or partially within the planned sewer service areas of cities and villages, and could be annexed to cities and villages prior to development. In other cases, the urban reserve areas would remain part of the town concerned. Some towns envision a broad range of future land uses within the urban reserve areas, while others envision a narrower range of uses, as indicated in the town appendices. The types of uses that would be accommodated depend upon services available and town objectives for the areas concerned. The “urban reserve” designation is not to be construed as limiting future development to urban density residential (less than five acres per dwelling) or other urban use. Rural density residential development (five acres or more per dwelling) is an option for such areas. Urban reserve areas encompass about 5,500 acres (1.6 percent of the County's unincorporated area).

Prime Agricultural Land

Prime agricultural land consists largely of agricultural lands covered by Capability Class I, II, and III soils as identified by the U.S. Natural Resources Conservation Service. The prime agricultural lands shown on the land use plan map generally correspond to the County's A-1 Prime Agricultural Land zoning district with certain exclusions in areas where the respective town plans recommend future urban or rural development. The prime agricultural land area includes scattered homesites and vacant lots within essentially agricultural areas that have been “blended in” as a mapping convention. The prime agricultural land area shown on Map IX-1 encompasses about 171,400 acres (50.9 percent of the County's unincorporated area).

With certain exceptions, the lands identified as prime agricultural on the land use plan map will be retained in agricultural use and in related uses that are allowed as principal or conditional uses in the A-1 Prime Agricultural Land zoning district of the County zoning ordinance, with a minimum parcel size of 35 acres. The exceptions are:

- Areas which may in the future be found to meet the criteria for rezoning from the A-1 Prime Agricultural Land zoning district set forth in Table IX-4.
- Parcels which may be developed in accordance with the substandard lot provisions of the County Zoning Ordinance.
- Areas which are in the future proposed for agricultural manufacturing, warehousing, and marketing uses (uses permitted in the A-4 zoning district)—where the proposed use is compatible with adjacent agricultural areas and consistent with County and town goals and objectives. All such proposals will be

subject to the County zoning ordinance. Such areas would have to be rezoned into the A-4 Agricultural Related Manufacturing, Warehousing, and Marketing district and receive a conditional use permit. Such uses, if approved, will be accommodated without amending the comprehensive plan.

- Areas which are in the future proposed for mineral extraction use where the proposed use is compatible with adjacent agricultural use and consistent with County and town goals and objectives. Additional policies for extractive uses are presented later in this chapter.
- This plan specifically permits the development of lands identified as prime agricultural for any use allowed under the zoning in effect as to that parcel.

The criteria for rezoning land from the A-1 Prime Agricultural Land zoning district set forth in Table IX-4 were recommended by the Walworth County Smart Growth Technical Advisory Committee in recognition of the fact that there are some inclusions of Class IV-VIII soils in the prime agricultural land area which could potentially be diverted from agricultural use without jeopardizing the remaining prime agricultural land. Parcels that meet the criteria in Table IX-4 could be rezoned from the A-1 zoning district without amending the plan. These criteria are consistent with the County farmland preservation plan and State farmland preservation law, and they have long been used by Walworth County as a guide to decision-making on proposed rezones from the A-1 zoning district.

Other Agricultural, Rural Residential, and Other Open Land

Under the land use plan, areas which have been designated neither for future urban use nor for preservation as environmental corridors, isolated natural resource areas, or prime agricultural land are identified as “other agricultural, rural residential, and other open land.” Such lands encompass about 34,200 acres (10.1 percent of the County’s unincorporated area).

The overriding recommendation for these areas is that they be retained in rural use: agricultural use, other open use, or rural residential development. Rural residential development may be accommodated at densities indicated on the plan map—including five to 19 acres per dwelling, 20 to 34 acres per dwelling, or five to 34 acres per dwelling. Rural residential development would be accommodated through the C-2 Upland Resource Conservation zoning district or A-2 Agricultural Land zoning district as appropriate.

Rural Density Residential Land

Two towns, East Troy and Sugar Creek, specifically designate certain areas for future rural density residential use, with a maximum density of no more than one dwelling per five acres. Such development would be accommodated through the C-2 Upland Resource Conservation zoning district. The identified rural density residential land encompasses about 3,300 acres (1.0 percent of the County’s unincorporated area).

Agricultural Related Manufacturing, Warehousing, and Marketing

Lands in this category on Map IX-1 encompass about 500 acres (0.2 percent of the County’s unincorporated area). These lands are in the A-4 Agricultural Related Manufacturing, Warehousing, and Marketing zoning district, which is intended to accommodate manufacturing, warehousing, storage, and marketing activities that are dependent upon or closely allied to agriculture.

Extractive and Landfill

Extractive lands on Map IX-1 encompass about 1,700 acres (0.5 percent of the County’s unincorporated area). These lands were identified based largely on existing zoning. This plan recognizes that additional land for mineral extraction (sand, gravel, clay, stone) may be needed during the planning period, although the specific locations have not been determined. The County and the concerned town will consider proposals for new or expanded mineral extraction areas on a case-by-case basis, taking into account the impacts on adjacent land uses, impacts on the natural resource base, impacts on highways, and other factors. All such proposals will be subject to the County zoning ordinance and non-metallic mining reclamation ordinance. These areas will have to be rezoned into the M-3 Mineral Extraction zoning district and receive a conditional use permit. Such uses will be accommodated without amending the comprehensive plan. The property would be rezoned back to the original zoning following reclamation.

Areas identified as landfill on Map IX-1 encompass over 400 acres (0.1 percent of the County’s unincorporated area). This includes the Mallard Ridge landfill in the Town of Darien and two sites in the Town of East Troy.

Environmental Corridors and Isolated Natural Resource Areas

Environmental corridors, more fully described in Chapter III, are linear areas in the landscape that contain concentrations of wetlands, woodlands, wildlife habitat, surface water, and other natural resource features. Primary environmental corridors are the largest of these, by definition being at least 400 acres in area, two miles in length, and 200 feet in width. Secondary environmental corridors may have similar types of resources as primary environmental corridors but are smaller in size; they are by definition at least 100 acres in area and one mile in length. Primary environmental corridors shown on Map IX-1 encompass about 47,700 acres (excluding surface water), or 14.2 percent of the unincorporated area of the County. Secondary environmental corridors encompass about 8,500 acres (excluding surface water), or 2.5 percent of the unincorporated area of the County.

Isolated natural resource areas, also more fully described in Chapter III, are comprised of tracts of wetlands, woodlands, and surface water—by definition, at least five acres in area and 200 feet in width—that are separated from the environmental corridors. The isolated natural resource areas shown on Map IX-1 encompass about 7,700 acres (excluding surface water), or 2.3 percent of the unincorporated area of the County.

The environmental corridors and isolated natural resource areas were identified by the Regional Planning Commission as part of its continuing regional planning program. In the preparation of the land use element, the environmental corridors and isolated natural resource areas were refined to eliminate areas that are now known to be developed or have small platted lots that are zoned for residential development.⁹

The land use plan for these areas includes these provisions:

- Wetland and floodplain portions of the environmental corridors and isolated natural resource areas will be retained in open use, as allowed in the C-1 Lowland Resource Conservation zoning district, C-4 Lowland Resource Conservation (Shoreland) zoning district, and in 100-year recurrence interval floodplains.
- Upland portions of the environmental corridors and isolated natural resource areas (areas other than wetlands and floodplains) will accommodate any of the uses allowed as principal or conditional uses under the C-2 Upland Resource Conservation district of the County zoning ordinance. This includes single-family residential development on minimum five-acre lots—or, at a maximum density of one dwelling unit per five acres, in the case of conservation developments.¹⁰
- This plan specifically permits the development of lands identified as primary or secondary environmental corridor or isolated natural resource area for any use allowed under the zoning in effect as to that parcel.

⁹*It should be noted that environmental corridor refinements made in the comprehensive plan do not alter the environmental corridors delineations set forth in local sewer service area plans. Local sewer service area plans should be consulted to identify restrictions on the extension of sanitary sewers due to environmentally significant lands.*

¹⁰*It should be noted that while much of the area identified as environmental corridor and isolated natural resource area is in the C-1 Lowland Resource Conservation, C-4 Lowland Resource Conservation (Shoreland), and C-2 Upland Resource Conservation zoning districts, some of the area is in the A-1 Prime Agricultural Land (35-acre minimum parcel size), A-2 Agricultural Land (20-acre minimum parcel size), and P-1 Recreational Park zoning districts. The A-1, A-2, and P-1 districts are considered to effectively protect the environmental corridors and isolated natural resource areas.*

It is expected that in many cases, as specific development proposals arise, a field survey will be conducted to more precisely identify the boundaries of the environmental corridors and isolated natural resource areas in the area of the proposed development, effectively refining the corridor and isolated natural resource area delineations. The results of the field survey can be incorporated directly into the site design for the proposed development. The Regional Planning Commission conducts environmental field surveys for proposed developments without cost upon request by the County or by cities, villages, and towns. Landowners and their developers may also arrange to have environmental field surveys prepared through qualified consultants.

WDNR and WisDOT Lands Outside Environmental Corridors

The Wisconsin Department of Natural Resources owns large tracts of open space lands in Walworth County, and the Wisconsin Department of Transportation owns certain open space lands acquired for wetland mitigation purposes. Much of these lands consists of environmental corridors and isolated natural resource areas and are identified as such on the plan map. State-owned open space lands that do not have the resource features found in environmental corridors are identified on the plan map as “DNR/DOT land outside environmental corridors.” These lands encompass about 2,900 acres (0.8 percent of the County’s unincorporated area). Some of these lands may be expected to revert to more natural conditions, with the potential to become part of the environmental corridor network in the years ahead.

Other Open Land to be Preserved

This category is comprised of other small wetland and/or floodplain areas, typically located near planned urban or rural development, specifically identified in certain town plans as “other open land to be preserved,” thereby effectively designating such lands as unsuitable for development. These lands encompass about 400 acres (0.1 percent of the County’s unincorporated area).

Town Land Use Plans

As previously noted, a town land use plan map was prepared for each of the 13 participating towns during the multi-jurisdictional planning process. Those plans, which form the basis of the countywide land use plan map described above, are presented individually in Appendix A. Included for each participating town in Appendix A are the town land use plan map, appropriate tabular data, and any text needed to explain unique aspects of the respective town land use plans. **It is understood that, in adopting this multi-jurisdictional plan, each participating town is adopting its own land use plan map as set forth in the appendix.**

As also previously noted, a land use plan map has been prepared as part of the comprehensive plans that have been adopted by the three nonparticipating towns (Bloomfield, Linn, and Lyons). Those plans, which have also been incorporated into the countywide land use plan map, are presented in Appendix B.

Land Use Projections

The State comprehensive planning law requires the land use element to include projections, in five-year increments, of future residential, commercial, and industrial land uses. Due to the uncertainty of 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. Thus, the projection was made by estimating the total amount of residential, commercial, and industrial growth between 2000 and 2035 under the plan and dividing by seven. The land use projections are not to be construed as binding on towns. Rather, they indicate the amount of land that could potentially be converted to residential, commercial, and industrial use on average over the course of the planning period.

Estimates of the amounts of residential land that would be developed between 2000 and 2035 are presented in Table IX-5. For the unincorporated area of the County, it is estimated that about 6,700 acres of residential land would be developed between 2000 and 2035 in order to accommodate the projected increase in housing units intended for year-round occupancy (households). This assumes development at planned densities in the

designated urban-density residential areas and assumes one acre of land use conversion per dwelling for rural-density residential development.¹¹ Additional residential land may be developed to accommodate seasonal or second-home residences.¹²

It should be noted that each of the town land use plans would actually accommodate more new housing than is projected for the period 2000 to 2035. The right-hand column of Table IX-5 indicates the total additional housing that could be accommodated after the year 2000 assuming full development of all urban-density residential areas shown on the plan along with the rural-density residential development that the plan would allow.¹³ This “buildout” estimate of additional housing does not include housing that could potentially be accommodated in the designated urban reserve and mixed-use areas.

The additional commercial and industrial acreage which would be developed between 2000 and 2035 under the plan is indicated in Table IX-6. As that table indicates, about 895 acres of additional commercial land and 290 acres of additional industrial land would be developed in the unincorporated area of the County during the planning period. A number of towns have identified little or no land for new commercial or industrial development, having taken the position that most commercial and industrial development will occur in areas where public utilities are available, particularly cities and villages.

If all of the projected additional residential, commercial, and industrial land were converted from agricultural land—including an allowance for related new streets and highways—the agricultural land area of the County would decrease by about 9,300 acres.¹⁴ Some additional agricultural land could be converted to accommodate the development of other urban land uses as well as future development in identified urban reserve areas. It should be recognized, however, that a portion of the additional development will occur in open land not in agricultural use, including residential development that would occur in upland environmental corridors.

While this analysis has focused on the unincorporated areas of the County, it should be recognized that substantial additional residential, commercial, industrial, and other urban development in the coming decades will occur in the County’s cities and villages. The projections presented in Chapter VII indicate that cities and villages will account for 64 percent of the increase in population and 88 percent of the increase in jobs in the County between 2000 and 2035. As noted earlier in this chapter, a majority of the cities and villages in Walworth County had not yet adopted a comprehensive plan under *Wisconsin Statutes* Section 66.1001. Once completed, those plans will provide an indication of the increases in population, jobs, and urban land use which the cities and villages intend to accommodate.

Potential Land Use Conflicts

Land use conflicts between communities in Walworth County and throughout the State are most common in town areas adjacent to cities and villages. Under Wisconsin law, cities and villages may include town areas in their comprehensive plans. Town and city/village plans may recommend different types and intensities of land use for the same town areas. Under Wisconsin law, cities and villages have extraterritorial plat review and extraterritorial

¹¹*Rural residential development requires at least five acres—and, in some cases, 20 acres—per dwelling. Typically only a portion of this area is actually developed as a homesite.*

¹²*The residential projections prepared under the comprehensive plan and presented in Chapter VII pertain to year-round housing only.*

¹³*Rural density residential development could be accommodated in areas specifically identified for such development as well as in upland environmental corridors and in areas identified as other agricultural, rural residential, and other open land.*

¹⁴*This is the sum of projected increases in residential, commercial, and industrial land plus an allowance of 20 percent for associated streets.*

zoning powers in adjacent town areas and cities and villages may annex land from towns.¹⁵ The State comprehensive planning law of 1999 did not change the powers of cities and villages relative to towns. State law does, however, provide for boundary agreements and other forms of cooperative agreement between towns and cities/villages. Such agreements, which are described in Chapter XV (“Intergovernmental Cooperation Element”), provide the best means for the resolution of intergovernmental land use conflicts.

In addition to intergovernmental conflicts over land use, conflicts can occur between adjacent land uses within a community. Of particular concern in Walworth County, with its extensive agricultural base, are potential conflicts between agricultural activity and residential and other forms of urban development. New residents may find the noise, dust, and odors associated with some farm operations objectionable; farmers may face increased traffic on once little-traveled roads they rely on to move their farm machinery and equipment. The agricultural land component of the multi-jurisdictional land use plan seeks to preserve large blocks of farmland for agricultural use, and implementation of the plan should help minimize future conflicts along these lines.

Opportunities for Redevelopment

The greatest opportunities for redevelopment in the County are older urban centers served by existing infrastructure—primarily, the older central areas of the County’s cities and villages. Environmentally contaminated sites, which tend to be located in cities and villages (see Map XIV-2 in Chapter XIV), are also candidates for redevelopment. Within towns, opportunities for redevelopment consist, for the most part, of the potential re-use of vacant or underutilized buildings in their smaller-scale urban centers and in cross-road communities.

Various government programs available in support of redevelopment efforts and the cleanup of contaminated sites are referenced in Chapter XIV, “Economic Development Element.”

LAND USE GOAL, OBJECTIVES, POLICIES, AND PROGRAMS

Land Use Goal

- A sustainable land use pattern that meets the social, economic, physical, ecological, and quality-of-life needs of the County and all of its communities, maintaining a sense of place in urban and rural areas.

Land Use Objectives

- Land identified for future urban and rural uses that is properly related to anticipated growth in population and economic activity and that is consistent with the above goal.
- Spatial distribution of urban and rural development that is properly related to the natural and agricultural resource base.
- Spatial distribution of urban development land uses that is properly related to, and maximizes the use of, existing public utilities and facilities.
- Compact urban service areas, enabling the efficient provision of urban services and facilities and moderating the overall amount of open space developed for urban use.
- Conservation and revitalization, as appropriate, of existing urban areas.
- Maintenance of the rural character of areas of the County located beyond planned urban areas.
- Compatible relationship between urban and rural land uses.

¹⁵The extraterritorial plat review and zoning power of cities and villages in Walworth County extends 1.5 miles from city/village boundaries. A map of the city/village extraterritorial jurisdiction area is presented in Chapter XV.

Land Use Policies and Programs

Land use policies are inherent in the description of the land use plan presented earlier in Part Two of this chapter. In addition, the following land use policies and programs are established:

County and Towns

1. Walworth County and its towns should cooperatively administer the County Zoning and Shoreland Zoning Ordinances in a manner that is consistent with the recommended land use plan. Existing zoning remains in effect until there is a petition for, and adoption of, a zoning change that is in accordance with the plan, following the procedures specified in the County Zoning and Shoreland Zoning ordinances.¹⁶
2. Walworth County, with input from its towns, should administer the County Subdivision Control Ordinance in a manner that is consistent with the recommended land use plan.
3. Those towns which have adopted, or may in the future adopt, a town subdivision control ordinance should administer that ordinance in a manner that is consistent with the recommended land use plan.
4. Towns should encourage the maintenance and revitalization of their older developed areas (residential enclaves, commercial clusters) as appropriate.
5. With regard to subdivision design, this comprehensive plan recognizes conservation development as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account topography, existing natural features, and other site characteristics.¹⁷ This case-by-case approach applies to all participating towns other than the Towns of LaGrange and Spring Prairie.¹⁸ The Town of LaGrange requires the use of conservation development designs as part of residential subdivisions; the Town of Spring Prairie opposes the use of conservation development designs. The Town of Lyons requires the use of conservation development designs for subdivisions in certain residential, conservancy, and agricultural zoning districts.

Cities and Villages

1. Cities and villages are encouraged to develop and implement their comprehensive plans in a manner that promotes the development of compact urban areas that allows for the efficient provision of public utilities and services.

¹⁶*The State comprehensive planning law requires that certain actions—including zoning and subdivision regulation—shall be consistent with the comprehensive plan. With respect to zoning, in order to meet this requirement, rezonings to achieve consistency between the zoning map and the comprehensive plan map will be considered upon petition by the landowner. Changes to achieve such consistency may also be initiated by the concerned town board, the County Board, or County Zoning Agency.*

¹⁷*The Walworth County Zoning Ordinance provides for the use of conservation developments—often referred to as “conservation subdivisions”—on a voluntary basis in the C-2 Upland Resource Conservation zoning district, C-3 Conservancy-Residential zoning district, and A-2 Agricultural Land zoning district and in certain residential zoning districts. Conservation developments permit the clustering of housing units on smaller lots than allowed under conventional zoning, holding the surrounding areas in open use, thereby achieving the permitted density for the site overall.*

¹⁸*The Town of Delavan restricts new residential subdivisions to its sanitary sewer service area.*

2. Cities and villages are encouraged to promote infill development, along with the revitalization and renewal of their older urban areas, as part of their overall approach to meeting future development needs.
3. Cities and villages are encouraged to include towns in planning future development in areas that border on, or potentially extend into, town areas. Coordination of planning can probably best be achieved through boundary agreement efforts. Cities and villages are also encouraged to consult with towns when making decisions on annexations and the exercise of extraterritorial powers.

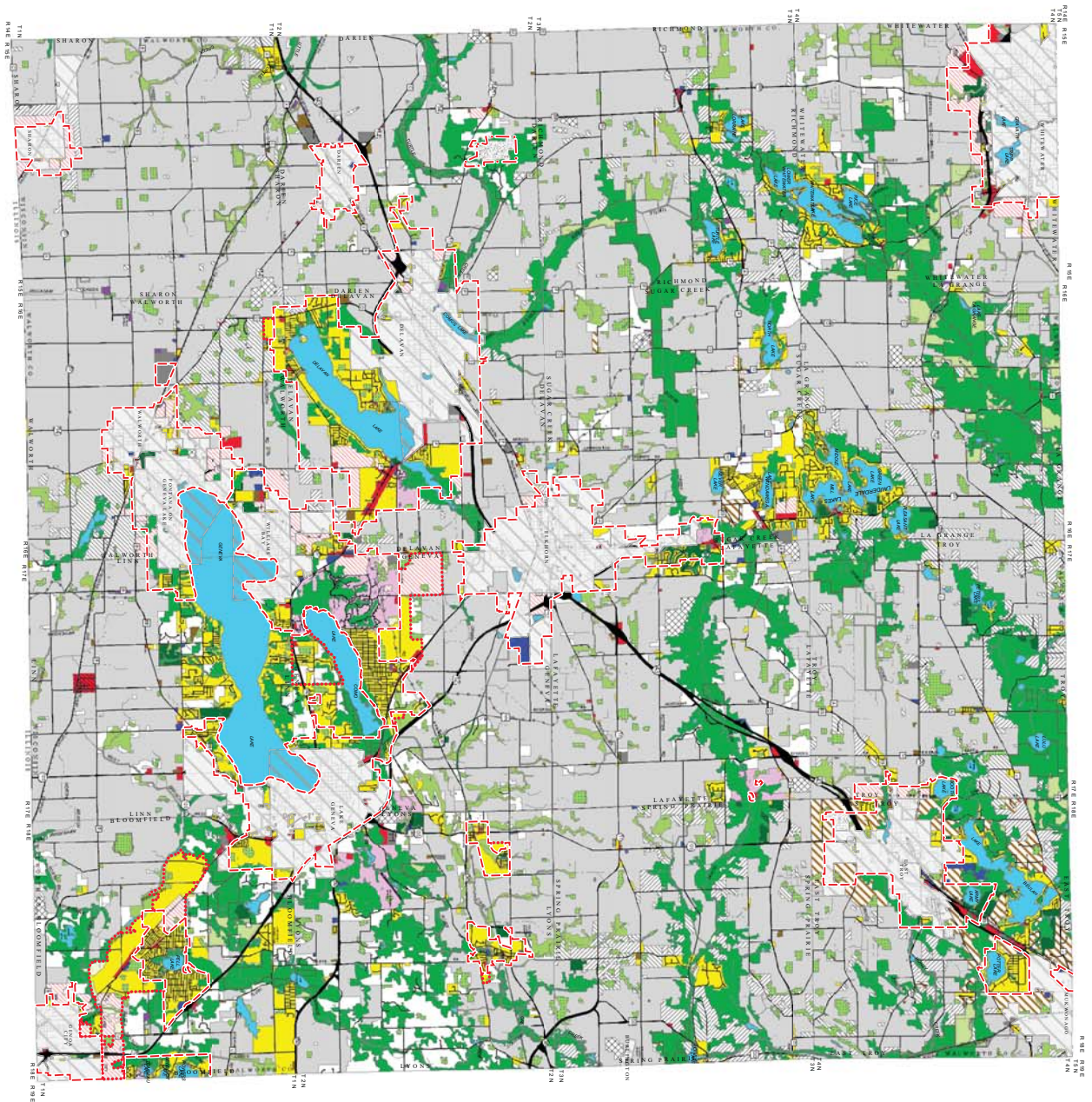
Table IX-1

AGRICULTURAL LAND SALES IN WALWORTH COUNTY: 2000-2007

Year	Agricultural Land Continuing in Agricultural Use			Agricultural Land Being Diverted to Other Uses			Total of All Agricultural Land		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
2000	25	1,810	3,203	11	468	5,208	36	2,278	3,615
2001	21	1,627	3,273	6	437	6,564	27	2,064	3,970
2002	21	2,080	3,402	7	409	5,311	28	2,489	3,715
2003	18	1,390	4,420	9	359	11,603	27	1,749	5,894
2004	24	2,474	5,014	6	501	9,802	30	2,975	5,820
2005	13	1,277	5,414	14	1,318	12,638	27	2,595	9,083
2006	15	1,271	6,449	14	873	21,401	29	2,144	12,537
2007	12	898	6,050	4	411	18,709	16	1,309	10,025

NOTE: Includes "arm's length" transactions only.

Source: U.S. Department of Agriculture, National Agricultural Statistics Service.



MAP IX-1

LAND USE PLAN FOR WALWORTH COUNTY, 2035

- URBAN DENSITY RESIDENTIAL (LESS THAN 5.0 ACRES PER DWELLING)
- RURAL DENSITY RESIDENTIAL (AT LEAST 5.0 ACRES PER DWELLING)
- COMMERCIAL
- COMMERCIAL/RECREATIONAL
- MIXED USE
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING
- STREETS AND HIGHWAYS
- URBAN RESERVE
- EXTRACTIVE
- SANITARY LANDFILL

- PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 34 ACRES PER DWELLING)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 19 ACRES PER DWELLING)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (20 TO 34 ACRES PER DWELLING)
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- DNRODOT LAND OUTSIDE ENVIRONMENTAL CORRIDORS
- OTHER OPEN LAND TO BE PRESERVED
- SURFACE WATER

- PLANNED SEWER SERVICE AREA
- TOWN PROPOSED ADDITION TO SEWER SERVICE AREA
- SPECIAL SEWER SERVICE AREA (MALLARD RIDGE)
- INCORPORATED AREA

ADOPTED BY WALWORTH COUNTY BOARD OF SUPERVISORS: 11/10/2019

Source: Walworth County, Towns in Walworth County, and SEMRPC.

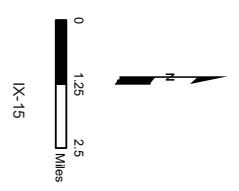


Table IX-2

CORRESPONDENCE BETWEEN TOWN LAND USE CATEGORIES AND LAND USE CATEGORIES SHOWN ON THE COUNTYWIDE LAND USE MAP FOR SELECTED TOWNS

Town	Category Shown on Town Land Use Plan	Corresponding Category Shown on County Land Use Plan Map	
Towns of LaGrange, Sugar Creek, and Troy	Suburban Density Residential (1.5 to 4.9 acres per dwelling)	Urban Density Residential (less than 5.0 acres per dwelling)	
	Low Density Residential (19,000 square feet to 1.4 acre per dwelling)	Urban Density Residential (less than 5.0 acres per dwelling)	
	Medium Density Residential (6,200 square feet to 18,999 square feet per dwelling)	Urban Density Residential (less than 5.0 acres per dwelling)	
Town of Geneva	Suburban Density Residential (2.3 to 4.9 acres per dwelling)	Urban Density Residential (less than 5.0 acres per dwelling)	
	Low Density Residential (40,000 square feet to 2.2 acre per dwelling)	Urban Density Residential (less than 5.0 acres per dwelling)	
	Medium-Low Density Residential (15,000 to 39,999 square feet per dwelling)	Urban Density Residential (less than 5.0 acres per dwelling)	
	Medium Density Residential (7,500 to 14,999 square feet per dwelling)	Urban Density Residential (less than 5.0 acres per dwelling)	
	Development Reserve	Urban Reserve	
Town of Delavan	Traditional Lakefront Residential	Urban Density Residential (less than 5.0 acres per dwelling)	
	Residential	Urban Density Residential (less than 5.0 acres per dwelling)	
	Residential Development	Urban Density Residential (less than 5.0 acres per dwelling)	
	Recreation Residential Development	Urban Density Residential (less than 5.0 acres per dwelling)	
	Lakefront Commercial	Commercial	
	Roadside Development	Commercial	
	General Commercial	Commercial	
	Future Commercial	Commercial	
	Light Industrial	Industrial	
	Park	Recreation	
	Development Holding Area	Urban Reserve	
	Agricultural	Prime Agricultural	
		Other Agricultural, Rural Residential, and Other Open Land	
Agricultural Related Manufacturing, Warehousing, and Marketing.			
Town of Richmond	Agricultural Holding	Urban Reserve	

Note: This table indicates the correspondence between the land use categories shown on the town land use plan maps and the more generalized land use categories shown on the countywide land use plan map. In all other cases, land use categories on the town land use plan map and County land use plan map are the same.

Source: Towns of LaGrange, Sugar Creek, Troy, Geneva, Delavan, and Richmond; Walworth County; and SEWRPC.

Table IX-3

PLANNED LAND USE IN THE UNINCORPORATED AREA OF WALWORTH COUNTY: 2035

Land Use Category	Acres	Percent of Unincorporated Area
Urban		
Urban Density Residential (less than 5.0 acres per dwelling) ^a	20,132	6.0
Commercial	1,605	0.5
Industrial	887	0.3
Governmental and Institutional	840	0.2
Transportation, Communication, Utilities ^b	12,892	3.8
Recreational	1,936	0.6
Commercial/Recreational	2,303	0.7
Mixed-Use	131	-- ^c
Urban Reserve	5,545	1.6
Urban Subtotal	46,271	13.7
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres)	171,406	50.9
Other Agricultural, Rural Residential, and Other Open Land:		
5 to 34 acres per dwelling	15,947	4.7
5 to 19 acres per dwelling	10,490	3.1
20 to 34 acres per dwelling	7,716	2.3
Rural Density Residential (at least 5.0 acres per dwelling)	3,259	1.0
Agricultural Related Manufacturing, Warehousing, and Marketing	540	0.2
Extractive	1,725	0.5
Landfill	452	0.1
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	47,681	14.2
Secondary Environmental Corridor	8,531	2.5
Isolated Natural Resource Area	7,743	2.3
DNR/DOT Lands Outside Environmental Corridor	2,858	0.8
Other Open Land to Be Preserved	399	0.1
Surface Water	12,085	3.6
Nonurban Subtotal	290,832	86.3
County Total	337,103	100.0

^a Does not include residential land on lots scattered throughout areas identified on the plan map as prime agricultural land; other agricultural, rural residential, and other open land; or environmental corridors.

^b Includes streets, railways, and other transportation, communication, and utility uses.

^c Less than 0.1 percent.

Source: Walworth County, Towns in Walworth County, and SEWRPC.

Table IX-4

CRITERIA FOR REZONING LAND FROM THE A-1 PRIME AGRICULTURAL LAND ZONING DISTRICT

1. The proposed rezone should be consistent with the Walworth County and Town comprehensive plans and the Walworth County agricultural preservation plan. Rezones shall be considered to be consistent with these plans if the following standards are met:
 - 1a. Less than 50 percent of the parcel should be covered by soils in agricultural capability Classes I, II, and III. Areas that are mapped as Class I, II, or III soils but which are demonstrated to be unsuitable for agriculture due to erosion or other factors, should not be “counted” as Class I, II, or III farmland. Such determinations should be made by a qualified soil mapping technician.
 - 1b. The proposed land use should be compatible with remaining prime agricultural land in the vicinity.

Note: Standard “1a” is quantifiable and measureable. Standard “1b” is more a matter of judgment. In making a determination regarding compatibility, the County and concerned Town should consider the location of the parcel (for example, is it located on the periphery of a block of prime farmland or in the middle of a block?) and the type of use envisioned (for example, is it a low intensity use, such as residential lot, or a more intensive use, such as a multiple lot residential subdivision?)

2. In accordance with the Wisconsin Farmland Preservation Law (sec 91.77(1)), the proposed rezone may be approved by the County and Town only after findings are made based upon consideration of the following:
 - 2a. Adequate public facilities to accommodate development either exist or will be provided within a reasonable timeframe.
 - 2b. Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
 - 2c. The land is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion, or have an unreasonably adverse effect on rare or irreplaceable natural areas.

Note: Standards “2a” and “2b” involve an evaluation of the availability of public facilities—recognizing that public facility needs vary with the type of development. Standard “2c” can be expected to be met provided that the proposed development is consistent with the County’s environmental ordinances.

Source: Walworth County, Towns in Walworth County, and SEWRPC.

Table IX-5

ESTIMATED ADDITIONAL RESIDENTIAL ACRES TO BE DEVELOPED IN THE UNINCORPORATED AREA OF WALWORTH COUNTY UNDER THE LAND USE PLAN: 2000-2035

Town	Estimated Additional Residential Acres to Accommodate the Projected Increase in Year-Round Housing Units ^a		Projected Increase in Year-Round Housing Units Between 2000 and 2035 ^b	Potential Increase in Housing Units After 2000 Assuming Plan Buildout Conditions ^c
	Total Acres Between 2000 and 2035	Acres Per Five-Year Period		
Bloomfield	1,230	176	1,482	2,890
Darien	125	18	138	360
Delavan.....	507	72	755	1,860
East Troy	497	71	525	740
Geneva	826	118	1,112	1,950
LaFayette.....	266	38	275	410
LaGrange.....	185	26	193	710
Linn	211	30	218	880
Lyons	670	96	980	1,420
Richmond.....	352	50	350	580
Sharon	102	15	103	140
Spring Prairie.....	110	16	109	410
Sugar Creek.....	764	109	803	1,060
Troy.....	379	54	363	470
Walworth.....	305	44	350	1,010
Whitewater.....	204	29	210	620
Total Unincorporated Area	6,733	962	7,966	15,510

^aAssumes development at planned densities in urban-density areas and assumes one acre of land use conversion per dwelling for rural-density residential development. Rural-density residential development requires at least five acres—and, in some cases, 20 acres—per dwelling. Typically only a portion of this area is actually developed as a homesite.

^bProjection selected by each town from Chapter VII.

^cEach of the town land use plans would actually accommodate more new housing than projected for the period between 2000 and 2035. This column indicates the total additional housing units that could be accommodated after the year 2000 assuming full development of all urban-density residential areas along with the rural-density residential development that the plan would allow.

Source: Walworth County, Towns in Walworth County, and SEWRPC.

Table IX-6

**ESTIMATED ADDITIONAL COMMERCIAL AND INDUSTRIAL ACRES TO BE DEVELOPED IN
THE UNINCORPORATED AREA OF WALWORTH COUNTY UNDER THE LAND USE PLAN: 2000-2035**

Town	Estimated Additional Acres of Commercial Land to be Developed Under the Plan		Estimated Additional Acres of Industrial Land to be Developed Under the Plan	
	Total Acres Between 2000 and 2035	Acres Per Five-Year Period	Total Acres Between 2000 and 2035	Acres Per Five-Year Period
Bloomfield	83	11.9	17	2.4
Darien	5	0.7	42	6.0
Delavan.....	198	28.3	13	1.9
East Troy	53	7.6	0	0.0
Geneva	55	7.9	4	0.6
LaFayette.....	45	6.4	42	6.0
LaGrange.....	2	0.3	0	0.0
Linn	32	4.6	0	0.0
Lyons	40	5.7	2	0.3
Richmond.....	6	0.9	0	0.0
Sharon	0	0.0	0	0.0
Spring Prairie.....	0	0.0	0	0.0
Sugar Creek.....	62	8.9	60	8.6
Troy.....	0	0.0	0	0.0
Walworth.....	90	12.9	94	13.4
Whitewater.....	224	32.0	16	2.3
Total Unincorporated Area	895	128.1	290	41.5

Note: This table does not include land in the agricultural related manufacturing, warehousing, and marketing land use plan category.

Source: Walworth County, Towns in Walworth County, and SEWRPC.

Chapter X

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

INTRODUCTION

This chapter presents the agricultural, natural, and cultural resources element of the multi-jurisdictional comprehensive plan for Walworth County. Part One of this chapter provides background information on agricultural, natural, and cultural resources in the County and is strictly informational. Part Two establishes the agricultural, natural, and cultural resources goals, objectives, policies, and programs for the multi-jurisdictional comprehensive plan. Land use regulations shall be consistent with Part Two of this chapter.

PART ONE: BACKGROUND INFORMATION ON AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES IN WALWORTH COUNTY

This section presents a summary of key background information that was considered in developing the agricultural, natural, and cultural resources goal, objectives, policies, and programs. It presents: 1) a summary description of agricultural, natural, and cultural resources in Walworth County; and 2) a summary of the public input on agricultural, natural, and cultural resources obtained during the course of the comprehensive planning process.

Existing Agricultural, Natural, and Cultural Resources

A detailed description of existing agricultural, natural, and cultural resources in Walworth County is presented in Chapter III of this report. A summary of key resource features follows:

- Agricultural land encompassed about 237,700 acres (371.4 square miles), or 64 percent of the County, in 2000 (see Table III-1 in Chapter III). Much of the farmland in the County consists of Agricultural Capability Class I, II, or III soils (see Map III-1 in Chapter III). Some of the largest concentrations of the very best soils, Class I soils, are in the south-central and west-central areas of the County, in areas referred to as the Bigfoot Prairie, Heart Prairie, and Rock Prairie.
- According to the Federal Census of Agriculture, there were 988 farms in the County in 2002, with total agricultural sales of about \$87 million. Crop sales accounted for 43 percent of that total; 57 percent were from livestock and poultry (see Table III-4 in Chapter III). Dairy products remain an important part of the agricultural output, accounting for about one third of total agricultural product sales in 2002, despite a significant decline in the number of milk cows in the County over the past three decades (see Table III-6 in Chapter III).

- Glaciation has largely determined the physiography and topography as well as the soils of Walworth County. The last and most influential of stage of glaciation, the Wisconsin Stage, is believed to have ended in this area about 11,000 years ago. The resulting physiographic features, or surface landforms, in Walworth County are shown on Map III-3 in Chapter III; the variation in elevation is shown on Map III-4 in Chapter III.
- Surface water resources—lakes, streams, wetlands, and floodplains—are key components of the County’s natural resource base. There are about 173 miles of perennial streams in the County and hundreds of miles of smaller, intermittent streams. There are 27 major lakes (at least 50 acres in area) and numerous smaller named and unnamed lakes and ponds in the County. Surface water encompassed 23 square miles in 2000; wetlands constituted 42 square miles (see Map III-10 and Table III-11 in Chapter III). About 52 square miles are included in 100-year recurrence interval floodplains. The Wisconsin Department of Natural Resources has identified a limited number of streams and lakes as “outstanding” and “exceptional” resource waters. Outstanding resource waters in Walworth County include Bluff, Potawatomi, and Van Slyke Creeks and Lulu Lake; exceptional resource waters include Turtle Creek, Little Turtle Creek, and the Mukwonago River.
- Groundwater resources also comprise a key component of the natural resource base. Walworth County is underlain by both shallow and deep aquifers. Recharge of the aquifers is derived largely by precipitation. The groundwater in the shallow aquifer typically originates from precipitation that has fallen within a radius of 20 miles or less from where it is found. The deep aquifer is recharged by downward leakage through the Maquoketa shale and other semi-confining rocky layers or by infiltration of precipitation beyond the western limits of the semi-confining rock layers.
- Woodlands encompassed 49 square miles in Walworth County in 2000. While woodlands are scattered throughout much of the County, particularly large concentrations of woodlands are found in the Kettle Moraine and in the Sugar Creek corridor (See Map III-13 and Table III-12 in Chapter III).
- Regional Planning Commission inventories have identified 77 “natural areas” and 23 “critical species habitat areas” in the County. “Natural areas” are tracts of land or water that contain intact plant and animal communities believed to be representative of the landscape before European settlement. The identified natural areas—which are shown on Map III-14 and described in Table III-13 in Chapter III—encompass 14 square miles, or 2.5 percent of the County. “Critical species habitat areas” located outside natural areas are important for their ability to support endangered, threatened, or rare plant or animal species. The identified critical species habitat areas, shown on Map III-15 and described in Table III-14 in Chapter III, cover two square miles or 0.4 percent of the County.
- Walworth County has an abundance of sand and gravel deposits. These have commercial mining potential (see Map III-7 in Chapter III). Because of thick glacial deposits, there are few areas in the County where limestone bedrock is close enough to the land surface to be economically quarried (see Map III-5 in Chapter III). Existing extractive operations in the County are shown on Map III-8 and listed in Table III-10 in Chapter III.
- The most important elements of the natural resource base—including wetlands, woodlands, prairies, wildlife habitat, and lakes, rivers, and streams—when mapped, form a pattern of elongated areas which are called “environmental corridors” (see Map III-16 in Chapter III). “Primary” environmental corridors (tracts at least 400 acres in size, two miles in length, and 200 feet in width) are generally located along major stream valleys, around major lakes, and along the Kettle Moraine. These encompassed 99 square miles—including 22 square miles of surface water—or 17 percent of the County, in 2000. “Secondary” environmental corridors (tracts at least 100 acres in size and one mile in length) are generally located along small perennial and intermittent streams. These encompassed 15 square miles—including 0.3 square mile of surface water—or 2.5 percent of the County, in 2000. In addition to the environmental corridors, “isolated natural resource areas” consisting of smaller pockets of wetlands, woodlands, surface

water, and wildlife habitat have been also been identified. These areas—which are by definition at least five acres in size—are scattered throughout Walworth County, comprising 13 square miles—including 0.3 square mile of surface water—or 2.3 percent of the County, in 2000.

- Historic sites in Walworth County have been identified by various units and agencies of government and historical societies. The National Register of Historic Places includes 39 listings in Walworth County, including 32 buildings, five historic districts, an ancient burial site, and an ancient village site (see Map III-21 and Table III-22). The Wisconsin Historical Society maintains the Wisconsin Architecture and History Inventory, which lists a total of more than 3,000 properties in Walworth County. Historical societies in Walworth County include the Walworth County Historical Society, Delavan Historical Society, East Troy Area Historical Society, Geneva Lake History Buffs, Historical Society of Walworth and Big Foot Prairie, Mukwonago Historical Society, Sharon Historical Preservation Society, and Whitewater Historical Society. Museums and other facilities maintained by these societies are indicated in Table III-24.
- State and Federal financial and technical assistance programs promote the conservation or preservation of agricultural, natural, and cultural resources. The majority of these programs are provided through the U.S.D.A. Farm Service Agency and Natural Resources Conservation Service; the Wisconsin Departments of Natural Resources and Agriculture, Trade and Consumer Protection; and the Wisconsin Historical Society. A description of the various programs can be found on the agency websites. Information regarding the use of key programs in Walworth County—such as the Wisconsin Farmland Preservation program; the Wisconsin Farmland Tax Credit program; and the Federal Conservation Reserve, Conservation Reserve Enhancement, and Wetland Reserve programs—is presented in Chapter III.
- Much planning has been undertaken with respect to the preservation/conservation of agricultural and natural resources at the regional, County, and local levels. County-level plans include the County land and water resource management plan, farmland preservation plan, park and open space plan, and soil erosion control plan. Watershed-level plans include the nonpoint source control plan for the Sugar/Honey Creek priority watershed project; lower Rock River basin water quality management plan; state of the southeast Fox River basin; state of the Rock River basin; and Turtle Creek priority watershed plan. Lake protection and management plans have been prepared for numerous lakes in the County (see Chapter VI).

Public Input on Agricultural, Natural, and Cultural Resources

Most of the public input on agricultural, natural, and cultural resources in the County was obtained through the countywide public opinion survey and the series of public informational meetings held throughout the County in December 2007. A summary of that public input follows.

- Respondents to the public opinion survey attached great importance to the preservation of farmland, with most saying that Walworth County should set agricultural land preservation as a goal and implement policies to achieve it. Most respondents indicated that the continued existence of the remaining family farms is important to the County's future. When respondents were asked whether they would support spending property tax dollars for the preservation of agricultural land by compensating land owners who agree to preserve their farmland, the results were mixed, although a majority would support some tax increase.¹

¹When asked whether they would support spending property tax dollars for the preservation of agricultural land by compensating land owners who agree to preserve their farmland, the responses were as follows: "yes"—27 percent of all respondents; "maybe, depending upon the cost"—44 percent; "no"—27 percent; "no opinion"—2 percent. In a followup question addressed to those who indicated that they are potentially receptive to preserving agricultural lands with tax dollars, respondents were asked how much of a property tax increase they would be willing to support to carry out such a program. In answering this question, 614 individuals (53 percent of all respondents) specified an increase of at least 10 cents per \$1,000 of assessed valuation; 236 individuals (20 percent of all respondents) specified that there should be no property tax increase and that the program should be funded by other means; and 309 individuals (27 percent of all respondents) did not answer.

- Participants in the SWOT exercises cited the agricultural resource base as a primary strength of the County—with some referring to the productive nature of the County’s farmland, others referring to the diversity of agricultural resource base, and still others referring to the large area of the County that is devoted to agriculture. Conversely, SWOT exercise participants consistently cited the loss of farmland among the threats/weaknesses facing the County. Some participants cited organic farming and crop production for biofuels as opportunities that may help maintain the agricultural resource base. A number of participants cited purchase and/or transfer of development rights as opportunities to support the preservation of farmland.
- Respondents to the countywide public opinion survey indicated that they very highly value the County’s natural resource features and strongly support their protection. Almost all respondents said that the natural environment positively influenced their decision to live, locate, or invest in the County, and most said that the County should actively pursue the protection of woodlands, wetlands, and other environmentally significant areas. Respondents expressed both support for, and opposition to, the use of property tax dollars to carry out a program to protect certain environmental features.²
- Participants in the SWOT exercises identified existing natural resource features as the County’s greatest strength. Participants expressed concerns about the potential loss of natural resource features, threats to water quality in general, and depletion of groundwater resources. Some participants cited purchase of development rights as a way to ensure the preservation of open spaces.
- Respondents to the countywide public opinion survey ranked historic features on the lower end of the spectrum of positive factors that influenced their decision to live, locate, or invest in Walworth County. Nevertheless, about 70 percent of the respondents indicated that the County should actively pursue the protection of historic sites.

PART TWO: AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

Agricultural Resources

Agricultural Resource Goal

- Preservation of the agricultural resource base of the County.

Agricultural Resource Objectives

- Preservation of farmland with the most productive soils, generally comprised of soils in Capability Classes I, II, and III, as identified by the U.S. Natural Resources Conservation Service.
- Preservation of large blocks of farmland, to promote more efficient farming and minimize conflicts between farming operations and urban-type uses.
- Maintenance of agriculture as an important component of the economic base of the County.
- Maintenance of the County’s farming heritage, including the scenic values associated with rural farming areas.

²*In a question addressed to those who indicated that Walworth County should actively protect certain environmental features, respondents were asked how much of a property tax increase they would be willing to support to carry out such a program. In answer to this question, 733 individuals (63 percent of all respondents) specified an increase of at least 10 cents per \$1,000 of assessed valuation; 351 individuals (30 percent of all respondents) specified that there should be no property tax increase and that the program should be funded by other means; and 75 individuals (6 percent of all respondents) did not answer.*

- Maintenance of strong connections between agricultural and natural resource areas.
- Use of best management practices to minimize the impacts of farming activity on the environment.

Agricultural Resource Policies and Programs

1. Key policies of this plan element relate to the preservation of prime agricultural lands in the County—and are tied to related recommendations of the land use element presented in the previous chapter of this report. The land use element identifies prime agricultural lands in each of the towns in Walworth County. These lands are shown on the countywide land use plan map (Map IX-1 in Chapter IX), and are shown in greater detail on the town land use plan maps in the town appendices. With certain exceptions, it is envisioned that the lands identified as prime agricultural on the land use plan map will be retained in agricultural and in related uses that are allowed as principal or conditional uses in the A-1 Prime Agricultural Land zoning district of the County zoning ordinance. The exceptions are:
 - Areas which may in the future be found to meet the criteria for rezoning from the A-1 Prime Agricultural Land zoning district set forth in Chapter IX of this report.
 - Parcels which may be developed in accordance with the substandard lot provisions of the County Zoning Ordinance.
 - Areas which are in the future proposed for agricultural manufacturing, warehousing, and marketing uses (uses permitted in the A-4 zoning district)—where the proposed use is compatible with adjacent agricultural areas and consistent with County and town goals and objectives. All such proposals will be subject to the County zoning ordinance. Such areas would have to be rezoned into the A-4 Agricultural Related Manufacturing, Warehousing, and Marketing district and receive a conditional use permit. Such uses, if approved, will be accommodated without amending the comprehensive plan.
 - Areas which are in the future proposed for mineral extraction use where the proposed use is compatible with adjacent agricultural use and consistent with County and town goals and objectives. Additional policies for extractive uses are presented later in this chapter.
 - **This plan specifically permits the development of lands identified as prime agricultural for any use allowed under the zoning in effect as to that parcel.**
2. Over the years, the Walworth County Land Use and Resource Management Department, along with the U.S. Natural Resources Conservation Service and Farm Service Agency, has provided technical and/or financial assistance to farmers in the County to implement environmentally sound farming practices. This includes efforts to control cropland erosion and to manage nutrients and animal waste. These agencies should continue these efforts, as recommended in the County land and water resource management plan.
3. A purchase of development rights (PDR) program represents a potential means for ensuring the preservation of farmland. Under a PDR program, landowners are compensated for committing their land to agricultural and open space use; easements placed on the land ensure that the lands concerned remain in such use. Because of the relatively high cost, PDR programs may prove most effective when targeted toward agricultural lands where long-term preservation is particularly important. To date, the use of PDR programs to preserve agricultural land has been very limited in Wisconsin. Nevertheless, Walworth County and its towns, as well as nonprofit conservation organizations in the County, should explore the potential for establishing agricultural land PDR programs. Legislation included in the 2009-2011 State budget bill created a State matching grant program that supports local efforts to purchase agricultural conservation easements—essentially the same as an agricultural land PDR program.

4. In 2005, the Secretary of the Wisconsin Department of Agriculture, Trade and Consumer Protection created a steering committee to address the loss of farm and forest land in the State. This program is called the Working Lands Initiative. The Working Lands Initiative steering committee issued its recommendations in 2006. Many of the recommendations of that steering committee will be implemented through legislation included in the 2009-2011 State budget bill. In addition to creating the agricultural conservation easements grant program referenced above, that legislation requires counties to update their farmland preservation plans in order to enable farmers to continue to claim State farmland preservation tax credits. Deadlines for the plan updates vary by county. For Walworth County, the updated farmland preservation plan must be certified by December 31, 2011. Updated farmland preservation plans are required to be consistent with county comprehensive plans.
5. Conflicts can occur between long-standing farming operations and new residential development near farming areas. This comprehensive plan recognizes the need to protect farm operations that use good management practices from nuisance lawsuits that challenge acceptable farming practices and the ability to farm responsibly—in accordance with Wisconsin’s “right-to-farm” law (*Wisconsin Statutes* Section 823.08).

Natural Resources

Natural Resource Goal

- Preservation and conservation of the County’s natural resources.

Natural Resource Objectives

- Preservation of the County’s primary and secondary environmental corridors and isolated natural resource areas in natural, open use, including agricultural use where permitted by applicable regulation. These areas include most of the County’s best remaining wetlands, woodlands, wildlife habitat areas, prairies, and other natural features.
- Preservation of natural areas and critical species habitat sites, as identified in the regional natural areas and critical species habitat sites inventory.
- Preservation of the floodwater conveyance and storage capacity of 100-year recurrence interval floodlands.
- Preservation of wetlands.
- Maintenance and improvement of water quality.
- Protection of important groundwater recharge areas.
- Restoration of marginal farmland and other open land to a more natural condition, resulting in the re-establishment or enhancement of wetlands, woodlands, prairies, grasslands, and forest interiors.
- Appropriate consideration of sand and gravel resources and needs in decision-making on future land use.

Natural Resource Policies and Programs

1. Other key policies of this plan element relate to the preservation of environmental corridors and isolated natural resource areas in the County—and are tied to related recommendations of the land use element presented in chapter IX of this report. The land use element of this comprehensive plan identifies primary and secondary environmental corridors and isolated natural resource areas in each of the towns

in Walworth County. These areas are shown on the countywide land use plan map (Map IX-1 in Chapter IX) and are shown in greater detail on the town land use plan maps in the town appendices. The plan envisions the following with respect to these areas:

- Wetland and floodplain portions of the environmental corridors and isolated natural resource areas will be retained in open use.
 - Upland portions of the environmental corridors and isolated natural resource areas (areas other than wetlands and floodplains) will accommodate any of the uses allowed as principal or conditional uses under the C-2 Upland Resource Conservation district of the County zoning ordinance. This includes single-family residential development on minimum five-acre lots—or, at a maximum density of one dwelling unit per five acres, in the case of conservation developments.
 - **This plan specifically permits the development of lands identified as primary or secondary environmental corridor or isolated natural resource area for any use allowed under the zoning in effect as to that parcel.**
2. This comprehensive plan recommends that the County, in cooperation with its towns, continue to try to preserve the natural areas and critical species habitat sites, following the procedures used in the past.³ In this respect, when there is a development proposal affecting one of these sites, the County will determine whether there is a potential public agency or private conservancy group interested in purchasing the site on a willing-seller basis—as recommended in the Walworth County park and open space plan. If no such purchase can be arranged, the County staff and the concerned town will work with the developer/landowner in efforts to try to develop a site plan that minimizes impacts on the resources within the natural area or critical species habitat site.
 3. Implementation of the land use element of this comprehensive plan will preserve much of the high-rated and very high-rated groundwater recharge areas in Walworth County (see Map III-12 in Chapter III). This will be achieved through land use plan policies which encourage low intensity uses in environmental corridors, prime agricultural lands, and other agricultural, rural residential, and other open lands—categories which include much of the high-rated and very high-rated recharge areas. Walworth County and its towns are encouraged to consider high-rated and very high-rated groundwater recharge areas in evaluating future development proposals.
 4. The land use element of this comprehensive plan designates certain lands for mineral extraction, largely following existing M-3 Mineral Extraction zoning. Additional land for mineral extraction (sand, gravel, clay, stone) may be needed during the planning period, although the specific locations have not been determined. The County and the concerned town will consider proposals for new or expanded mineral extraction areas on a case-by-case basis, taking into account the impacts on adjacent land uses, impacts on the natural resource base, impacts on highways, and other factors. All such proposals will be subject to the County zoning ordinance and non-metallic mining reclamation ordinance. These areas will have to be rezoned into the M-3 Mineral Extraction zoning district and receive a conditional use permit. Such uses will be accommodated without amending the comprehensive plan. The property will be rezoned back to the original zoning following reclamation.

³“Natural areas” are tracts of land or water that contain intact plant and animal communities believed to be representative of the landscape before European settlement. Identified natural areas in Walworth County are shown on Map III-14 and described in Table III-13 in Chapter III. “Critical species habitat sites” are other areas, located outside natural areas, that are important for their ability to support endangered, threatened, or rare plant or animal species. Identified critical species habitat sites in Walworth County are shown on Map III-15 and described in Table III-14 in Chapter III.

5. The Walworth County Zoning Ordinance provides for the use of conservation developments—often referred to as “conservation subdivisions”—on a voluntary basis in the C-2 Upland Resource Conservation zoning district, C-3 Conservancy-Residential zoning district, and A-2 Agricultural Land zoning district and in certain residential districts. Conservation developments permit the clustering of housing units on smaller lots than allowed under conventional zoning, holding the surrounding areas in open use, thereby achieving the permitted density for the site overall. This comprehensive plan recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural resource features, and other site characteristics. The positions of participating towns on the use of conservation subdivisions are as follows:
 - The Towns of Darien, Delavan,⁴ East Troy, Geneva, LaFayette, Richmond, Sharon, Sugar Creek, Troy, Walworth, and Whitewater concur;
 - The Town of LaGrange requires the use of conservation development designs as part of residential subdivisions within the Town; and
 - The Town of Spring Prairie opposes the use of conservation development designs.

In addition, it should be noted that the Town of Lyons requires the use of conservation development designs for subdivisions in certain conservancy, residential, and agricultural zoning districts.

6. The Walworth County Land Use and Resource Management Department will continue to carry out its many responsibilities related to the protection of the County’s land and water resources. These include continued administration of the County zoning, land division, non-metallic mining reclamation, construction site erosion control, and stormwater management ordinances and regulations governing private onsite wastewater treatment systems; the continued provision of information and technical assistance to landowners in efforts to implement various conservation practices and information on available cost-share programs; and continued efforts as part of the aquatic invasive species program.
7. A number of conservation organizations promote the preservation of environmentally significant lands and agricultural lands in the County. These include the Geneva Lake Conservancy, the Kettle Moraine Land Trust, and The Nature Conservancy, along with other groups that have a more localized focus. These groups carry out a range of conservation-related activities including acquisition of open space land; holding of conservation easements; resource management/restoration efforts; dissemination of information regarding private landowner options for land preservation; advising individual landowners and developers on conservation options and techniques; and sponsorship of seminars and workshops on various conservation issues and techniques. These groups are encouraged to continue such efforts to preserve the County’s natural and agricultural resources, coordinating their various programs and efforts with one another. These groups are also encouraged to use the Wisconsin Stewardship fund program and other grant programs, as well as conservation easements from cooperating landowners, in support of their efforts.
8. A number of lake districts and lake associations have been established for the protection and management of lakes in Walworth County, particularly the larger lakes. These lake districts and associations undertake a wide range of activities—including sponsorship of various types of lake management plans and efforts to implement those plans—to improve water quality. These groups are also encouraged to continue their efforts, making full use of available State grant assistance. In addition, the Walworth County Lakes Association is encouraged to continue to serve as a forum for the County’s lake districts and lake associations for the purpose of sharing lake-related information and concerns.

⁴*In the Town of Delavan, residential subdivisions are allowed only within the planned sewer service area.*

Cultural Resources

Cultural Resource Goal

- Preservation of the historical and cultural heritage of the County.

Cultural Resource Objectives

- Preservation of significant historic sites and historic districts.
- Preservation of the County's agricultural and natural heritage.
- Preservation of traditional downtown areas and their central public squares.

Cultural Resource Policies and Programs

1. The objective of preserving County's agricultural and natural heritage is directly tied to the agricultural and natural resource base components of this plan element, described above. Implementation of those plan components—particularly the recommendations related to the preservation of prime agricultural lands and environmental corridors—will contribute significantly to the preservation of the County's unique agricultural and natural heritage.
2. Cities and villages in the County are encouraged to preserve historic features of their downtown areas and their central public squares and to maintain historic values as they plan for infill development and redevelopment in their downtown areas.
3. In their review of future development proposals, Walworth County and its towns should consider the potential impacts on local historic sites.
4. The Walworth County Historical Society and local historical societies—including the Delavan Historical Society, East Troy Area Historical Society, Geneva Lake History Buffs, Historical Society of Walworth and Big Foot Prairie, Mukwonago Historical Society, Sharon Historical Preservation Society, and Whitewater Historical Society—are encouraged to continue their educational and informational efforts to increase the understanding of, and appreciation for, the County's cultural and natural history.
5. The Wisconsin Historical Society administers programs that provide tax credits to owners of properties listed on the National Register of Historic places (see list in Table III-22 in Chapter III), or otherwise eligible for such listing, to help pay for building rehabilitation. Owners of such properties are encouraged to make full use of such programs in efforts to maintain their historic structures.

Chapter XI

HOUSING ELEMENT

INTRODUCTION

This chapter presents the housing element of the multi-jurisdictional comprehensive plan for Walworth County. Part One of this chapter presents basic background information on housing in the County. Part Two outlines housing issues. Parts One and Two are informational, and shall not be construed to establish standards with which land use regulations must be consistent. Part Three establishes the housing goal, objectives, policies, and programs for the multi-jurisdictional comprehensive plan. Land use regulations shall be consistent with Part Three of this chapter.

PART ONE: BACKGROUND INFORMATION ON HOUSING IN WALWORTH COUNTY

This section presents a summary of key background information that was considered in developing the housing goal, objectives, policies, and programs of the housing element. Specifically, this section presents the following: 1) a summary description of the existing housing stock in the County; 2) information on existing housing problems and needs in the County, including information with regard to low- and moderate-income households, the elderly, and persons with disabilities; 3) information on zoning provisions that affect the availability of housing in the County; 4) information on existing Federal, State, County, and local housing programs; and 5) a summary of the public input on housing obtained during the course of the comprehensive planning process.

Existing Housing Stock

There were 43,800 housing units in Walworth County in 2000. From 1970-1979, 7,600 units were added. About 3,500 units were built during the 1980s, and 6,800 units during the 1990s. By 2006, the number of housing units in the County is estimated to have increased to 49,600 units, an increase of 5,800 over 2000. A detailed description of the housing stock—including tabular data by city, village, and town within the County—is presented in Chapter II of this report. A summary of the key characteristics of the housing stock follows:

- Of the 43,800 housing units in the County in 2000, 34,500 units, or 79 percent, were reported as occupied at the time of the Federal census; the balance of 9,300 units, or 21 percent, were reported as vacant (see Table II-9 in Chapter II).
- Of the 34,500 occupied housing units in 2000, 23,800 units, or 69 percent, were owner-occupied; 10,700 units, or 31 percent, were renter-occupied (see Table II-9 in Chapter II). The proportion of owner-occupied housing (69 percent) was slightly greater than that for the Southeastern Wisconsin Region overall (63 percent) and about the same as that for the State (68 percent).

- Of the 9,300 vacant housing units in 2000, 7,500 units—representing 17 percent of all housing units—were reported in the census as being held for seasonal, recreational, or other occasional use (see Table II-10 in Chapter II). This reflects a strong second home market attributable to the County’s outstanding natural and recreational resources.
- Single-family detached housing units comprised 72 percent of all housing units in the County in 2000; single-family attached housing and other housing in structures of two or more units comprised 25 percent; and mobile homes comprised the remaining 3 percent (see Table II-11 in Chapter II). The proportion of single-family detached housing in the County (72 percent) exceeded the proportion for the Southeastern Wisconsin Region (57 percent) and the State (66 percent).
- About 23 percent of all housing units that existed in the County at the time of the 2000 census were built before 1940; 19 percent were built between 1940 and 1959; 26 percent were built between 1960 and 1979; and 32 percent were built between 1980 and 2000. The median year built for all housing in the County was 1969; this compares to a median year built of 1959 for the Southeastern Wisconsin Region and 1965 for the State (see Table II-12 in Chapter II).
- The median gross rent (contract rent plus utilities) for renter-occupied housing in the County was \$588 in 2000—very similar to the median for the Southeastern Wisconsin Region (\$578) and somewhat higher than that for the State (\$540)—(see Table II-13 in Chapter II).
- The median value for specified owner-occupied housing units in the County was \$128,400 in 2000—about the same as the median for the Southeastern Wisconsin Region (\$130,700) and somewhat higher than that for the State (\$112,200)—(see Table II-14 in Chapter II).
- There was a substantial increase in the sale price of existing housing between 2000 and 2005. According to data from the Greater Milwaukee Association of Realtors and the Multiple Listing Service, the mean selling price of existing housing in the County increased by 49 percent between 2000 and 2005; the mean selling price for existing housing in the Southeastern Wisconsin Region increased by 44 percent (see Table II-15 in Chapter II).
- A range of assisted living facilities exists in the County, including 39 community-based residential facilities, with a capacity of 781 residents; five residential care apartment complexes with a capacity of 161 residents; and a number of smaller adult family homes (see Table V-12 and Map V-15 in Chapter V).

Housing Projections

Projections of the number of households in Walworth County through the year 2035 were presented in Chapter VII. These projections indicate that the number of households in Walworth County would increase by 22,000 or 64 percent, from 34,500 households in 2000 to 56,500 households in 2035. The number of additional households projected for each community in Walworth County through the year 2035 is presented in Table VII-8 in Chapter VII. Generally, these household projections suggest a need for about 630 additional housing units per year—plus an allowance for normal vacancy rates—in the County over the 35-year planning period. Some of the projected increase in households may be accommodated in units the 2000 census identified as seasonal housing units and other housing units not used on a year-round basis. The 2000 census identified 7,500 housing units, or 17 percent of all County housing, as being held for seasonal, recreational, or other occasional use.

The demographic projections presented in Chapter VII predict a change in the age composition of the County population. Persons age 65 and over are projected to constitute 18 percent of the County population in 2035, compared to 13 percent in 2000. Average household size in the County is projected to decrease, though not as rapidly as in the past.

Existing Housing Problems/Needs

Special tabulations of Federal census data prepared for the U.S. Department of Housing and Urban Development provide insight into housing problems and needs within an area. This section summarizes that data for Walworth County. This section also presents information regarding the homeless and disabled population for consideration in the development of housing policies and programs.

HUD/Census Bureau Data on Existing Housing Problems and Needs (CHAS Data)

Following the last two Federal censuses (1990 and 2000), the U.S. Department of Housing and Urban Development (HUD) devised special tabulations of the census data, to provide a uniform measure of housing needs and problems for use in complying with housing planning requirements associated with various HUD grant programs. This data set has become known as “CHAS data”—since it was initially developed for use by communities and counties in preparing “comprehensive housing affordability strategies,” a requirement of jurisdictions participating in the various HUD-sponsored programs during the 1990s. CHAS data continue to be used in the preparation of consolidated plans—plans now required of jurisdictions participating in the Federal Community Development Block Grant, HOME Investment Partnerships program, and certain other HUD-sponsored programs.

In the CHAS data, households were identified as having a housing problem if 1) they had a housing cost burden greater than 30 percent; 2) they lacked complete plumbing or kitchen facilities; or 3) they were overcrowded. Cost burden is the portion of a household’s gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities; for owners, housing costs include the mortgage payment, taxes, insurance, and utilities. In the CHAS data, overcrowding is defined as an average of 1.01 or more persons per room in the household.

As indicated in Table XI-1, about 9,700 households, or 28 percent of all households in Walworth County, were identified in the CHAS data as having a housing problem in 2000. For 86 percent of these households, the classification stems from a high cost burden, rather than overcrowding or deficiencies in kitchen or plumbing facilities.

As further indicated in Table XI-1, 27 percent of those households were classified as “elderly” households and 73 percent were not. About 60 percent of these households were homeowners and 40 percent were renters. About 75 percent of the households had income less than or equal to 80 percent of the median family income. More specifically, about 27 percent of the households with housing problems were identified as extremely low-income (less than 30 percent of the median family income); 24 percent were identified as very low-income (30 to 50 percent of the median family income); and 24 percent were identified as low-income (50 to 80 percent of the median family income).

In the seven-county Southeastern Wisconsin Region, CHAS-identified housing problems affect 27 percent of households. The 28 percent rate of housing problems in Walworth County is slightly higher. For the other six counties in the Region, the percent of households with housing problems was as follows: Kenosha—24 percent; Milwaukee—31 percent; Ozaukee—22 percent; Racine—25 percent; Washington—21 percent; and Waukesha—23 percent.

The number of households with CHAS-identified housing problems in Walworth County cities, villages, and towns appears in Table XI-2. The relatively high incidence of housing problems reported in Table XI-2 for the City of Whitewater is believed to be due, in part, to limited-income students occupying rental housing while they attend UW-Whitewater.

Homeless Persons

There are several housing programs for the homeless in Walworth County. One program—Walworth County Emergency Homeless Shelter—is operated by a consortium of eight churches which provide emergency shelter for homeless men using church facilities during the months of September through May. This program typically accommodates at least seven individuals per day, and sometimes as many as 10 or 11. In addition, Community

Action, Inc. of Rock and Walworth Counties operates the Twin Oaks Shelter for the Homeless, which provides transitional shelter, including support services, for up to 90 days for homeless individuals and families. Located in the Town of Darien, the facility's 12 living units are almost always fully occupied and there is typically a waiting list of six to eight households. The shelter serves an average of about 75 different households per year. In addition, the Walworth County Housing Authority owns and operates Hartwell Street Apartments in the City of Elkhorn, providing permanent housing and support services for chronically homeless persons with disabilities; this 14-unit facility is always fully occupied.

Persons with Disabilities

Persons with disabilities are another segment of the population that may have special housing needs. The Year 2000 census count of Walworth County people with disabilities appears in Table XI-3. The count for cities, villages, and towns is in Table XI-4. As shown in Table XI-3, the 2000 census reported that about 13,000 persons age five and over had some type of disability—sensory, physical, mental, self-care, or employment-related; this represents 15 percent of the total population age five and over. In general, disability rates increase with age, with 35 percent of the County population age 65 and over reported as having a disability. The housing needs of persons with disabilities vary depending upon the type and severity of disability.

Housing-Related Zoning Regulations

Local zoning regulations have a direct bearing on the structure type, lot size or density, and size of housing unit that may be provided, and thus may influence the cost of housing within a community. As part of the comprehensive planning process, residential zoning district regulations set forth in the Walworth County Zoning Ordinance and the zoning ordinance of each city and village in the County were analyzed, focusing on the residential structure types permitted along with minimum lot area requirements and minimum floor area requirements.

Residential Zoning Districts in the Walworth County Zoning Ordinance

Key residential zoning district regulations of the Walworth County Zoning Ordinance are summarized in Table XI-5. This table pertains only to “residential” districts (R-1 through R-8); it does not reflect agricultural or conservancy districts that allow some residential development.¹ As indicated in Table XI-5, for conventional sewered development in these districts, the smallest minimum lot area requirement is 15,000 square feet for single-family housing; 6,000 square feet per dwelling unit for two-family housing; and 7,260 square feet per dwelling unit for multi-family housing. For conventional unsewered development, the general requirement is 40,000 square feet per dwelling unit. (This general rule is subject to exceptions for certain legal sub-standard lots.) In conservation developments allowed in the R-1, R-2, R-2A, and R-3 districts, individual lots may be smaller than for conventional developments, but the overall maximum density remains the same (or is greater, as in the R-2A district). With respect to minimum floor area requirements, the County zoning ordinance now specifies only that single-family and two-family dwellings have a core area of living space of at least 22 feet by 22 feet, equivalent to 484 square feet.

Residential Zoning Districts in City and Village Zoning Ordinance

Key residential zoning district regulations for cities and villages in Walworth County are summarized in Table XI-6. For each community, this table lists residential zoning districts which allow—as a principal or conditional use—various types of residential development. It does not reflect special zoning provisions for manufactured housing or mobile homes, housing conversions, senior housing, planned unit developments, or sub-standard lots. Agricultural, conservancy, and business districts which permit residences in addition to the primary agricultural, conservancy, or business uses are not included. As indicated in Table XI-6, each city and village zoning ordinance includes provisions for single-family, two-family, and multi-family housing. Nearly all of the individual

¹*Other districts which allow residential development, and the associated lot area requirements for conventional development, are: A-1 (35 acres); A-2 (20 acres); A-3 (35 acres); A-5 (40,000 square feet); C-2 (five acres); C-3 (100,000 square feet); and B-5 (15,000 square feet).*

residential districts specify minimum lot area requirements. For cities and villages in the County, the smallest single-family lot size permitted generally ranges from 7,000 to 12,000 square feet. About two thirds of the cities and villages include minimum floor area requirements in their residential zoning ordinances. For these cities and villages, the minimum floor area permitted for single-family dwellings generally ranges from 900 to 1,200 square feet; in the Village of Walworth, the minimum floor area for a single-family dwelling is 1,450 square feet.

Housing Programs

Various government-sponsored housing programs attempt to increase the availability and affordability of housing. This includes programs sponsored or funded by the U.S. Department of Housing and Urban Development (HUD); the U.S. Department of Agriculture (USDA); the U.S. Federal Housing Administration; the Wisconsin Housing and Economic Development Authority (WHEDA); the Wisconsin Department of Commerce, Housing and Community Development Division; and others. Some programs—for example, the HUD Community Development Block Grant program and HUD HOME Investment Partnerships program—are funded by a Federal agency and administered by a State or local agency. Some programs provide “deep” subsidies, with eligible households paying no more than 30 percent of their income for housing; other programs simply ensure the availability of housing loans at market rates, along with a mortgage guarantee. A description of the key government-sponsored housing programs is presented in Table XI-7.

As part of the comprehensive planning process, an effort was made to identify major housing projects and initiatives in Walworth County. Many of these are carried out with the support of one or more of the government sponsored housing programs listed in Table XI-7. Some rely on private funds or a combination of public and private funding. Among these housing initiatives are:

- The Walworth County Housing Authority administers a number of programs that assist lower income households, the elderly, and the disabled in obtaining affordable housing:
 - The County Housing Authority administers the HUD Section 8 Housing Choice Voucher program throughout Walworth County. Using housing vouchers available under this program, households with an income less than 50 percent of the county median are able to rent existing housing, generally at a cost of no more than 30 percent of their income. Currently, nearly 400 households are assisted under this program in Walworth County. This includes 260 households housed in cities; 82 households in villages; and 51 households in towns, including 30 in the Town of Delavan. There is typically a waiting list of over 700 households seeking a housing choice voucher.
 - The County Housing Authority administers the Walworth County HOME Rental Rehabilitation program, supported by HUD HOME Investment Partnerships program funds that are administered by the Wisconsin Department of Commerce. The County HOME Rental Rehabilitation program provides rental housing rehabilitation grants to participating owners of eligible properties who agree to rent to low- and very low-income tenants. The program may be used throughout Walworth County.
 - The County Housing Authority owns two assisted housing projects—Town Hall Apartments in the Town of Delavan and Hartwell Street Apartments in the City of Elkhorn. The latter provides permanent housing for chronically homeless persons with disabilities. It is partially supported by HUD Supportive Housing program funds.
 - The County Housing Authority has created a subsidiary—Affordable Community Housing, Inc.—which serves as a property management agent. It currently manages four projects: the two aforementioned Housing Authority-owned projects, along with two privately owned projects provided under the WHEDA Low Income Housing Tax Credit program.
- Three communities in Walworth County—the Cities of Delavan and Whitewater and the Village of Darien—have obtained grants under the Small Cities Community Development Block Grant program (funded by HUD and administered in Wisconsin by the Wisconsin Department of Commerce) in support

of local housing programs benefitting low and moderate income households. Each community has established a reduced-interest or no-interest loan program to foster housing rehabilitation. The Delavan and Whitewater programs also include closing cost and down payment assistance to eligible first-time home buyers.

- A number of rental housing projects providing affordable housing to low- and moderate-income tenants have been constructed, including:
 - Nine HUD Section 8 rental housing projects in Walworth County, with a total of 589 assisted housing units. This includes 155 units in the City of Delavan; 65 units in the City of Elkhorn; 92 units in the City of Lake Geneva; 221 units in the City of Whitewater; 38 units in the Village of East Troy; and 18 units in the Village of Walworth.
 - One project—32 units of assisted housing in the City of Lake Geneva—has been provided under the HUD Section 202 capital advance program, with subsidies provided via project rental assistance contracts.²
 - Seven USDA Section 515 rental housing projects in Walworth County, with a total of 232 housing units. This includes 56 units in the City of Delavan; 32 units in the City of Elkhorn; 80 units in the City of Whitewater; 16 units in the Village of Darien; and 48 units in the Village of Genoa City. Of the total of 232 housing units, 141 are subsidized under the USDA Section 521 Rental Housing Assistance program. The other units may receive some assistance as a result of interest reductions available under the Section 515 program.
 - Thirteen rental housing projects with a total of 500 housing units have been established under the WHEDA Low Income Housing Tax Credit program.³ This includes 134 units in the City of Delavan; 152 units in the City of Elkhorn; 96 units in the City of Lake Geneva; 40 units in the City of Whitewater; 48 units in the Village of Walworth; and 30 units in the Town of Delavan. Tax credits enable below market rents on some or all of the units; the rent reduction varies from project to project.
- 126 housing units have been provided under the USDA Section 502 Single-Family Housing Direct Loan program. Borrowers pay the higher of 24 percent of their adjusted income for principal, interest, taxes, and insurance—or principal and interest at 1 percent, plus taxes and insurance.
- For nearly four decades, the Southeastern Wisconsin Housing Corporation (SEWHC) has administered a self-build housing program whereby low- and very low-income families work on the construction of their own homes. Over the past two decades (since 1986), a total of 257 housing units have been constructed in Walworth County under this program—including 117 units in the City and Town of Delavan; 59 units in the City of Elkhorn; seven units in the Village of Darien; six units each in the Villages of East Troy and Genoa City; 18 units in the Village of Sharon; one unit in the Village of Williams Bay; 29 units in the Town of Bloomfield; one unit each in the Towns of Geneva and Spring Prairie; and 12 units in the Town of Sugar Creek. SEWHC receives a USDA Section 523 grant to help cover the cost of running the program. Families typically obtain loans under the USDA Section 502 Mutual Self-Help Housing Loan program, often packaged with assistance under Wisconsin Department of Commerce Housing Cost Reduction Initiative (HCRI) program, HOME Investment Partnerships program, or some other program.

²Projects provided under the HUD Section 202 direct loan program are included with the HUD Section 8 rental housing projects in this section.

³Includes two projects also included in the USDA Section 515 program.

- Community Action, Inc., a nonprofit social service agency serving Walworth and Rock Counties provides housing assistance, information, and counseling through a variety of initiatives in Walworth County, including:
 - The Twin Oaks Shelter for the Homeless, a 12-unit 90-day transitional housing facility for the homeless located in the Town of Darien. Community Action, Inc., also owns a property in the City of Delavan that provides affordable housing to the elderly and disabled.
 - Several programs funded by HUD, including a weatherization program; a rehabilitation and home improvement loan program; a lead hazard reduction program; and a housing counseling program. The weatherization program is available to eligible low-income homeowners, renters, and landlords who rent to low-income tenants; the rehabilitation and home improvement loan program and the lead hazard reduction program are available to eligible low-income homeowners. Housing counseling is available to low-income households and the homeless for individual pre-purchase, mortgage default, eviction prevention, and rental counseling.
 - Rental assistance for mentally ill persons under the Wisconsin Department of Commerce Tenant-Based Rental Assistance program, which is funded through the HUD HOME Investment Partnerships program. Eligible households must already be participating in a Community Action, Inc. support program or that of a partner agency. Participants pay no more than 30 percent of their income and case management services are provided to work toward self sufficiency.
- A consortium of eight churches in Walworth County administers the Walworth County Emergency Homeless Shelter program which provides emergency shelter using church facilities during the months of September through May. Church facilities are made available as emergency shelter on a rotating schedule in the Cities of Delavan, Elkhorn, and Lake Geneva and the Village of Fontana.
- Habitat for Humanity International provides an opportunity to obtain affordable housing for individuals and families that would not otherwise be able to purchase a home. The local affiliate, Habitat for Humanity in Walworth County, was formed in 1998. Families participating in the Habitat program must contribute at least 250 hours of work on their own home or other Habitat homes. Progress to date includes 10 homes—three in the Town of Bloomfield, three in the City of Delavan, two in the City of Lake Geneva, and two in the City of Whitewater.

Public Input on Housing

Most of the public input on housing in the County was obtained through the countywide public opinion survey conducted in the summer of 2007. The results of the survey are presented in a report entitled “Walworth County Comprehensive Plan Public Opinion Survey,” dated January 2008. Housing-related survey results are summarized below:

- Considerably more survey respondents indicated that residential growth (housing development) should take place in urban areas—areas that provide sanitary sewer service and other urban services and facilities—than in rural areas of Walworth County.
- Somewhat over a third of all respondents indicated that they favor rural residential growth.
- When asked to identify which of 13 different types of development they favor, more than one-third of respondents selected “rural residential.” However, when asked where “new housing” should be located, only 1.8% chose the option “rural areas.”
- About half of respondents indicated a neutral view regarding general residential development in the County and agree with the County guiding residential development through conservation or cluster subdivisions.

- There was greater support for all types of housing in urban areas than in rural areas. In both urban and rural areas, single-family housing was favored over all other types. However, there was considerably more support for duplexes, multi-family housing, and condominiums in urban areas than in rural areas.
- About one-quarter of all respondents believed that there is a shortage of affordable housing in the County; just over two-fifths believed that there is not a shortage; and the balance was neutral. About two-fifths of survey respondents believed that there is a shortage of housing for seniors; less than one-fifth believed that there is not a shortage; and the balance was neutral.
- Survey respondents were asked to indicate the relative importance of various factors that influenced their decision to live, locate, or invest in Walworth County. “Suitable residence found” was among the most important factors cited.

PART TWO: SUMMARY OF HOUSING ISSUES

Based upon the housing related information and public input gathered during the comprehensive planning process, key housing issues facing Walworth County have been identified.

- Housing and land use are closely inter-related. As part of the comprehensive planning process, housing policies should be coordinated with policies regarding the location and intensity of residential land use and the provision of urban services and facilities.
- More housing will be needed to accommodate the additional population Walworth County expects. The comprehensive plan projects a need for 22,000 additional housing units in Walworth County between 2000 and 2035. This number may be reduced if existing housing now occupied on a seasonal or occasional basis is eventually occupied as a primary residence on a year-round basis. Much of this new housing will be provided through the normal operation of the housing market. The County’s towns, cities, and villages should establish land use elements in their respective comprehensive plans to meet future residential development needs, to the extent such development is consistent with the municipality’s other land use goals and objectives.
- While a majority of households are able to obtain adequate housing through the normal operation of the housing market, many households cannot, or can do so only at a cost that is disproportionate to their income. These problems are often compounded for the lower income elderly and persons with disabilities, whose number may be expected to grow as the population ages.
- Government housing programs and private housing initiatives are available to assist lower income households in obtaining suitable housing. While these programs cannot meet all housing affordability needs, they have helped many households. Historically, housing assisted under these programs has generally been located in cities and villages in Walworth County, where sanitary sewer and other public utilities and services—generally needed to support multi-family development and smaller sized lots—are available. Under the County comprehensive plan, it is envisioned that most of the additional housing provided under these programs will continue to be in such areas.
- While there is a significant projected need for new housing over the planning period, two thirds of the housing stock envisioned for the County in the year 2035 exists today. Efforts to maintain and conserve the existing housing stock in urban and rural areas of the County are essential. In situations where owners lack the financial means to make needed improvements, various housing repair and rehabilitation programs can make a difference (see Table XI-7).

- Local zoning regulations have a direct bearing on the structure type, lot size or density, and size of housing units that may be provided, and thus may influence the cost of housing within a community. The Walworth County Zoning Ordinance, which generally applies in unincorporated areas of the County, provides for a range of housing structure types—single-family, two-family, and multi-family. With respect to minimum floor area requirements, the County ordinance specifies only that single- and two-family dwellings have a core living space of at least 22 feet by 22 feet, equivalent to 484 square feet. The County ordinance provides for a range of lot sizes and housing densities. The lot size and density provisions of the ordinance are related, in part, to the availability of sewer service. Unsewered development must meet minimum lot size or maximum density requirements that are consistent with the reliance on onsite wastewater disposal systems. For new sewer development, the smallest minimum single-family lot size permitted under the County ordinance is 15,000 square feet. This requirement is rationally related to the fact that much of the sewer development within the unincorporated area of the County is located around inland lakes, where water-quality issues make more intensive residential development undesirable.
- All city and village zoning ordinances in Walworth County include districts that allow single-family, two-family, and multi-family housing. Nearly all of the residential districts in city and village zoning ordinances specify minimum lot area requirements; the minimum single-family lot size permitted generally ranges from 7,000 to 12,000 square feet. About two thirds of the cities and villages include minimum floor area requirements; for these cities and villages, the minimum floor area permitted for single-family dwellings generally ranges from 900 to 1,200 square feet. In the Village of Walworth, the minimum floor area requirement for a single-family dwelling is 1,450 square feet (see Table XI-6).
- The relationship between jobs and housing is an important consideration in comprehensive planning. Providing a range of housing types, sizes, and costs where jobs are available in quantity is desirable. It reduces commuting distances, helps to ensure an adequate labor force for area businesses, and contributes to a sense of community. Communities that have job concentrations should provide opportunities for a range of housing types, sizes, and costs—thereby helping to minimize geographical imbalances between job and residence locations.
- While homelessness is not as widespread here as in larger metropolitan areas, it remains a problem. Existing shelter facilities for the homeless are almost always fully occupied.
- Federal and state law prohibit discrimination in housing on the basis of race, color, sex, national origin/ancestry, religion, age, disability/handicap, marital status, source of income, sexual orientation, and family status. The dissemination of information on fair housing laws and practices to housing providers and consumers can help in efforts to combat housing discrimination.

PART THREE: HOUSING GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The land use element of the comprehensive plan presented in Chapter IX of this report envisions that at least some residential growth will occur in each town, village, and city in Walworth County over the planning period. Because of the greater availability of public utilities and other urban services in cities and villages, it is expected that more of the new housing provided in Walworth County will be provided in cities and villages than in towns. Moreover, given the greater availability of public utilities and services, it is expected that a greater range of housing types, sizes, and densities will be provided in cities and villages. Because of the major role that cities and villages are expected to play in meeting future housing needs, the housing element recommendations of the County comprehensive plan necessarily address cities and villages as well as towns, where the County has more direct jurisdiction.

The housing goal, objectives, policies, and programs presented herein are intended to address the housing needs of the entire County. Some of the objectives, policies, and programs pertain to all communities in the County; others pertain more to cities and villages than to towns.

Housing Goal

The housing goal is to provide housing that meets the needs of the County's current and future population.

Housing Objectives

- Matching housing to changing household characteristics and needs;
- Provision of housing opportunities for those with special needs: low income households, persons with disabilities, the homeless, and the elderly;
- Provision of housing opportunities for workers close to their place of work;
- Restricting housing density to levels that are appropriate for available sanitary sewer service, water supply, and basic urban services and facilities; and
- Maintaining and enhancing the character of existing urban and rural environments.

Policies and Programs for Achieving the Housing Goal and Objectives

1. To attain the above goal and objectives, Walworth County and its cities, villages, and towns should try to:
 - Encourage and enable owners to maintain and rehabilitate existing housing stock;
 - Identify sufficient areas for new residential development consistent with population projections and other land use goals;
 - Concentrate development where public utilities, particularly sanitary sewer and water supply service, will accommodate housing;
 - Establish zoning that will accommodate a range of housing types, housing sizes, lot sizes and residential densities consistent with:
 - the availability of public sanitary sewer and water supply services;
 - increases in employment from new commercial and industrial developments identified in the land use element; and
 - other land use goals and needs.

Note: It is recognized that towns having little or no utility services will generally be unable to accommodate new housing on smaller lots and higher densities because of the lot size requirements associated with onsite sewage disposal systems and private wells.

2. Existing programs that provide housing opportunities for County residents who have special needs should be continued. More specifically:
 - The Walworth County Housing Authority should be encouraged to continue to administer the HUD Section 8 Housing Choice Voucher program throughout Walworth County;
 - Owners of rental housing projects that have housing assistance payment contracts with HUD under the HUD Section 8 housing project-based program should consider continued participation in the program through the renewal of housing assistance payment contracts with HUD when the initial contracts expire;
 - The Cities of Delavan and Whitewater and Village of Darien should continue to administer their local housing programs funded under the Federal Community Development Block Grant (CDBG) program.

Walworth County and the other cities and villages in the County should periodically evaluate the need for Community Development Block Grant program funds to fill any gaps in the provision of housing for low- and moderate-income households and to promote the maintenance of the existing housing stock;

- In addition to its administration of the HUD Section 8 Housing Choice Voucher program, the Walworth County Housing Authority should continue to administer its various housing programs that benefit lower-income households, the elderly, and the disabled. These include the countywide HOME Rental Rehabilitation program; the provision of management services for lower income rental housing projects, through its subsidiary, Affordable Community Housing, Inc.; and ownership of existing projects, including Town Hall Apartments in the Town of Delavan and Hartwell Street Apartments in the City of Elkhorn. In addition, the Housing Authority should continue to seek available state or Federal housing grants as needed to address any gaps that it may identify in housing services for lower-income households, the elderly, and the disabled.
 - The nonprofit social service agency, Community Action, Inc., is strongly encouraged to continue to administer its various housing initiatives including operation of the Twin Oaks Shelter for the Homeless and administration of its weatherization program, rehabilitation and home improvement loan program, lead hazard reduction program, housing counseling program, and rental assistance program for the mentally ill.
 - Habitat for Humanity in Walworth County, the local affiliate of Habitat for Humanity International, is strongly encouraged to continue its self-build housing program in Walworth County.
 - The consortium of churches which sponsors the Walworth County Emergency Homeless Shelter program is strongly encouraged to continue operation of this critical program—which relies on church facilities located in the Cities of Delavan, Elkhorn, and Lake Geneva, and the Village of Fontana to provide emergency shelter for the homeless—and to consider expansion of the shelter program to other communities as needed.
3. Walworth County, possibly through the County Department of Health and Human Services, should consider developing and maintaining a webpage on the County website that would provide housing-related information to housing providers and consumers. The housing webpage should, among other things, provide a description of existing Federal, state, and local housing programs that may be of benefit to low- and moderate-income households, the elderly, persons with disabilities, and the homeless, including links to agencies that administer those programs. The website should include lists of affordable housing projects in the County and housing resources for the homeless, along with appropriate contact information. The website should also include information on Federal and state fair housing laws for both housing providers and housing consumers, including guidance to those who believe they have been the victims of illegal discrimination.

Table XI-1

HOUSEHOLDS WITH HOUSING PROBLEMS IN WALWORTH COUNTY: 2000^a (CHAS DATA)

Income Level ^b	Owner-Occupied Households												Owner-Occupied Households with Problems	Percent with Problems ^c			
	Elderly Family Households			Small Family Households			Large Family Households			Elderly Non-Family Households					Other Non-Family Households		
	Number with Problems	Total Households in Category	Total Households in Category	Number with Problems	Total Households in Category	Total Households in Category	Number with Problems	Total Households in Category	Total Households in Category	Number with Problems	Total Households in Category	Total Households in Category			Number With Problems	Total Households in Category	
Extremely Low (Below 30 percent)....	140	190	215	170	400	74	525	620	185	225	1,090	3.2					
Very Low (30.1 to 50 percent).....	160	485	345	240	985	125	280	640	210	245	995	2.9					
Low (50.1 to 80 percent).....	145	985	1,305	745	400	440	145	590	245	555	1,540	4.5					
Moderate (80.1 to 95 percent).....	70	400	1,090	330	2,225	300	35	125	135	290	695	2.0					
Other (above 95 percent).....	140	2,225	8,665	840	4,285	1,710	20	435	215	1,570	1,475	4.3					
Total	655	4,285	11,620	2,325	820	2,649	1,005	2,410	990	2,885	5,795	16.8					

Income Level ^b	Renter-Occupied Households												Renter-Occupied Households with Problems	Percent with Problems ^c			
	Elderly Family Households			Small Family Households			Large Family Households			Elderly Non-Family Households					Other Non-Family Households		
	Number with Problems	Total Households in Category	Total Households in Category	Number with Problems	Total Households in Category	Total Households in Category	Number with Problems	Total Households in Category	Total Households in Category	Number With Problems	Total Households in Category	Total Households in Category			Number With Problems	Total Households in Category	
Extremely Low (Below 30 percent)....	40	44	515	415	80	84	355	540	665	890	1,555	4.5					
Very Low (30.1 to 50 percent).....	80	84	465	310	105	125	305	485	475	650	1,275	3.7					
Low (50.1 to 80 percent).....	60	190	970	170	160	295	90	270	290	1,205	770	2.2					
Moderate (80.1 to 95 percent).....	4	34	390	20	30	130	25	75	35	500	114	0.3					
Other (above 95 percent).....	0	120	1,200	80	85	240	4	144	0	1,030	169	0.5					
Total	184	472	3,540	995	460	874	779	1,514	1,465	4,275	3,883	11.2					

Income Level ^b	Total Households												Total Households with Problems	Percent with Problems ^c			
	Elderly Family Households			Small Family Households			Large Family Households			Elderly Non-Family Households					Other Non-Family Households		
	Number with Problems	Total Households in Category	Total Households in Category	Number with Problems	Total Households in Category	Total Households in Category	Number with Problems	Total Households in Category	Total Households in Category	Number With Problems	Total Households in Category	Total Households in Category			Number With Problems	Total Households in Category	
Extremely Low (Below 30 percent)....	180	234	730	585	150	158	880	1,160	850	1,115	2,645	7.7					
Very Low (30.1 to 50 percent).....	240	569	810	550	210	250	585	1,125	685	895	2,270	6.6					
Low (50.1 to 80 percent).....	205	1,175	2,275	915	420	735	235	860	535	1,760	2,310	6.7					
Moderate (80.1 to 95 percent).....	74	434	1,480	350	155	430	60	200	170	790	809	2.3					
Other (above 95 percent).....	140	2,345	9,865	920	345	1,950	24	579	215	2,600	1,644	4.8					
Total	839	4,757	15,160	3,320	1,280	3,523	1,784	3,924	2,455	7,160	9,678	28.0					

NOTE: This table is based on sample data from the 2000 Census which may not match related data presented in other tables in this report.

^aHousing problems include households with a housing cost burden of over 30 percent, households without complete plumbing or kitchen facilities, and households with more than 1.01 persons per room.

^bIncome level categories are based on a percentage range of the 1999 median family income, adjusted for family size.

^cRepresents percent of total households in Walworth County in 2000 (34,522).

Source: U.S. Bureau of the Census, U.S. Department of Housing and Urban Development, and SEWRPC.

Table XI-2

HOUSEHOLDS WITH HOUSING PROBLEMS IN WALWORTH COUNTY BY CIVIL DIVISION: 2000 (CHAS DATA)

Civil Division	Households with Housing Problems ^a						Households with No Housing Problems		Total Households	
	Household Income Less Than or Equal to 80 Percent of Median		Household Income Greater Than 80 Percent of Median		Subtotal: Households with Housing Problems					
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Towns										
Bloomfield	483	23.4	139	6.7	622	30.1	1,442	69.9	2,064	100.0
Darien	94	15.8	42	7.1	136	22.9	459	77.1	595	100.0
Delavan	319	18.0	128	7.2	447	25.2	1,330	74.8	1,777	100.0
East Troy	158	11.0	144	10.0	302	21.0	1,136	79.0	1,438	100.0
Geneva	329	20.3	132	8.1	461	28.5	1,159	71.5	1,620	100.0
Lafayette	74	11.8	61	9.8	135	21.6	490	78.4	625	100.0
La Grange	130	14.4	101	11.2	231	25.6	672	74.4	903	100.0
Linn	157	16.5	118	12.4	275	29.0	674	71.0	949	100.0
Lyons	184	15.4	86	7.2	270	22.7	922	77.3	1,192	100.0
Richmond	95	13.2	51	7.1	146	20.3	572	79.7	718	100.0
Sharon	71	19.7	26	7.2	97	26.9	264	73.1	361	100.0
Spring Prairie	91	12.4	77	10.5	168	22.8	568	77.2	736	100.0
Sugar Creek	231	19.5	88	7.4	319	27.0	863	73.0	1,182	100.0
Troy	104	12.5	64	7.7	168	20.3	661	79.7	829	100.0
Walworth	66	12.0	53	9.7	119	21.7	430	78.3	549	100.0
Whitewater	61	10.8	60	10.6	121	21.5	443	78.5	564	100.0
Cities										
Delavan	677	23.0	189	6.4	866	29.4	2,082	70.6	2,948	100.0
Elkhorn	783	26.5	99	3.3	882	29.8	2,074	70.2	2,956	100.0
Lake Geneva	758	24.9	199	6.5	957	31.4	2,088	68.6	3,045	100.0
Whitewater ^b	1,267	33.7	120	3.2	1,387	36.9	2,368	63.1	3,755	100.0
Villages										
Darien	117	20.7	56	9.9	173	30.6	393	69.4	566	100.0
East Troy	189	14.2	105	7.9	294	22.1	1,037	77.9	1,331	100.0
Fontana-on-Geneva Lake	127	16.4	79	10.2	206	26.5	570	73.5	776	100.0
Genoa City ^b	126	17.6	98	13.7	224	31.3	491	68.7	715	100.0
Sharon	165	28.7	48	8.4	213	37.1	361	62.9	574	100.0
Walworth	157	18.1	61	7.0	218	25.2	648	74.8	866	100.0
Williams Bay	230	23.3	75	7.6	305	30.9	681	69.1	986	100.0
Walworth County Total	7,243	20.9	2,499	7.2	9,742	28.1	24,878	71.9	34,620	100.0

NOTE: This table is based on sample data from the 2000 Census which may not match related data presented in other tables in this report.

^aHousing problems include households with a cost burden of over 30 percent, households without complete plumbing or kitchen facilities, and households with more than 1.01 persons per room.

^bWalworth County portion only.

Source: U.S. Bureau of the Census, U.S. Department of Housing and Urban Development, and SEWRPC.

Table XI-3

**PERSONS AGE FIVE AND OVER WITH DISABILITIES IN
WALWORTH COUNTY AND THE SOUTHEASTERN WISCONSIN REGION: 2000^a**

Area and Age Group	Persons with a Disability	Percent of Age Group	Total Population in Age Group
Walworth County			
5 to 20.....	1,644	7.0	23,610
21 to 64.....	7,356	14.5	50,634
65 and over.....	3,993	35.3	11,302
Total	12,993	15.2	85,546
Southeastern Wisconsin Region			
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
Total	295,355	16.6	1,775,779

NOTE: This table is based on sample data from the 2000 Census which may not match related data presented in other tables in this report.

^aDisability types include sensory, physical, mental, self-care, and employment. An individual may have multiple types of disabilities. The data pertain to the non-institutionalized population.

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

Table XI-4

PERSONS AGE FIVE AND OVER WITH DISABILITIES IN WALWORTH COUNTY BY CIVIL DIVISION: 2000

Civil Division	Persons With a Disability ^a				Percent of Total Population Age 5 and Over	Total Population Age 5 and Over
	Age 5-20	Age 21-64	Age 65 and Over	Total		
Towns						
Bloomfield	93	509	255	857	16.7	5,135
Darien	68	265	58	391	23.1	1,689
Delavan	78	312	176	566	13.2	4,292
East Troy	41	333	123	497	13.6	3,650
Geneva	23	267	170	460	11.9	3,857
Lafayette	28	115	41	184	11.3	1,632
La Grange	34	207	87	328	14.1	2,331
Linn	31	134	93	258	12.5	2,059
Lyons	42	262	172	476	15.0	3,172
Richmond	30	138	74	242	14.1	1,714
Sharon	5	74	58	137	14.7	934
Spring Prairie	22	145	51	218	11.1	1,971
Sugar Creek	61	233	139	433	13.8	3,137
Troy	43	176	87	306	13.9	2,205
Walworth	24	135	74	233	15.3	1,518
Whitewater	4	89	62	155	11.8	1,316
Cities						
Delavan	142	715	316	1,173	16.2	7,254
Elkhorn	179	700	402	1,281	19.2	6,689
Lake Geneva	101	779	382	1,262	18.7	6,737
Whitewater ^b	361	612	416	1,389	13.3	10,467
Villages						
Darien	37	181	45	263	19.4	1,359
East Troy	61	317	186	564	17.8	3,161
Fontana-on-Geneva Lake	17	108	76	201	11.8	1,709
Genoa City ^b	14	115	46	175	10.2	1,716
Sharon	37	156	45	238	17.0	1,396
Walworth	24	154	194	372	17.5	2,129
Williams Bay	44	125	165	334	14.4	2,317
Walworth County Total	1,644	7,356	3,993	12,993	15.2	85,546

NOTE: This table is based on sample data from the 2000 Census which may not match related data presented in other tables in this report.

^aDisability types include sensory, physical, mental, self-care, and employment. An individual may have multiple types of disabilities. The data pertain to the non-institutionalized population.

^bWalworth County portion only.

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

Table XI-5

**SUMMARY OF RESIDENTIAL ZONING DISTRICT REGULATIONS OF THE
WALWORTH COUNTY ZONING ORDINANCE: R-1 THROUGH R-8 RESIDENTIAL DISTRICTS**

District Name	Allowed Residential Structure Types	Minimum Lot Area Per Dwelling Unit / Maximum Density
R-1 Single-Family Residence (unsewered)	Principal: Single-family	Conventional: min lot: 40,000 sq ft Conservation Development: min lot: 20,000 sq ft Max density: 1 du / 40,000 sq ft
R-2 Single-Family Residence (sewered)	Principal: Single-family	Conventional: min lot: 15,000 sq ft Conservation Development: min lot: 10,000 sq ft Max density: 1 du / 15,000 sq ft
R-2A Single-Family Residence (sewered)	Principal: Single-family	Conventional: min lot: 40,000 sq ft Conservation Development: min lot: 15,000 sq ft Max density: 1 du / 50,000 sq ft
R-3 Two-Family Residence (sewered and unsewered)	Principal: Single-family Two-family	Conventional-sewered: Single-family: min lot: - - Two-family: min lot area: 7,500 sq ft / du Conventional-unsewered: Single-family: min lot: 40,000 sq ft Two-family: min lot area: 40,000 sq ft / du Conservation Development-sewered: Single-family: min lot: - - Two-family: min lot area: 5,000 sq ft / du Max density: 1 du / 7,500 sq ft Conservation Development-unsewered: Single-family: min lot: - - Two-family: min lot area: 10,000 sq ft / du Max density: 1 du / 40,000 sq ft
R-4 Multiple-Family Residence (sewered and unsewered)	Principal: None Conditional: Single-family Two-family Multiple-family	Sewered: Single-family: min lot: 15,000 sq ft Two-family: min lot area: 6,000 sq ft / du Multi-family: max density: 6 du / net acre Unsewered: All structure types: min lot area: 40,000 sq ft / du
R-6 Planned Mobile Home Park Residence	Principal: None Conditional: Mobile and modular homes Single-family	Maximum density: 5 du / net acre
R-7 Mobile Home Subdivision Residence (sewered and unsewered)	Principal: Mobile and modular homes Single-family	Sewered: min lot area: 15,000 sq ft Unsewered: min lot area: 40,000 sq ft
R-8 Multiple-Family Residence (sewered and unsewered)	Principal: Multiple-Family Conditional: Single-family Two-family	Sewered: min lot area: 10,890 sq ft max density: 4 du / net acre Unsewered: max density: 40,000 sq ft / du
R-5 and R-5A Planned Residential Development (R-5: unsewered / R-5A: sewerd) Note: This can be applied as conditional use in the following districts: R-1, R-2, R-3, R-4, R-7, R-8, C-2, C-3, and B-5	Principal: None Conditional: Single-family detached Single-family semi-detached Single-family attached Two-family Multiple-family	The regulations of the underlying district may be modified provided that the average intensity and density of land use is no greater than permitted in the underlying district.

NOTE: With respect to minimum floor area requirements, the County zoning ordinance only specifies that single-family and two-family dwellings have a core area of living space of at least 22 feet by 22 feet, equivalent to 484 square feet.

Source: Walworth County and SEWRPC.

Table XI-6

SUMMARY OF RESIDENTIAL ZONING DISTRICT REGULATIONS FOR CITIES AND VILLAGES IN WALWORTH COUNTY

Municipality	District Name	Allowed Residential Structure Types (principal and conditional uses)	Minimum Lot Area Per Dwelling Unit / Maximum Density	Minimum Floor Area Per Dwelling Unit
Village of Darien	RS-1 Single-Family Residential	SF	16,000 sq ft	--a
	RS-2 Single Family Residential	SF	11,000 sq ft	--a
	RS-3 Single-Family Residential	SF	8,000 sq ft	--a
	RD Two-Family Residential	SF; TF	SF: 8,000 sq ft TF: 5,500 sq ft	--a
	RM Multi-Family Residential	SF; TF MF (12 or fewer du's per bldg)	SF: 8,000 sq ft TF: 5,000 sq ft MF: 3,600 sq ft	--a
Village of East Troy	R-1 Single-Family Residential	SF	10,000 sq ft	1,000 sq ft
	R-2 Two-Family Residential	SF; TF	SF: 10,000 sq ft TF: 7,500 sq ft	SF: 1,000 sq ft TF: 800 sq ft
	R-3 Multiple-Family Residential	TF; MF (4 or fewer du's per bldg)	TF: 5,000 sq ft MF: 5,000 sq ft	TF: 800 sq ft MF: 1-BR: 500 sq ft; 2-or-more-BR: 750 sq ft
	R-4 Multiple-Family Residential	MF (3 or more du's per bldg)	5,000 sq ft	1-BR: 500 sq ft; 2-or-more-BR: 750 sq ft
	R-1A Single-Family Residential	SF	15,000 sq ft	1,000 sq ft
Village of Fontana	RS-1 Single-Family Residential	SF	30,000 sq ft	1,800 sq ft
	RS-1P Single-Family Residential	SF; TF	SF: 30,000 sq ft TF: 40,000 sq ft	SF: 1,800 sq ft SF-attached du's: 900 sq ft
	RS-2 Single-Family Residential	SF	15,000 sq ft	1,500 sq ft
	RS-2P Single-Family Residential	SF; TF	SF: 15,000 sq ft TF: 20,000 sq ft	SF: 1,500 sq ft SF-attached du's: 900 sq ft
	RS-3 Single-Family Residential	SF	7,000 sq ft	1,250 sq ft
	RS-3P Single-Family Residential	SF; TF	SF: 7,000 sq ft TF: 10,000 sq ft	SF: 1,250 sq ft SF-attached du's: 900 sq ft
	RSA-1 Single-Family Residential	SF; TF; SF-attached (8 or fewer du's per bldg)	SF: 30,000 sq ft TF and SF-attached: 40,000 sq ft	SF: 1,250 sq ft SF-attached: 900 sq ft MF: 600 sq ft for 1-BR, and 200 sq ft for each additional BR
	RM-1 Multi-Family Residential	SF; TF; SF-attached (8 or fewer du's per bldg); MF: Apartments (8 or fewer du's per bldg)	All structure types: 5,000 sq ft	SF: 1,000 sq ft SF-attached: 900 sq ft MF: 1-BR: 600 sq ft, and 200 sq ft for each additional BR
Village of Genoa City	R-1 Single-Family Residential (existing)	SF	10,000 sq ft	1,200 sq ft
	R-2 General Residence (existing)	SF; TF; MF	SF: 10,000 sq ft TF: 5,000 sq ft MF: Eff: 2,800 sq ft; 1 BR: 2,800 sq ft; 2-BR: 3,200 sq ft; 3- BR: 4,400 sq ft	SF: 1,200 sq ft TF: 800 sq ft (based on 1,600 sq ft total) MF: Eff: 500 sq ft; 1-BR: 700 sq ft; 2-BR: 800 sq ft; 3-BR: 900 sq ft
	SFR Single-Family Residence (proposed)	SF	15,000 sq ft	1,600 sq ft
	RDU-1 Duplex Residence (proposed)	SF; TF	SF: 15,000 sq ft TF: 7,500 sq ft	SF: 1,600 sq ft TF: 800 sq ft
	MFR-1 Multiple-Family Residence (Proposed)	MF: (8 or fewer du's per bldg)	MF: Eff: 2,800 sq ft; 1-BR: 2,800 sq ft; 2-BR: 3,200 sq ft; 3-BR: 4,400 sq ft	MF: Eff: 500 sq ft; 1-BR: 700 sq ft; 2-BR: 800 sq ft; 3-BR: 900 sq ft
Village of Mukwonago	R-1 Single-Family Community Residential	SF	15,000 sq ft	1,800 sq ft
	R-2 Single-Family Village Residential	SF	12,000 sq ft	1,200 sq ft
	R-3 Single-Family Transitional Residential	SF; TF; MF	SF: 15,000 sq ft TF: 9,000 sq ft MF: 4.60 du per net acre	SF: 1,200 sq ft TF: 1,000 sq ft MF: 1-BR 750 sq ft; 2-BR 950 sq ft; then 150 sq ft for each additional BR
	R-7 Single-Family Intermediate Residential	SF	25,000 sq ft	2,000 sq ft

Table XI-6 (continued)

Municipality	District Name	Allowed Residential Structure Types (principal and conditional uses)	Minimum Lot Area Per Dwelling Unit / Maximum Density	Minimum Floor Area Per Dwelling Unit
Village of Mukwonago (continued)	R-8 Single-Family Estate Residential	SF	37,500 sq ft	2,500 sq ft
	R-9 Single-Family Rural Residential	SF	37,000 sq ft	1,200 sq ft
	R-10 Multiple-Family	MF: (1-BR and 2-BR units may be rental or condominium; 3-BR and 4-BR are condominium only)	8.0 du / net acre	1-BR: 750 sq ft; 2-BR: 950 sq ft; then 150 sq ft for each additional BR
Village of Sharon	RS-1 Single-Family Residence	SF	16,000 sq ft	--
	RS-2 Single-Family Residence	SF	11,000 sq ft	--
	RS-3 Single-Family Residence	SF	8,000 sq ft	--
	RD-1 Two-Family Residence	TF	5,500 sq ft	--
	RM-1 Multiple Family Residence	MF	MF: 1-BR: 2,000 sq ft; 2-BR: 2,500 sq ft; 3-BR or more: 3,500 sq ft	--
Village of Walworth	R-1 Single Family Residence	SF	11,900 sq ft	1,450 sq ft
	R-2 Two-Family Residential	SF; TF	SF: 14,000 sq ft TF: 7,000 sq ft	SF: 1,450 sq ft TF: 1,040 sq ft (based on 2,080 sq ft bldg total)
	R-3 Multi-Family Residential	TF; MF (12 or fewer du's per bldg)	TF: 10,000 sq ft MF: 5,000 sq ft	TF: 1,040 sq ft (based on 2,080 sq ft bldg total) MF: Eff: 864 sq ft; 1-BR: 864 sq ft; 2-or-more-BR: 1,040 sq ft
	RR-1 Single-Family Rural Residential	SF	30,000 sq ft	1,600 sq ft
Village of Williams Bay	RS-1 Single-Family Residential	SF	6,500 sq ft	1,500 sq ft
	RS-2 Single-Family Residential	SF	43,560 sq ft	1,500 sq ft
	RS-3 Single-Family Residential	SF	20,000 sq ft	1,200 sq ft
	RS-4 Single-Family Residential	SF	12,000 sq ft	1,200 sq ft
	RS-5 Single-Family Residential	SF	7,200 sq ft	900 sq ft
	RM-1 Multiple-Family Residential	SF; TF; SF-attached (4 or fewer du's per bldg); MF	SF: 6,000 sq ft TF: 3,000 sq ft SF-attached: 3,000 sq ft MF: Eff: 2,400 sq ft; 1-BR: 2,400 sq ft; 2-or-more-BR: 3,000 sq ft	MF: Eff: 500 sq ft; 1-BR: 600 sq ft; 2-BR: 800 sq ft; 3-BR: 1,000 sq ft; 4-BR: 1,200 sq ft
	RM-2 Multiple-Family Residential	SF; TF; SF-attached (4 or fewer du's per bldg); MF	SF: 6,000 sq ft TF: 3,000 sq ft SF-attached: 3,000 sq ft; MF: Eff: 3,500 sq ft; 1-BR: 3,500 sq ft; 2-or-more-BR: 5,000 sq ft	MF: Eff: 500 sq ft; 1-BR: 600 sq ft; 2-BR: 800 sq ft; 3-BR: 1,000 sq ft; 4-BR: 1,200 sq ft
City of Delavan	RE-5ac Residential Estate	SF	0.2 du / gross acre max. density	1,200 sq ft
	RS-2 Residential Single-Family-2	SF	2.0 du / gross acre max. density	1,200 sq ft
	RS-3 Residential Single-Family-3	SF	3.0 du / gross acre max. density	1,200 sq ft
	RS-5 Residential Single-Family-5	SF	5.0 du / gross acre max. density	1,200 sq ft
	RM-8 Residential Mixed	SF; TF; MF	8.0 du / gross acre max. density	SF: 1,200 sq ft TF (duplex): 1,000 sq ft MF (townhouse/multiplex): 900 sq ft
	RM-12 Residential Multi-Family	MF	12.0 to 16.0 du / gross acre max. density-- depending on design option and number of bedrooms per du.	MF (multiplex): 900 sq ft MF (apartment): Eff: 500 sq ft; 1-BR: 700 sq ft; 2-BR: 800 sq ft
City of Elkhorn	RS-1 Single-Family Residence	SF; TF	SF: 8,000 sq ft Other: 5.4 du / net acre max. density	--
	RS-2 Rural Single-Family Residence	SF	20,000 sq ft	--
	RD-1 Two-Family Residence	SF; TF; MF	SF: 9,000 sq ft Other: 9.6 du / net acre max. density	--
	RM-1 Multiple-Family Residential	TF; MF	8 du / net acre max. density	--
	RM-2 Multiple-Family Residential	TF; MF	16 du / net acre max. density	--
	R-4 Multiple-Family Residential	SF; TF; MF	8 du / net acre max. density	--

Table XI-6 (continued)

Municipality	District Name	Allowed Residential Structure Types (principal and conditional uses)	Minimum Lot Area Per Dwelling Unit / Maximum Density	Minimum Floor Area Per Dwelling Unit
City of Lake Geneva	CR-5ac Countryside Residential	SF	0.2 du per gross acre max. density	--a
	ER-1 Estate Residential-1	SF	40,000 sq ft	--a
	SR-3 Single-Family Residential-3	SF	15,000 sq ft	--a
	SR-4 Single-Family Residential-4	SF	SF: 9,000 sq ft	--a
	TR-6 Two-Family Residential-6	SF; TF	SF: 9,000 sq ft TF: 6,000 sq ft	--a
	MR-8 Multi-Family Residential-8	SF; TF; MF	SF: 9,000 sq ft TF: 6,000 sq ft MF: 4,500 sq ft	--a
City of Whitewater	R-1 One-Family Residential	SF	10,000 sq ft	--
	R-1X	SF	12,000 sq ft	--
	R-2 One and Two-Family Residence	SF; TF; MF (4 or fewer du's per bldg)	SF: 8,000 sq ft TF: 6,000 sq ft MF: Eff: 2,000 sq ft; 1-BR: 2,500 sq ft; 2-BR: 3,000 sq ft; 3-BR: 3,500 sq ft; then 300 sq ft for each additional BR	--
	R-3 Multi-Family Residence	SF; TF; MF	SF: 8,000 sq ft TF: 6,000 sq ft MF: Eff: 2,000 sq ft; 1-BR: 2,500 sq ft; 2-BR: 3,000 sq ft; 3-BR: 3,500 sq ft; then 300 sq ft for each additional BR	--

NOTES: This table provides a summary of residential zoning districts for cities and villages in Walworth County. It lists residential zoning districts which allow—as a principal or conditional use—various types of residential development in each city and village. This table does not reflect special zoning provisions for senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments. Agricultural, conservancy, and business districts which permit residences in addition to the primary agricultural and business uses are not included on this table.

On this table, "--" means that no regulation is specified in the zoning ordinance.

^aThe ordinance specifies "minimum dwelling core dimensions" of 24 feet by 40 feet, meaning that a rectangle of that size must fit within the overall footprint of the residential structure.

Source: SEWRPC.

Table XI-7

SELECTED GOVERNMENT SPONSORED HOUSING PROGRAMS

Sponsor	Program Name	Description ^a
U.S. Department of Housing and Urban Development (HUD)	Section 8: Housing Choice Voucher Program	Vouchers are provided to eligible households who are either very low-income families; elderly; or disabled so they may obtain housing in the private market. Applicants that obtain housing with a voucher pay no more than 30 percent of their adjusted family income for the unit.
	Section 8: Project-Based Assistance	HUD provides rental subsidies to project owners on behalf of tenants who are either very low- or low-income families; elderly; or disabled. Tenants pay no more than 30 percent of the family's monthly adjusted income for rent. Though funding is no longer available for new Section 8 projects, property owners that are already receiving funding may continue to participate in the program through the renewal of their contracts. If property owners choose not to renew their contracts, tenants living in these properties will be provided with Section 8 tenant-based vouchers.
	Section 202: Supportive Housing for the Elderly	HUD provides interest-free capital advances to eligible nonprofit organizations to finance the construction, rehabilitation or acquisition of structures to provide housing for very-low income elderly persons. Rental subsidies are provided through project rental assistance contracts to cover the difference between the project operating cost and the tenant's contribution towards rent. Tenants pay no more than 30 percent of their monthly adjusted income for rent.
	Section 811: Supportive Housing for Persons with Disabilities	HUD provides interest-free capital advances to eligible nonprofit organizations to finance the construction, rehabilitation or acquisition of rental housing for very-low income people with disabilities. Rental subsidies are provided through project rental assistance contracts to cover the difference between the project operating cost and the tenant's contribution towards rent. Tenants pay no more than 30 percent of their monthly adjusted income for rent.
	HOME Investment Partnerships Program	The Wisconsin Department of Commerce (WDOC) is responsible for administering the "non-entitlement" component of this HUD-funded housing block grant program in Wisconsin. Under this program, HUD HOME funds are provided through WDOC to local units of government, housing authorities, and nonprofit organizations, which, in turn, develop affordable housing programs that are appropriate in their communities (see Wisconsin Department of Commerce, below, for more information).
	Community Development Block Grant Program	The HUD Small Cities Community Development Block Grant (CDBG) program is administered in Wisconsin by the Wisconsin Department of Commerce. The housing component of this program provides grants to general purpose local units of government for housing programs which principally support low- and moderate-income households, with an emphasis on housing rehabilitation efforts. Cities, villages, and towns with a population less than 50,000 persons and counties other than Milwaukee, Waukesha, and Dane may apply for Small Cities CDBG program grants.
Federal Housing Administration (FHA)	Section 203(k) Rehabilitation Mortgage Insurance	Loans are insured to finance the rehabilitation or purchase and rehabilitation of one- to four-family properties that are at least one year old. Borrowers can get a single mortgage loan, at a long-term fixed (or adjustable) rate, to finance acquisition and rehabilitation of the property.
	Property Improvement Loan Insurance (Title I)	Loans made by private lenders are insured for up to 20 years to finance the light or moderate rehabilitation of either single- or multi-family properties. Properties may consist of single-family and multi-family homes, manufactured homes, nonresidential structures, and the preservation of historic homes.
U.S. Department of Agriculture (USDA)	Section 502: Single-Family Housing Direct Loans	USDA provides direct loans to very low- and low-income households to obtain homeownership. Funding may be used to build, repair, renovate, or relocate homes, or to purchase and prepare sites (including the provision of sewage and water facilities). Subsidies are provided to reduce monthly housing payments—borrowers pay the higher either of 24 percent of the borrower's adjusted annual income, or principal and interest calculated at 1 percent on the loan plus taxes and insurance; if the occupants move from the property, the lesser of the payment assistance or half of the equity must be paid back to USDA. There is no required down payment.
	Section 502: Single-Family Housing Guaranteed Loans	USDA guarantees loans to low- and moderate-income households by commercial lenders to build, repair, renovate or relocate a home, or to purchase and prepare sites (including providing water and sewage facilities). Applicants must be without adequate housing but be able to afford the mortgage payments. Loans are provided at fixed rates with terms of 30 years. No down payment is required.
	Section 502: Mutual Self Help Housing Loans	Loans are provided to help very low- and low-income households construct their own homes. Families perform a significant amount of the construction labor on their homes under qualified supervision. Savings from the reduction in labor costs allow otherwise ineligible families to own their own homes. There is no required down payment and subsidies are provided to reduce monthly housing payments—borrowers pay the higher of either 24 percent of the borrower's adjusted annual income, or principal and interest calculated at 1 percent on the loan plus taxes and insurance. If the occupants move from the property, the lesser of the payment assistance or half of the equity must be paid back to USDA. Nonprofit or public agencies which sponsor mutual self-help housing often use administrative funds from the Section 523 Self-Help Technical Assistance Grant Program.
	Sections 514/516: Farm Labor Housing Loans and Grants	Section 514 loans and Section 516 grants provide low cost financing for the development of affordable rental housing for year round and migrant "domestic farm laborers" and their households. Funds may be used to build, buy, improve, or repair farm labor housing and provide related facilities, such as onsite child care centers. Loans are for 33 years and generally at a 1 percent interest rate; grants may cover up to 90 percent of the development cost (the balance is typically covered by a Section 514 loan). Section 521 rental assistance subsidies may be used to limit tenants' payments to 30 percent of their income.

Table XI-7 (continued)

Sponsor	Program Name	Description ^a
U.S. Department of Agriculture (USDA) (continued)	Section 515: Rural Rental Housing Loans	Direct mortgage loans are made to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; elderly persons; and persons with disabilities. Loans may be made available at an effective interest rate of 1 percent. Section 521 rental assistance subsidies may be used to limit tenants' payments to 30 percent of their income.
	Section 521: Rural Rental Assistance Payments	Provides rent subsidies to elderly, disabled, very-low and low-income residents of multi-family housing to ensure that they pay no more than 30 percent of their income for housing. Projects that are eligible to use rental assistance include Section 515 Rural Rental Housing and Section 514 Farm Labor Housing.
	Sections 523/524: Rural Housing Site Loans	Loans are made to provide housing sites for low- and moderate-income families. Nonprofit organizations may obtain loans to buy and develop building sites, including the construction of access roads, streets and utilities. Section 523 loans are limited to private or public nonprofit organizations that provide sites for self-help housing only.
	Section 538: Rural Rental Housing Guaranteed Loans	Loans are guaranteed for the construction, acquisition or rehabilitation of rural multi-family housing whose occupants are very low-, low-, or moderate-income households, elderly, handicapped, or disabled persons with income not more than 115 percent of the area median income. The terms of the loans guaranteed may be up to 40 years and the rates must be fixed.
Wisconsin Housing and Economic Development Authority (WHEDA)	Low Income Housing Tax Credit (LIHTC) Program	Provides developers of affordable housing with a tax credit that is used to offset a portion of their Federal tax liability. At a minimum, 20 percent of units must be occupied by households whose incomes are at or below 50 percent of the county median income (CMI) or at least 40 percent of units must be occupied by households whose incomes are at or below 60 percent of the CMI. Units designated as low-income have a maximum rent limit that is based on the CMI. Developers are expected to maintain the elected proportion of low-income units for at least 30 years.
	Home Ownership Mortgage Loan (HOME) Program	The HOME program offers 15 to 30 year mortgage loans at below market, fixed interest rates to low- and moderate-income ^b families and individuals who are first time homebuyers. WHEDA administers the HOME Loan Program, which is funded by the sale of tax-exempt and taxable bonds.
	HOME Plus Loan Program	Provides financing of up to \$10,000 for down payment and closing costs, and a line of credit for future repairs. To be eligible for a HOME Plus Loan, borrowers must be applying for their first mortgage with a WHEDA HOME Loan.
Wisconsin Department of Commerce (WDOC)	WDOC HOME Investment Partnerships Program—Funded by HUD	The WDOC has created several "subprograms" as a basis for distributing non-entitlement HUD HOME Investment Partnerships program funds in Wisconsin. These subprograms include the Development Projects program; Rental Housing Development program; Homebuyer and Rehabilitation (HRR) program; Tenant Based Rental Assistance program; and Wisconsin Fresh Start program. With funds available under these programs, local sponsors develop affordable housing opportunities (for households at or below 80 percent of the county median income) that are most needed in their respective communities. Eligible local sponsors include local governments, housing authorities, and nonprofit organizations.
	Housing Cost Reduction Program (HCRI)	The WDOC administers this state-funded program that provides housing assistance to low- and moderate-income households seeking to own or rent affordable housing. This program has two components: the Housing Preservation program (HPP) that provides short-term assistance to households facing foreclosure or other short-term housing problem; and the HCRI Homebuyer program, which provides closing cost and down payment assistance to eligible homebuyers. Eligible local sponsors include local units of government; nonprofit and certain for-profit corporations; housing authorities; and others.
Department of Veteran Affairs (VA)	Home Loan Program	Offers guaranteed loans with no money down and no private mortgage insurance payments to veterans, active duty military personnel, and certain members of the reserves and National Guard. Applicants must meet income and credit requirements for the loans, which are generally administered by lenders approved by the Department of Veteran Affairs.

Notes: For most programs, "very-low income" families are defined as those whose annual incomes are at or below 50 percent of the median for the area, adjusted for family size. "Low-income" families are defined as those whose annual incomes are between 50 percent and 80 percent of the median income for the area, adjusted for family size. "Moderate-income" families are defined as those whose annual incomes do not exceed 115 percent of the area median income; however, for HUD's CDBG and WDOC's HCRI programs, low- to moderate-income families are defined as those earning 80 percent or less of the area median income, and for the USDA's Section 515 Rural Rental Housing Loan program, moderate-income families must have incomes not exceeding \$5,500 above the low-income limit.

^aThis table provides a general description of the various housing programs. Details can be found at the websites of the administering agencies.

^bThe combined income of all adults who occupy the property cannot exceed the limit established for the county in which the property was purchased. The limit is \$63,400 for a one to two person household and \$69,740 for a three or more person household in Walworth County.

Source: SEWRPC.

Chapter XII

TRANSPORTATION ELEMENT

INTRODUCTION

This chapter presents the transportation element of the multi-jurisdictional comprehensive plan for Walworth County. Part One of this chapter presents basic background information on transportation in the County and is strictly informational. Part Two describes the regional transportation plan and other transportation planning for Walworth County, and indicates issues and concerns about the regional transportation plan that have been raised by Walworth County and cities, villages, and towns in the County. Part Three establishes the transportation goal, objectives, policies, and programs for the multi-jurisdictional comprehensive plan; land use regulations shall be consistent with Part Three of this chapter.

PART ONE: BACKGROUND INFORMATION ON TRANSPORTATION IN WALWORTH COUNTY

This section presents a summary of key background information that was considered in developing the goal, objectives, policies, and programs of the transportation element. Specifically, this section presents the following: 1) a summary description of the existing transportation facilities and services in Walworth County; and 2) a summary of the public input on transportation obtained during the course of the comprehensive planning process.

Existing Transportation Facilities and Services

A detailed description of existing transportation facilities and services in Walworth County is presented in Chapter IV of this report. A summary of the key features of the existing transportation system follows:

- There were 1,507 linear miles of public streets and highways in Walworth County in 2005. Of this total, 459 miles were arterials, including 213 miles of State trunk highways, 173 miles of County trunk highways, and 73 miles of local trunk highways (see Map IV-4 in Chapter IV).
- Public transit in Walworth County consists of the following:
 - The County Transportation Program, which provides rides for medical care, nutrition, and shopping for seniors and the disabled, along with rides, primarily for medical care, to clients of the County Department of Health and Human Services, residents of the Lakeland Health Care Center, and those receiving Medical Assistance.
 - Public shared-ride taxicab service provided by the City of Whitewater through Brown Cab Service.

- No passenger rail service is provided within Walworth County, but County residents may use services in nearby counties—including Amtrak service between Milwaukee and Chicago, with Wisconsin stops in downtown Milwaukee, at General Mitchell International Airport, and in the Village of Sturtevant; and the Metra-operated, Chicago-oriented commuter rail service over routes that extend from Chicago well into McHenry and Lake Counties, Illinois, and Kenosha County.
- There are about 47 linear miles of designated bikeways in Walworth County, including 20 miles of on-street bikeways and 27 miles of off-street bikeways (see Map IV-5 in Chapter IV).
- Rail freight service is provided through portions of the County by the Wisconsin & Southern Railroad Company, the Union Pacific Railroad, and the Canadian National Railway (see Map IV-6 in Chapter IV).
- In Walworth County, State and County trunk highways serve as the primary routes for the movement of trucks through and within the County. In general, trucks may use the public street and highway system except where truck traffic is prohibited by the County or local units of government, subject to posted weight limits.
- There are five public-use airports in Walworth County. Two of these—East Troy Municipal and Burlington Municipal (whose runway facilities extend into Walworth County) are publicly owned. The other three—Grand Geneva, Lake Lawn, and Bigfoot Airfield—are privately owned. None of these provide scheduled air carrier passenger service; County residents may use General Mitchell International Airport, Rockford International Airport, or Chicago’s O’Hare International and Midway International Airports for such service.
- The nearest commercial seaport to Walworth County is the Port of Milwaukee in the City of Milwaukee, which provides international shipping service through the Great Lakes-St. Lawrence Seaway system.
- A total of 25 miles of existing roads in Walworth County have been identified as “rustic roads” under the State Rustic Roads program. To qualify, a road should traverse areas of outstanding natural resources and scenic value; be lightly traveled; primarily serve adjacent property owners and those wishing to travel by automobile, bicycle, or hiking for the purpose of enjoying the rustic features; and not be scheduled for major improvements. Within Walworth County, designated rustic roads are found in the Towns of Spring Prairie, Geneva, Linn, and Lyons.

Public Input on Transportation

Participants in the series of SWOT exercises held throughout the County in December 2007¹ touched on several aspects of the transportation system. Some participants cited a good street and highway system among the County’s strengths. Some identified a lack of public transportation as a weakness. Transportation opportunities identified in the SWOT exercises centered on railroads—with some participants citing, as opportunities, railroads to urban centers and railways/railbeds that are in place for potential future use for mass transit and freight rail service.

Respondents to the countywide public opinion survey of 2007 were asked about the local impacts of growth on various features related to the quality of life in Walworth County. Specifically, respondents were asked to characterize the local impacts of growth on traffic volumes, the school system, law enforcement needs, environmental quality, scenic beauty, housing costs, and other features of the County. Among the negative impacts of growth, the most frequently cited was the impact on traffic volumes.

¹The results of the “SWOT” exercises (public participation exercises intended to identify strengths, weaknesses, opportunities, and threats facing the County) are summarized in a report entitled “Public Participation Meetings/SWOT Exercises of December 2007—for the Walworth County Comprehensive Plan,” dated December 2007.

During the course of the County comprehensive planning process, representatives of the Nippersink Creek Trail Project, spoke during the public comment periods at Smart Growth Technical Advisory Committee meetings, urging that the County comprehensive plan include recommendations for a recreational trail, accommodating bicycling and other trail activities, between the White River State Trail and similar trail facilities in Illinois.

PART TWO: REGIONAL TRANSPORTATION PLAN AND OTHER TRANSPORTATION PLANNING PERTAINING TO WALWORTH COUNTY

Regional Transportation Plan

The regional transportation system plan provides a long-range guide for transportation in the seven-county Southeastern Wisconsin Region. The State comprehensive planning law specifies that county and community comprehensive plans shall incorporate regional transportation plans. Accordingly, the regional transportation plan is summarized in this section.

The year 2035 regional transportation system plan, adopted by the Regional Planning Commission in 2006, was designed to accommodate travel demands that may be expected through the year 2035.² The regional transportation system plan consists of five elements: arterial streets and highways, public transit, bicycle and pedestrian facilities, travel demand management, and transportation systems management, as described below.

- ***Arterial Street and Highway Element of the Regional Plan***

The regional transportation plan recommends a system of arterial streets and highways³ to serve the Region through the year 2035. The arterial streets and highways for Walworth County recommended under the regional plan are shown on Map XII-1. The regional plan recommends an arterial street and highway system of approximately 479 miles in Walworth County. The plan recommends construction of 24 miles of new arterial streets and highways within the County and widening to provide additional through traffic lanes of nine miles of existing arterials. In addition, the plan calls for pavement resurfacing and reconstruction, as necessary, to maintain the 446 miles of existing arterial streets that would serve as part of the planned highway system. Proposals for the construction or widening of arterial streets and highways need to undergo preliminary engineering and environmental studies by the responsible State, County, or municipal government prior to implementation. Such studies would consider alternative alignments and impacts, including a no-build option, and final decisions as to whether and how to implement a planned project would be made by the concerned unit of government at the conclusion of preliminary engineering.

The regional plan includes “jurisdictional” recommendations that indicate which level of government—State, County, or local—should have responsibility for each segment of the proposed arterial street and highway system. The jurisdictional recommendations for the arterial street and highway system in Walworth County are also shown on Map XII-1.

In 2009, the Regional Planning Commission together with Walworth County and each city, village, and town in Walworth County initiated an update of the Walworth County jurisdictional highway plan. This involves a review and re-evaluation of the functional (capacity improvement) recommendations and jurisdictional recommendations for arterial streets and highways in Walworth County that are included in

²*This plan is documented in SEWRPC Planning Report No. 49, A Regional Transportation System Plan for Southeastern Wisconsin: 2035, dated June 2006.*

³*Public streets and highways are classified as arterial streets and highways and local collector and land access streets. Arterial streets and highways are intended to serve the movement of traffic between and through urban areas. Local land access streets provide access to abutting property. Collector streets are primarily intended to serve as connections between arterial streets and land access streets, although they usually perform the secondary function of providing access to abutting property.*

the year 2035 regional transportation plan. This effort may be expected to propose changes to the functional and jurisdictional highway recommendations of the regional plan. Upon completion of the new County highway plan, the regional transportation system plan would be amended. Walworth County and some of the cities, villages, and towns in the County have already requested that certain highway-related recommendations of the regional plan be reconsidered under the County highway planning effort; these are indicated in Table XII-1 and Map XII-2.

- ***Public Transit Element of the Regional Plan***

The regional transportation plan calls for significant improvement and expansion of public transit in Southeastern Wisconsin, particularly in the more densely populated areas of the Region. Within Walworth County, however, fixed-route public transit service would be quite limited; proposed service consists of buses operating over IH 43 as part of a route connecting the Village of East Troy and the Milwaukee central business district. The regional plan also envisions the continuation of local public demand responsive transit services, including the Walworth County Department of Health and Human Services Transportation Program and the public shared-ride taxicab service provided by the City of Whitewater.

The regional transportation plan recognizes the possibility of the eventual extension of Chicago-based commuter rail service into Walworth County. In 2001, the Regional Planning Commission completed a study of the feasibility of extending Chicago-based commuter rail service from Fox Lake, Illinois, to the Village of Walworth. The study concluded that such service was potentially feasible and cost-effective, but should be deferred and considered again when a Metra extension from its current terminus in Fox Lake is considered to Richmond, Illinois, near the Wisconsin-Illinois border.

- ***Bicycle and Pedestrian Facility Element of the Regional Plan***

The bicycle and pedestrian facility element of the regional transportation plan is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to automobile travel.

The pedestrian facilities portion of the regional plan is a policy plan rather than a system plan. It recommends that the various units and agencies of government responsible for the construction and maintenance of sidewalks and other pedestrian facilities in Southeastern Wisconsin follow a set of recommended guidelines with regard to the development of those facilities, particularly within urban neighborhoods.⁴

With respect to bicycling, the regional plan recommends that the accommodation of bicycling be considered and implemented, if practical, on surface arterial streets, as those streets are resurfaced or reconstructed in the years ahead. Accommodation of bicycling on arterial streets may be accomplished through marked bicycle lanes, widened outside travel lanes, or widened and paved shoulders. Bicycling may also be accommodated on a separate path within the highway right-of-way, space permitting.

In addition, the regional plan recommends a system of off-street bicycle paths connecting the larger cities and villages in Walworth County, as shown on Map XII-3. The proposed system is very similar to the system of recreation trails recommended in the current County park and open space plan. The off-street paths would, for the most part, be located in natural resource and utility corridors, including former railroad corridors. Some on-street segments would provide connections to the off-street paths or provide linkages within the proposed system. The off-street bicycle system plan shown on Map XII-3 is a

⁴See Appendix B of SEWRPC Planning Report No. 49, A Regional Transportation System Plan for Southeastern Wisconsin: 2035.

generalized, conceptual plan. Further planning would be needed to identify a precise route for each segment. As part of such planning, if it were determined that an off-street route is not feasible or desirable, then alternatives—including shifting the off-street route to an existing street or highway—may be recommended. The off-street bicycle path system would only be implemented with the cooperation of willing landowners.

During the comprehensive planning process, certain towns—LaFayette, Richmond, Spring Prairie, Troy, and Whitewater—indicated that they are opposed to segments of the off-street bicycle path system proposed in the regional plan. The segments to which they are opposed are indicated on Map XII-4.

After considering the opposition of the aforementioned towns to segments of the off-street bicycle path system proposed in the regional plan, the Walworth County Smart Growth Technical Advisory Committee recommended that plan Map XII-4 be adopted only as a long-range plan, noting the objections of the affected towns. In some cases, the affected town prefers not to have a bike trail. In others, the affected town questions the proposed location of the trail, but may not object to having a trail if the siting is changed. The inclusion of the map is not intended to establish a definite location or layout for the trails shown. If construction proceeds on a given trail, its location will have to be determined with more specificity than is now possible. The recommendation is made with the specific understanding that the rights-of-way or easements for the trails will not be acquired by eminent domain proceedings or by dedications required as a condition of plat approval or as a condition of any other zoning action. Local municipalities shall have final approval of any bike trail plan.

The Committee further recommended that the Walworth County Park Committee and Public Works Committee consult with affected towns in revising and refining the plan for bicycle trails.

- ***Travel Demand Management Element of the Regional Plan***

The travel demand management element of the regional plan includes recommendations for measures intended to reduce personal and vehicular travel or to shift travel to alternative times and routes, allowing for more efficient use of the existing capacity of the transportation system. Examples of such measures that have potential application in Walworth County include the provision of park-ride lots and neighborhood designs that emphasize biking and walking as an alternative to automobile travel. The regional plan recommends a total of four park-ride lots in Walworth County—including existing lots in the vicinity of the City of Elkhorn and Villages of East Troy and Genoa City and a proposed lot near the IH 43/STH 50 interchange in the City of Delavan.

- ***Transportation Systems Management Element of the Regional Plan***

The transportation systems management element of the regional plan includes recommendations for a variety of measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency. Examples of such measures that have potential application in Walworth County include coordination of traffic signals to allow for the efficient progression of traffic along arterial streets and highways, and restriction of curb-lane parking during peak traffic periods and operating such lanes as through traffic routes, where appropriate.

Regional Airport System Plan

The regional airport system plan adopted by the Regional Planning Commission in 1996 recommends a coordinated set of airport facilities to serve the needs of the Southeastern Wisconsin Region.⁵ It recommends a system of 11 public-use airports to meet the commercial, business, personal, and military aviation needs of the Region. In Walworth County, the system includes East Troy Municipal Airport and Burlington Municipal Airport (whose northwest-southeast runway extends into the County).

⁵Documented in SEWRPC Planning Report No. 38 (2nd Edition), A Regional Airport System Plan for Southeastern Wisconsin: 2010, dated November 1996, and in SEWRPC Memorandum Report No. 133, Review and Update of Regional Airport System Plan Forecasts, dated August 2004.

The regional airport system plan recommends that the East Troy airport serve as a general utility airport.⁶ The plan recommends extension of the primary runway from its current length of 3,900 feet to 4,400 feet, and certain other airport facility improvements. The regional plan also recommends that the Burlington Airport serve as a general utility airport. The regional plan recommended the extension of the primary runway from 3,600 feet to 4,300 feet—which has been done—and certain other airport facility improvements.⁷

State Transportation Planning

The Wisconsin Department of Transportation has prepared a number of statewide transportation plans. In Southeastern Wisconsin, where the Regional Planning Commission is the official metropolitan planning organization for transportation planning, the State transportation planning relies heavily upon Commission-adopted transportation plans.

The Wisconsin Department of Transportation is currently preparing a long-range transportation plan, called Connections 2030, addressing streets and highways, bicycle, pedestrian, transit, and other forms of transportation on a corridor-by-corridor basis throughout the State. It is expected that this State plan will reflect pertinent features of the regional transportation system plan.

Within Walworth County, the Wisconsin Department of Transportation is currently conducting a preliminary engineering study of the STH 50 corridor between IH 43 and STH 67. The purpose of the study is to determine needed future improvements, if any, and the potential for additional lanes throughout the corridor. The State Department of Transportation is also conducting a similar study of potential improvements for USH 14 from the Village of Darien to Janesville.

Other Areawide Planning

In late 2006, the Cities of Beloit and Janesville, the Villages of Sharon and Clinton, Rock County, the Janesville Area Metropolitan Transportation Planning Organization, the Stateline Area Transportation Study, and the Wisconsin Department of Transportation initiated a study to consider the need for, and feasibility of, increased commuter transit service within a corridor from northeastern Illinois to Dane County. This study—the “South Central Wisconsin Commuter Transportation Study”—is evaluating the feasibility of various alternatives for commuter service in this corridor, with commuter rail service from Harvard, Illinois, through the Village of Sharon to the Village of Clinton among these alternatives.

PART THREE: TRANSPORTATION GOAL, OBJECTIVES, POLICIES, AND PROGRAMS

Transportation Goal

- The provision of an integrated, efficient, safe, and convenient transportation system meeting the anticipated travel demand generated by existing and future land uses.

Transportation Objectives

- The development and maintenance of an arterial street and highway system that is efficient, safe, and convenient.

⁶*General utility airports are intended to serve virtually all small general aviation single and twin-engine aircraft, both piston and turboprop, with a maximum takeoff weight of 12,500 pounds. These aircraft are typically used for business, charter, and personal flying.*

⁷*A detailed layout plan for the Burlington Municipal Airport prepared in 2000 calls for a further extension to the west of the primary runway from 4,300 feet to 4,900 feet. This recommendation is not in the regional airport system plan.*

- The development of local access and collector streets that are efficient, safe, and convenient, and properly related to the arterial street and highway system.
- Provision of safe opportunities for bicycling and walking as an alternative to vehicular travel and to promote a healthy lifestyle.
- Provision of transportation opportunities for the elderly and persons with disabilities.

Transportation Policies and Programs

Streets and Highways

1. Walworth County and the cities, villages, and towns in the County, in conjunction with the Regional Planning Commission, should cooperatively update the jurisdictional highway plan for the County. The new jurisdictional highway plan may propose changes to the functional and jurisdictional arterial street and highway recommendations of the year 2035 regional transportation plan.⁸
2. The process of preparing the new County jurisdictional highway plan should address all of the issues raised by Walworth County and the cities, villages, and towns in the County with respect to the regional transportation plan, as listed in Table XII-1. With respect to participating towns in particular, disagreements/concerns with the arterial street and highway element of the regional plan include the following:

Town of East Troy:

- Opposes the proposed addition to the arterial highway system of Town Line Road between CTH ES and CTH J. The Town recommends that Town Line Road not serve as an arterial and that it remain under local jurisdiction.

Town of Richmond:

- Opposes the proposed transfer to local jurisdiction of CTH M between STH 89 and CTH P. The Town recommends that CTH M remain under County jurisdiction.
- Opposes the proposed realignment of CTH P north of CTH A. The Town proposes following the current alignment, given a new subdivision in the area.

Town of Sugar Creek:

- Opposes the proposed transfer to County jurisdiction of portions of Briggs Road, Hazel Ridge Road, Granville Road, Sugar Creek Road, and Cobble Road between STH 11 and CTH H. The Town recommends that these roads remain under local jurisdiction.
- Opposes the proposed transfer to local jurisdiction of CTH O within the Town of Sugar Creek. The Town recommends that CTH O remain under County jurisdiction.
- Opposes the proposed extension of the USH 12 freeway through the Town.

Town of Troy:

- Recommends the addition to the arterial highway system of CTH N between CTH ES and STH 20, and Bowers Road between IH 43 and CTH ES.

⁸The process of updating the county jurisdictional highway plan began in 2009. Upon completion of the new jurisdictional highway plan, the Regional Planning Commission would amend the regional transportation plan to reflect the County jurisdictional highway plan.

- Opposes the proposed addition to arterial highway system of Town Line Road between CTH ES and CTH J. The Town recommends that Town Line Road not serve as an arterial and that it remain under local jurisdiction.

Town of Walworth:

- Recommends reconsideration of the proposed transfer to County jurisdiction of North Walworth Road between CTH O and CTH F.

Town of Whitewater:

- Opposes the proposed transfer to County jurisdiction of Kettle Moraine Drive east of CTH P. The Town recommends that Kettle Moraine Drive remain under local jurisdiction.
- Opposes the transfer to County jurisdiction of Howard Road north of USH 12. The Town recommends that Howard Road remain under local jurisdiction.
- Recommends consideration of alternatives to the USH 12 freeway extension including an alternative involving the improvement of USH 12 over the existing alignment.

Note: Town adoption of this transportation plan element does not include adoption of aspects of the highway element of the regional plan opposed by the respective towns.

During the Smart Growth planning process, the Town of LaFayette indicated its support for the recommendation in the regional plan proposing the transfer of Bowers Road between IH 43 and CTH D from local to County jurisdiction. In addition, the Town of LaGrange indicated that, at such time as the Wisconsin Department of Transportation decides to expand the capacity of USH 12, the Town would support the freeway alignment of USH 12 between the Cities of Elkhorn and Whitewater, as shown on the year 2035 regional transportation plan, rather than a widening of USH 12 along its current alignment.

Also during the Smart Growth planning process, the Town of Delavan, with reference to the WisDOT corridor study for STH 50 between STH 67 and IH 43, expressed its opposition to alternative designs for the highway, advanced as part of the corridor study, for a four-lane divided highway with a center median. The Town noted that, if traffic studies indicate that four lanes are needed, the median width should be decreased and/or eliminated to minimize the negative impact to property owners. The Town noted that a bypass of the Cities of Lake Geneva, Delavan, and Elkhorn should be considered as an alternative route to help facilitate future east/west traffic patterns.

3. Upon completion of the new County jurisdictional highway plan, Walworth County, the cities, villages and towns in the County, and the Wisconsin Department of Transportation should consider cooperative efforts to implement the jurisdictional changes recommended in the new jurisdictional plan. Such jurisdictional changes would occur only where they are supported by each of the concerned units of government.
4. Also upon completion of the new County jurisdictional highway plan, those units of government responsible for the construction or widening of arterial streets and highways as recommended in the plan—primarily Walworth County, cities and villages in the County, and the Wisconsin Department of Transportation—should consider undertaking preliminary engineering studies for the recommended highway improvements. The jurisdictional highway plan will look ahead to the year 2035, and implementation will have to be staged over time, taking into account the immediacy of the needed improvements, availability of funding, and other factors.
5. Walworth County and the cities, villages, and towns in the County should continue to administer their existing regulations regarding the design and construction of, and access to, streets and highways—as may be set forth in zoning, land division, or other ordinances—to ensure development of a safe and convenient system of arterial, collector, and land access streets.

6. Walworth County and cities, villages, and towns in the County should ensure that new connections between their roads and State trunk highways and connecting highways are well planned and designed in accordance with WisDOT highway access standards. General guidance on highway access issues can be found on the WisDOT and U.S. Department of Transportation, Federal Highway Administration websites.

Public Transit

1. Walworth County should continue to operate its demand-responsive transit service for the elderly and persons with disabilities (County Transportation Program, operated by the Walworth County Department of Health and Human Services).
2. The City of Whitewater is encouraged to continue to operate its shared-ride taxicab service within the City of Whitewater and environs.

Note: Currently there is no fixed route public transit service (such as locally-sponsored, scheduled bus service) in Walworth County, and future fixed route transit service within Walworth County may be expected to be quite limited. Under the regional transportation plan, for example, such service would consist of buses operating over IH 43 as part of a route connecting the Village of East Troy and the Milwaukee central business district.

Bicycling Facilities

1. As arterial streets and highways are constructed, reconstructed, or resurfaced, the concerned unit of government (for the most part, the Wisconsin Department of Transportation, Walworth County, and cities and villages in the County) should consider the accommodation of bicycle travel, where feasible, through bicycle lanes, widened and paved shoulders, or separate bicycle paths within the highway right-of-way, space permitting. It is recognized that there will be many situations in which bicycling will not be able to be accommodated along arterial streets because of physical constraints, cost constraints, and/or safety issues.
2. Cities and villages as well as towns with urban service areas should consider preparing and implementing local bicycle-way plans that provide for safe and convenient bicycling within the community.
3. Walworth County and local units of government involved in the provision of bicycle facilities should consider using available State and Federal grant programs in support of such efforts, as appropriate.⁹
4. With respect to the off-street bicycle path system proposed in the regional transportation plan, the Towns of LaFayette, Richmond, Spring Prairie, Troy, and Whitewater indicated that they are opposed to segments of that system. In some cases, the affected town prefers not to have a bike trail. In others, the affected town questions the proposed location of the trail, but may not object to having a trail if the siting is changed. After considering the town opposition, the Walworth County Smart Growth Technical Advisory Committee recommended that plan Map XII-4 be adopted only as a long-range plan, noting the objections of the affected towns. The inclusion of the map is not intended to establish a definite location or layout for the trails shown. If construction proceeds on a given trail, its location will have to be determined with more specificity than is now possible. The recommendation is made with the specific understanding that the rights-of-way or easements for the trails will not be acquired by eminent domain proceedings or by dedications required as a condition of plat approval or as a condition of any other zoning action. Local municipalities shall have final approval of any bike trail plan.

⁹State/Federal assistance programs for bicycle facilities with potential application in Walworth County include the Local Transportation Enhancements (TE) program, the Bicycle and Pedestrian Facilities program, and the Safe Routes to School program administered by the Wisconsin Department of Transportation; and the Recreational Trails program administered by the Wisconsin Department of Natural Resources.

The Committee further recommended that the Walworth County Park Committee and Public Works Committee consult with affected towns in revising and refining the plan for bicycle trails.

Town adoption of the transportation plan element does not include adoption of off-road bicycle trail recommendations that they oppose.

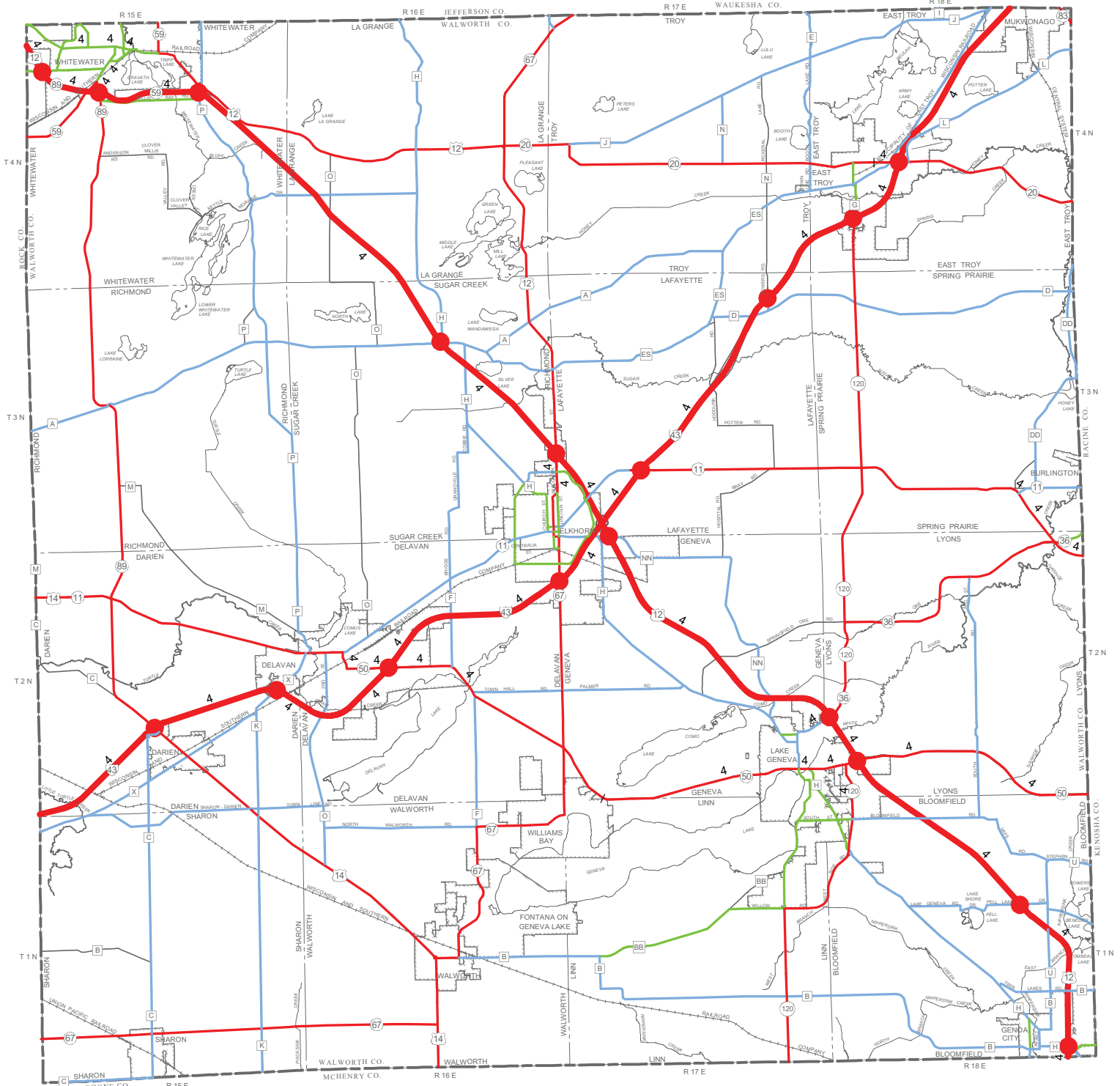
Pedestrian Facilities

1. In their review and approval of proposed future developments, cities and villages as well as towns with urban service areas should consider the need for sidewalks and other pedestrian ways to accommodate safe pedestrian travel, and as appropriate, require developers to install such facilities.

Note: With respect to towns, the Walworth County subdivision ordinance specifies that towns may require sidewalks in new subdivisions. Some town subdivision ordinances also specify that the town may require sidewalks, while other town subdivision ordinances are silent on this. Towns should evaluate the need for sidewalks and other pedestrian ways in proposed subdivisions on a case-by-case basis, recognizing that sidewalks may be unfeasible or otherwise undesirable in low density or rural density subdivisions.

Map XII-1

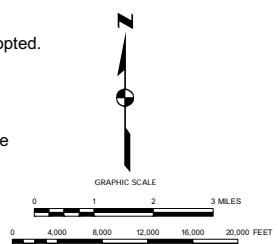
ARTERIAL STREET AND HIGHWAY ELEMENT OF THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



- | | | | |
|--------------------------|----------------------|---|----------------------|
| FREEWAY | | | |
| | STATE TRUNK HIGHWAY | 4 | NUMBER OF LANES |
| | INTERCHANGE | | (2 WHERE UNNUMBERED) |
| STANDARD ARTERIAL | | | |
| | STATE TRUNK HIGHWAY | | |
| | COUNTY TRUNK HIGHWAY | | |
| | LOCAL TRUNK HIGHWAY | | |

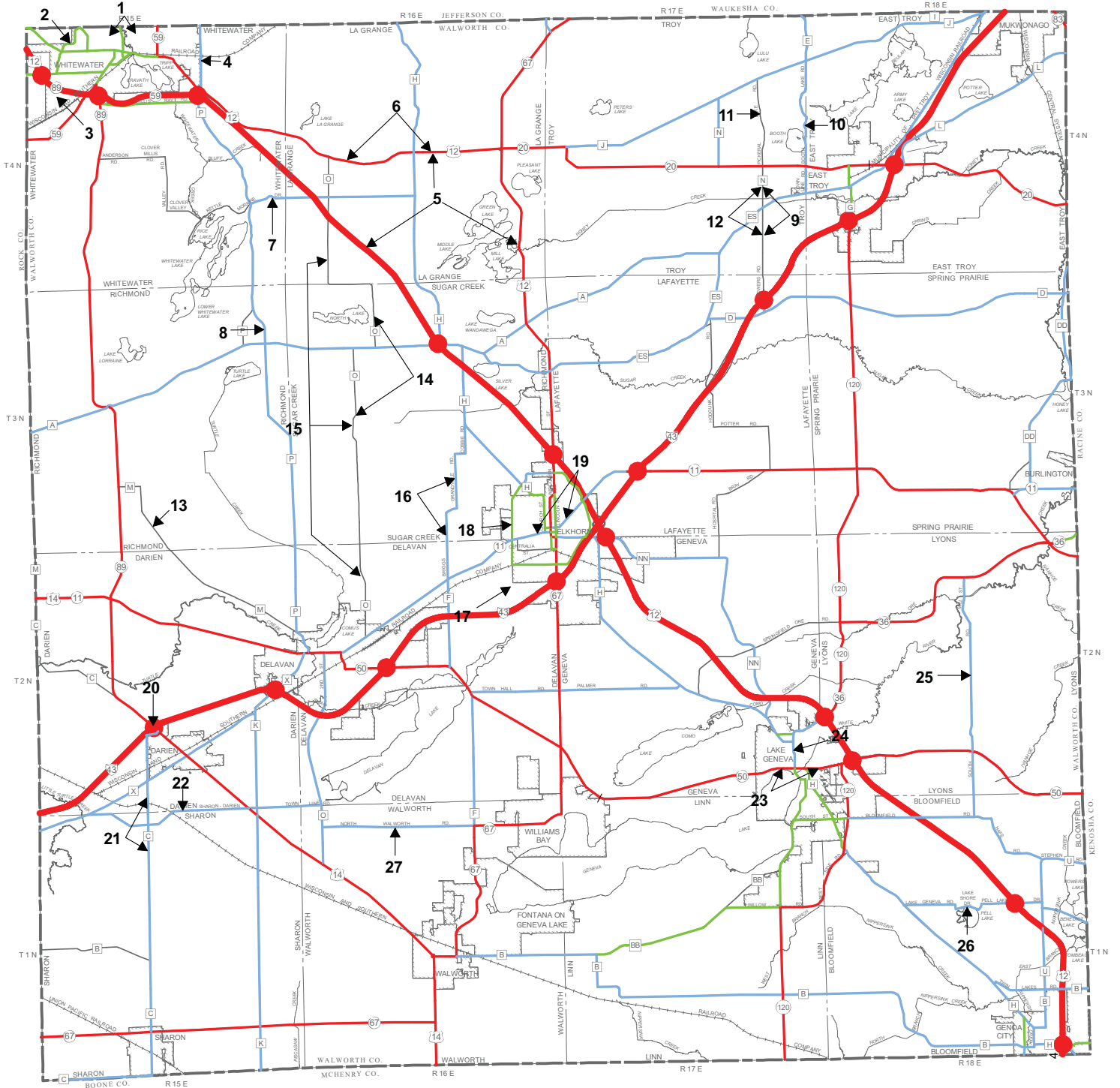
- Notes:**
- This map shows the highway element of the adopted year 2035 regional transportation plan, including jurisdictional changes which have been agreed upon since the plan was adopted.
 - The recommendations of the regional transportation plan as shown on this map will be reviewed and updated as part of the update of the Walworth County jurisdictional highway system plan. The potential changes to the regional plan that have been requested to be considered to date are indicated on Table XII-1.



Source: SEWRPC.






Map XII-2

ARTERIAL STREET AND HIGHWAY ELEMENT OF THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN--
SEGMENTS TO BE RECONSIDERED AS PART OF THE UPDATE OF THE WALWORTH COUNTY JURISDICTIONAL HIGHWAY SYSTEM PLAN



FREEWAY
 STATE TRUNK HIGHWAY
 INTERCHANGE

STANDARD ARTERIAL
 STATE TRUNK HIGHWAY
 COUNTY TRUNK HIGHWAY
 LOCAL TRUNK HIGHWAY

15 SEGMENT IDENTIFICATION NUMBER ON TABLE XII-1

Note: This map identifies segments of the arterial street and highway element of the year 2035 regional transportation system plan that have been requested to be reconsidered as part of the Walworth County jurisdictional highway system plan update. The nature of the potential changes--requested to be considered by Walworth County and cities, villages, and towns in the County--is indicated on Table XII-1.

Source: SEWRPC.

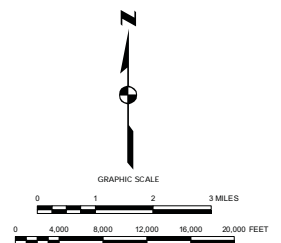


Table XII-1

POTENTIAL CHANGES TO THE ARTERIAL STREET AND HIGHWAY ELEMENT OF THE REGIONAL TRANSPORTATION PLAN

Requesting Unit of Government	Change Requested to Be Considered	Segment Identification Number on Map XII-2
Walworth County	<ul style="list-style-type: none"> Reconsider the existing and proposed County jurisdiction of CTH H in the City of Lake Geneva. 	24
	<ul style="list-style-type: none"> Reconsider the proposed transfer to County jurisdiction of Lake Geneva Road, Clover Road, Lakeshore Drive, Orchid Drive, and Pell Lake Drive between CTH H and USH 12. 	26
	<ul style="list-style-type: none"> Consider as an addition to the planned arterial system of Bowers Road between IH 43 and CTH ES and CTH N between CTH ES and STH 20. 	12
	<ul style="list-style-type: none"> Consider Pickerel Lake Road between STH 20 and CTH J as an alternative to the planned arterial routes of Town Line Road between STH 20 and CTH J and of CTH N between STH 20 and CTH J. 	11
	<ul style="list-style-type: none"> Consider the removal from the planned arterial system of Sharon-Darien Town Line Road between CTH X and CTH O. 	22
	<ul style="list-style-type: none"> Consider the removal from the planned arterial system of South Road and Mill Street between STH 50 and STH 36. Also, reconsider the proposed transfer to County jurisdiction of these roads. 	25
	<ul style="list-style-type: none"> Reconsider the proposed removal from the planned arterial system—and the proposed transfer to local jurisdiction—of CTH O between USH 12 and STH 11. 	15
Town of East Troy	<ul style="list-style-type: none"> Reconsider the proposed addition to the planned arterial system of Town Line Road between CTH ES and CTH J. The Town opposes designating Town Line Road as an arterial highway and recommends that it remain under local jurisdiction. 	10
Town of Richmond	<ul style="list-style-type: none"> Reconsider the proposed transfer to local jurisdiction of CTH M between STH 89 and CTH P. The Town opposes the transfer of CTH M from County to local jurisdiction. 	13
	<ul style="list-style-type: none"> Reconsider the proposed realignment of CTH P north of CTH A. The Town opposes the realignment of CTH P, given a new subdivision in the area. 	8
Town of Sugar Creek	<ul style="list-style-type: none"> Consider the removal from the planned arterial system of Briggs Road between STH 11 and Hazel Ridge Road, Hazel Ridge Road between Briggs Road and Granville Road, Granville Road between Hazel Ridge Road and Sugar Creek Road, Sugar Creek Road between Granville Road and Cobbie Road, and Cobbie Road between Sugar Creek Road and CTH H. Also, reconsider the proposed transfer to County jurisdiction of these roads. The Town opposes the transfer of these roads from local to County jurisdiction. 	16
	<ul style="list-style-type: none"> Reconsider the proposed transfer to local jurisdiction of CTH O within the Town of Sugar Creek (similar request made by County). The Town opposes the transfer of CTH O from County to local jurisdiction. 	14
	<ul style="list-style-type: none"> The Town opposes the extension of the USH 12 freeway through the Town. 	5
Town of Troy	<ul style="list-style-type: none"> Consider as additions to the planned arterial system CTH N between CTH ES and STH 20 and Bowers Road between IH 43 and CTH ES (same request made by County). The Town is in favor of these additions. 	9
	<ul style="list-style-type: none"> Reconsider the proposed addition to the planned arterial system of Town Line Road between CTH ES and CTH J (same request made by Town of East Troy). The Town opposes designating Town Line Road as an arterial highway and recommends that it remain under local jurisdiction. The Town would oppose the designation of Pickerel Lake Road between STH 20 and CTH J as an arterial highway. The Town supports retaining CTH N between STH 20 and CTH J as an arterial highway. 	10

Table XII-1 (continued)

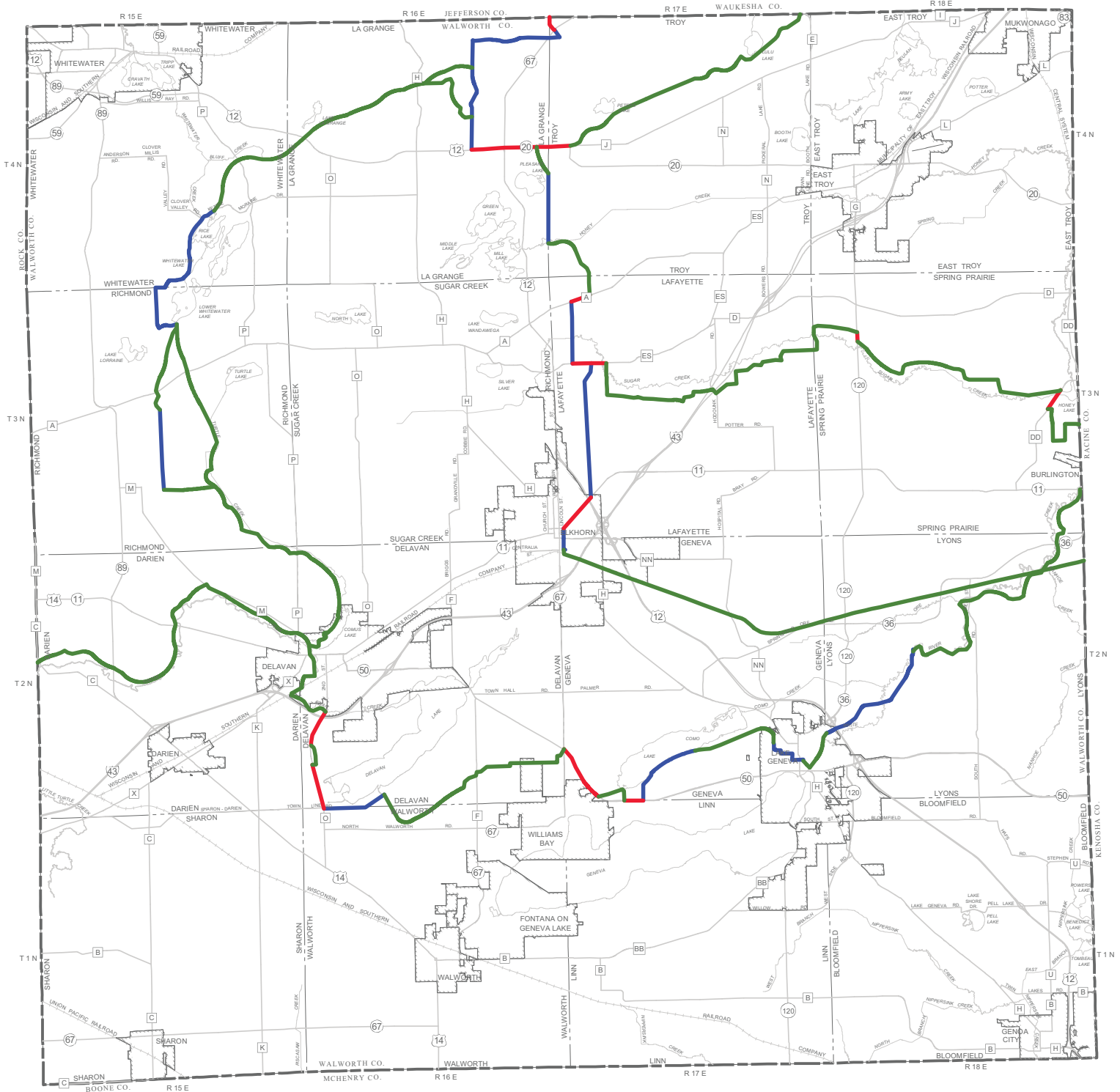
Requesting Unit of Government	Change Requested to Be Considered	Segment Identification Number on Map XII-2
Town of Walworth	<ul style="list-style-type: none"> Reconsider the proposed transfer to County jurisdiction of North Walworth Road between CTH O and CTH F. 	27
Town of Whitewater	<ul style="list-style-type: none"> Reconsider the proposed transfer to County jurisdiction of Kettle Moraine Drive east of CTH P. The Town opposes the transfer of Kettle Moraine Drive from local to County jurisdiction. 	7
	<ul style="list-style-type: none"> Reconsider the proposed transfer to County jurisdiction of Howard Road north of USH 12. The Town opposes the transfer of Howard Road from local to County jurisdiction. 	4
	<ul style="list-style-type: none"> Consider the improvements and addition of traffic lanes to the existing route of USH 12 between the Cities of Elkhorn and Whitewater as an alternative to the extension of the USH 12 freeway. 	5
Village of Darien	<ul style="list-style-type: none"> Consider the need for extending STH 89 over existing county trunk highways between USH 14 and STH 67 in the Towns of Darien and Sharon. 	21
	<ul style="list-style-type: none"> Reconsider the proposed Foundary Road extension in the Village of Darien. 	20
City of Elkhorn	<ul style="list-style-type: none"> Reconsider the proposed transfer to County jurisdiction of STH 11 in the City of Elkhorn. 	19
	<ul style="list-style-type: none"> Consider the need for a new arterial facility located south of the City of Elkhorn beyond the proposed City of Elkhorn ring road extending from STH 11 east of the City to STH 11 west of the City. 	17
	<ul style="list-style-type: none"> Reconsider the proposed alignment of the planned City of Elkhorn ring road on the west side of the City. 	18
City of Lake Geneva	<ul style="list-style-type: none"> Consider alternatives to providing four traffic lanes on STH 50 through the City of Lake Geneva to address existing and future congestion. The City opposes a four-lane configuration of STH 50 through the downtown business district of the City. 	23
City of Whitewater	<ul style="list-style-type: none"> Consider as an addition to the planned arterial system of Starin Road between Tratt Street and Freemont Street and its extension between Freemont Street and Newcomb Street (STH 59) in the City of Whitewater. 	1
	<ul style="list-style-type: none"> Reconsider the proposed alignment for a new arterial between Main Street and Tratt Street in the City of Whitewater. 	2
	<ul style="list-style-type: none"> Consider the need for an extension of Indian Mound Parkway between Walworth Street and STH 59 in the City of Whitewater. 	3
Wisconsin Department of Transportation	<ul style="list-style-type: none"> Reconsider the planned state jurisdiction of existing USH 12 between STH 67 and the City of Whitewater. 	6

Notes: This table lists potential changes to the year 2035 regional transportation plan that Walworth County and towns, villages, and cities in the County have requested be considered as part of the Walworth County jurisdictional highway planning process.

On this table, the term “planned arterial system” refers to the planned system of arterial streets and highways recommended in the year 2035 regional transportation plan.

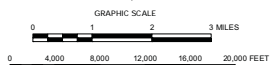
Source: SEWRPC.

**OFF-STREET BICYCLE PATHS FOR WALWORTH COUNTY RECOMMENDED
IN THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN**



BICYCLE AND PEDESTRIAN OFF-STREET PATH

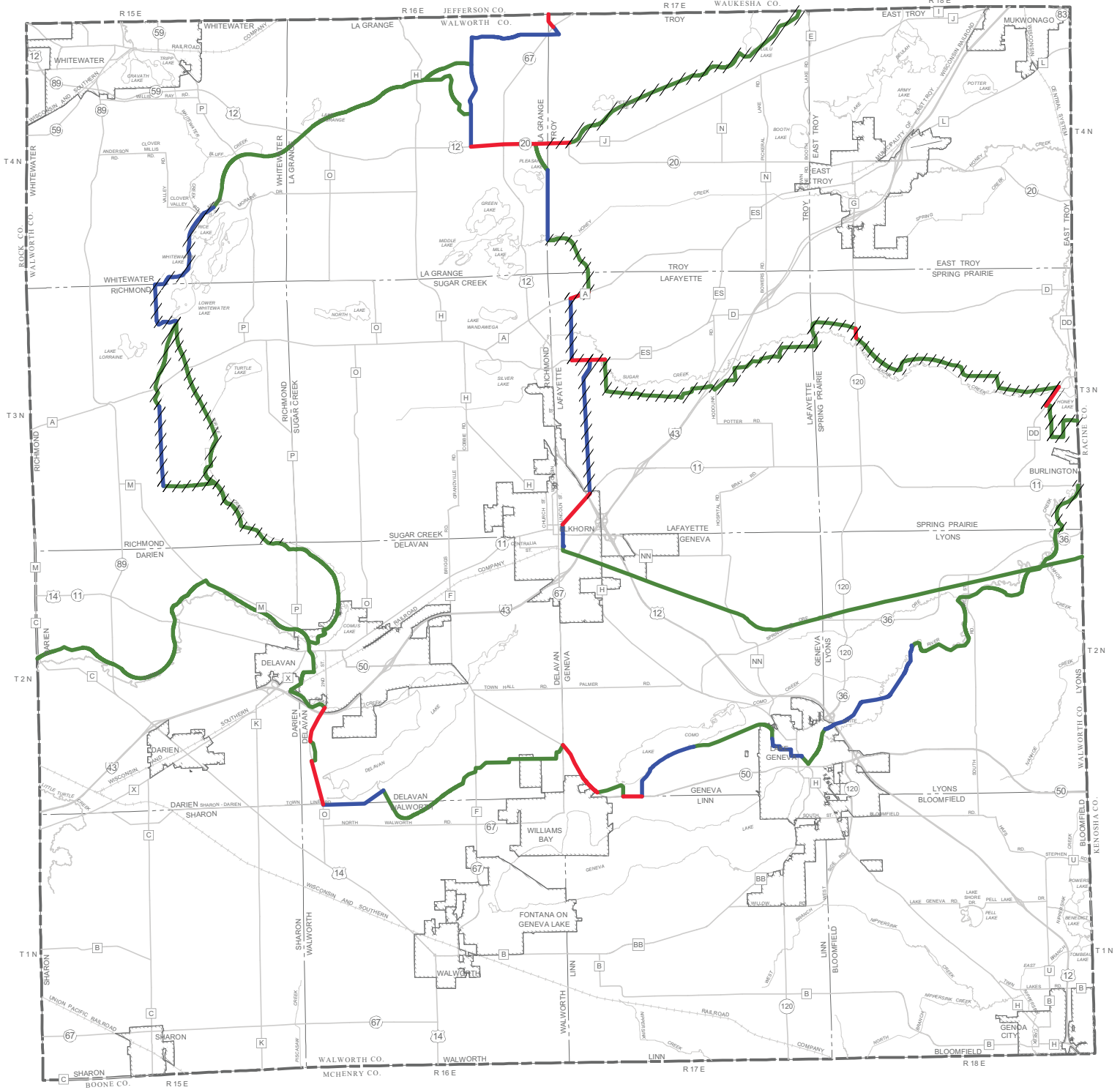
- OFF-STREET BICYCLE WAY IN UTILITY OR NATURAL RESOURCE CORRIDOR
- SURFACE ARTERIAL STREET CONNECTION TO OFF-STREET BICYCLE WAY SYSTEM
- NONARTERIAL STREET CONNECTION TO OFF-STREET BICYCLE WAY SYSTEM



Source: SEWRPC.

Map XII-4

OFF-STREET BICYCLE PATH SEGMENTS PROPOSED TO BE REMOVED FROM THE REGIONAL TRANSPORTATION SYSTEM PLAN-- AS IDENTIFIED BY THE TOWNS OF LAFAYETTE, RICHMOND, SPRING PRAIRIE, TROY, AND WHITEWATER



BICYCLE PATH RECOMMENDED IN REGIONAL TRANSPORTATION PLAN

- 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



BICYCLE PATH SEGMENTS PROPOSED TO BE REMOVED FROM THE REGIONAL TRANSPORTATION SYSTEM PLAN-- AS IDENTIFIED BY THE TOWNS OF LAFAYETTE, RICHMOND, SPRING PRAIRIE, TROY, AND WHITEWATER.



Chapter XIII

UTILITIES AND COMMUNITY FACILITIES ELEMENT

INTRODUCTION

This chapter presents the utilities and community facilities element of the multi-jurisdictional comprehensive plan for Walworth County. Part One of this chapter provides background information on utilities and community facilities in the County and is strictly informational. Part Two establishes the utilities and community facilities goal, objectives, policies, and programs for the multi-jurisdictional comprehensive plan. Land use regulations shall be consistent with Part Two of this chapter.

PART 1: BACKGROUND INFORMATION ON UTILITIES AND COMMUNITY FACILITIES IN WALWORTH COUNTY

This section presents a summary of key background information that was considered in developing the utilities and community facilities goal, objectives, policies, and programs. Specifically, this section presents the following: 1) a summary description of the existing utilities and community facilities in Walworth County; 2) a review of the population projections in terms of potential impacts on community facilities and utilities; and 3) a summary of the public input on utilities and community facilities obtained during the course of the comprehensive planning process.

Existing Utilities and Community Facilities and Services

A detailed description of existing utilities and community facilities in Walworth County is presented in Chapter V of this report. A summary of the key features of the existing utilities and community facilities follows:

Community Facilities

- Five towns in Walworth County have their own police department; the 11 other towns in the County rely on the Walworth County Sheriff's Department. Each city and village in the County has a municipal police department (see Map V-8 in Chapter V).
- Fire protection service in the County is provided by 18 different fire departments, which rely heavily upon on-call, rather than full-time, fire fighters. The fire service areas for the 18 departments, along with the location of fire stations in the County, are shown on Map V-9 in Chapter V.
- Emergency medical services (EMS) in the County are provided by 16 fire departments and three private ambulance companies. Fifteen of the fire departments are licensed to provide intermediate care as their highest level of service; one department (Mukwonago) is licensed to provide paramedic service. The three private ambulance companies are licensed to provide paramedic service. EMS service areas within the County are shown on Map V-10 in Chapter V.

- Twenty-two communities (three cities, eight villages, and 11 towns) in Walworth County contract with private haulers for residential pickup of solid waste and recyclables (see Table V-7). In five communities (one city and four towns), residents contract individually with private haulers for the pickup of solid waste and recyclables. One town (Darien) has arrangements for residents to drop off solid waste and recyclables at the Mallard Ridge landfill facility.
- There are 11 public libraries in Walworth County, each operated by a city or village. These libraries may be used by all Walworth County residents with valid library cards.
- Most of Walworth County is served by six K-12 school districts and two union high school districts, with each of the union high school districts having four elementary school feeder districts. These districts operate a total of seven high schools, seven middle or junior high schools, and 24 elementary schools within the County. The total enrollment in these schools was 16,228 students in 2006 (see Map V-11 and Table V-8 in Chapter V). Other public schools in the County include: Walworth County Educational Consortium Alternative High School, operated by Gateway Technical College and a consortium of five public school districts; Lakeland School of Walworth County, operated by the Walworth County Children with Disabilities Education Board; and the Wisconsin School for the Deaf, operated by the Wisconsin Department of Public Instruction.
- There are 176 park and open space sites owned by cities, villages, towns, and school districts in Walworth County encompassing a total of about 2,576 acres. Of these park and open space sites, 37 sites, encompassing 583 acres, are owned by towns (see Map III-18 and Table III-19 in Chapter III).
- In addition to public facilities and services, many community facilities and services are provided by the private sector. In Walworth County, these include the following:
 - Two hospitals (Aurora Lakeland Medical Center and Mercy Walworth Hospital)
 - Fifteen private elementary and secondary schools (see Map V-12 and Table V-9 in Chapter V)
 - Sixty-three licensed child care centers (see Map V-14 and Table V-11 in Chapter V)
 - Forty-four assisted living facilities offering varying levels of care and supportive services (see Map V-15 and Table V-12 in Chapter V)
 - Eight nursing homes (see Map V-16 and Table V-13 in Chapter V)
- There are 54 known cemeteries in Walworth County (see Map V-17 and Table V-14 in Chapter V).

Utilities

- Areas with public sanitary sewer service in Walworth County in 2000 encompassed a total area of about 27.6 square miles, or 5 percent of the County, with an estimated resident population of 62,100 persons, or 68 percent of the County population. These areas include most of the developed portions of the County's cities and villages, along with certain lake area communities and other urban enclaves in towns—including the Delavan Lake area in the Town of Delavan; the Potter Lake area in the Town of East Troy; the Geneva National and Lake Como Beach areas in the Town of Geneva; the Kikkoman plant in the Town of Walworth; the Pell Lake area in the Town of Bloomfield; and the unincorporated community of Lyons, the Country Estates area, and the Grand Geneva area in the Town of Lyons (see Map V-1 in Chapter V). Public sewage treatment plant capacities and flow rates are listed in Table V-1 in Chapter V.
- Under State Administrative rules, sanitary sewers may be extended only to areas located within planned sanitary sewer service areas adopted as part of the regional water quality management plan. Sewer service area plans are prepared through a planning process involving the concerned local units of government

including the governmental unit responsible for the sewage treatment plant, the Regional Planning Commission, and the Wisconsin Department of Natural Resources. Sewer service area plans may be amended in response to changing local conditions as well as in response to new population projections, subject to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*. Currently adopted planned sanitary sewer service areas in Walworth County are shown on Map V-1 in Chapter V.

- Residential development and other urban development not served by public sanitary sewerage systems relies on private onsite wastewater treatment systems, including conventional systems, in-ground pressure systems, mound systems, holding tank systems, and others. It is estimated that there are about 14,100 private onsite wastewater systems in Walworth County.
- In 2005, 16 municipal water supply systems provided water supply service to about 22.2 square miles, or 4 percent of the total area of Walworth County, with an estimated resident population of about 59,100 persons, or 61 percent of the County population. All of the water supply systems in Walworth County rely on groundwater as a source of supply. Areas served by public water supply systems in 2005 are shown on Map V-2 in Chapter V, and selected characteristics of each system are presented in Table V-2 in Chapter V.
- In 2005, there were also 22 existing private community water supply systems operating in Walworth County (see Map V-2 and Table V-3 in Chapter V). These systems, which rely on groundwater, primarily serve residential development, such as subdivisions, apartment or condominium developments, and mobile home parks. They served a total of about 3,800 persons in Walworth County in 2005, less than 4 percent of the County population.
- There are numerous other privately owned, self-supplied water supply systems operating in Walworth County. These systems serve industrial, commercial, and recreational facilities as well as agricultural and other irrigation facilities.
- In addition to water supplied through the aforementioned systems, an estimated 38,000 persons, or about 39 percent of the total County population, were served by private domestic wells in 2005.
- In 2009, the Regional Planning Commission was nearing completion of an advisory regional water supply system plan for the seven-county Southeastern Wisconsin Region, including Walworth County. A preliminary draft of that plan includes recommendations regarding potential long-range water supply service areas and sources of water supply for public water utilities and districts; potentially needed major water supply infrastructure; the protection of important groundwater recharge areas; water conservation measures; stormwater management measures that would help to maintain the natural recharge of new development; and processes to be followed to minimize impacts of new high-capacity wells on nearby wells and surface waters.
- Within Walworth County, towns rely primarily on roadside swale and culvert systems to convey stormwater runoff, while cities and villages rely on curb and gutter storm sewer systems or a combination of curb and gutter systems and roadside swales and culverts. Stormwater storage and infiltration facilities are increasingly important components of the stormwater management system, regardless of whether curbs and gutters or roadside swales are used to convey stormwater.
- In Walworth County, electric power service is provided primarily by WE Energies, which generally serves the northerly portion of the County, and by Alliant Energies, which generally serves the southerly portion. Rock County Electric Cooperative serves portions of the Towns of Darien and Sharon. In addition, the City of Elkhorn electric utility serves the City of Elkhorn and certain adjacent areas. All of Walworth County is within the WE Energies natural gas service area.

- There are 50 known towers and other tall structures that accommodate mobile wireless service in Walworth County, along with two antenna sites that accommodate fixed wireless service. The locations of these facilities and other communication antenna/tower facilities are shown on Map V-6 in Chapter V.

Future Population Growth and Change: General Impacts on Utilities and Community Facilities

Under the multi-jurisdictional comprehensive plan, the population of Walworth County is projected to increase from 92,000 persons in 2000 to 145,800 persons in 2035. Such growth may be expected to increase the demands on County and municipal facilities, on schools, on utility systems, and on private community facilities in the County.

With respect to County facilities, Walworth County has carried out a major facility expansion program since the early 1990s—resulting in a new judicial center, law enforcement center, and health care center—along with a renovated government administration center. In general, these facilities may be expected to serve the County well for the foreseeable future. Walworth County currently owns three parks; the County’s park plan calls for an increase in County park lands that is generally in keeping with a growing County population.

Each of the 13 participating towns have selected a year 2035 population projection for purposes of the multi-jurisdictional comprehensive plan. Together, the 13 towns would grow by about 12,200 persons between 2000 and 2035, with considerable variation in projected growth rates among the 13 towns (see Table VII-8 in Chapter VII). Each of the participating towns will have to ensure that their town facilities and their arrangements for services such as fire and emergency medical service are capable of meeting future needs. Current plans in this respect are presented for the participating towns in Part Two of this chapter.

School districts may also be expected to be impacted by growth in the County population. Under the Regional Planning Commission’s intermediate growth scenario, the population between ages five and 19 in the County would increase by about 51 percent between 2000 and 2035—about the same rate of increase as projected for the total County population under an intermediate growth scenario. It is incumbent upon school districts to be familiar with the comprehensive plan population projections for the communities which they serve and to take these into account in planning for future school facilities.

City and village utilities, town sanitary districts, and the Walworth County Metropolitan Sewerage District may also be expected to be impacted by growth in the County population, as additional demands are placed on their sanitary sewerage and water supply systems. Local utilities and sanitary districts typically undertake facility planning studies well in advance of the point at which their water supply or wastewater treatment facilities would reach design capacities. It is incumbent upon city and village utilities, town sanitary districts, and the Walworth County Metropolitan Sewerage district to be familiar with the comprehensive plan projections of the areas that they serve and to take these into account in future facility planning.

Growth in the County population may also be expected to create additional demand for community facilities that are provided by the private sector, including child care facilities, health care facilities, assisted living facilities, and nursing homes. Growth in the senior population of the County (see Table VII-2 in Chapter VII), in particular, can be expected to increase the need for health care and assisted living facilities within the County.

Public Input on Utilities and Community Facilities

Most of the public input on utilities and community facilities in the County was obtained through the countywide public opinion survey conducted in the summer of 2007 and the series of public participation meetings held throughout the County in December 2007. Related results from the public opinion survey are summarized below:

- Respondents to the countywide public opinion survey were asked to indicate the relative importance of various factors that influenced their decision to live, locate, or invest in Walworth County. About 76 percent of the respondents indicated that government services were very important or somewhat important in their choice of location; 75 percent indicated that the educational system was very important or somewhat important; and 67 percent indicated that the availability of utilities (public sewer and water) was very important or somewhat important.

- Survey respondents were also asked to evaluate the local impacts of growth in recent years on community facilities and other features. With respect to school systems, 49 percent responded that the impact of growth was positive, 14 percent said negative, and 37 percent said little impact or had no opinion. For law enforcement needs, 53 percent responded that the impact of growth was positive, 20 percent said negative, and 27 percent said little impact or had no opinion. For library systems, 56 percent responded that the impact of growth was positive, 9 percent said negative, and 35 percent said little impact or had no opinion. For health care facilities, 77 percent responded that the impact of growth was positive, 5 percent said negative, and 18 percent said little impact or had no opinion. For child care facilities, 26 percent responded that the impact of growth was positive, 7 percent said negative, and 67 percent said little impact or had no opinion.

Each of the four public participation meetings held in December 2007 included a group exercise designed to identify strengths, weaknesses, opportunities, and threats (“SWOT” exercise) facing Walworth County. Some participants in the SWOT exercises cited existing infrastructure, good schools, and other community facilities as strengths. A number of participants cited a lack of cooperation among local units of government in one form or another as a weakness, while increased cooperation among local units of government was consistently cited as an opportunity. At one of the SWOT exercises, participants cited cooperation between governments for efficiency and cost-savings among the greatest opportunities in the County.

PART TWO: UTILITIES AND COMMUNITY FACILITIES GOAL, OBJECTIVES, POLICIES, AND PROGRAMS

Utilities and Community Facilities Goal

- The provision of high quality community facilities and services and utility services in the most cost-effective manner possible.

Utilities and Community Facilities Objectives

- Maintenance and expansion, where needed, of existing public facilities and services, commensurate with growth in population and economic activity.
- Increased cooperation in the provision of basic public services and facilities, resulting in cost reductions and/or increase in the quality of services provided: police, fire and emergency medical services, sewer and water supply, and other services and facilities.
- Full utilization of existing public facilities and service systems—through land use policies that direct most new intensive urban development to urban service areas.
- Strengthened capabilities for estimating the cost of providing public services for proposed developments.
- Accommodation, as appropriate, of community facilities typically provided through the private sector, such as child care facilities, nursing homes and other assisted living facilities, health care facilities, and cemeteries.
- Accommodation, as appropriate, of alternative energy sources.

Utilities and Community Facilities Policies and Programs

Public Facilities—County-Level

1. County Buildings—Beginning in the early 1990s and continuing through 2008, Walworth County has carried out a major construction/renovation effort, expanding and upgrading key County facilities. During

that time, the County constructed a new law enforcement center, judicial center, and health care center at the Lakeland Complex. The County renovated the old County courthouse in the City of Elkhorn for use as a general government center. A new school building for the Lakeland School of Walworth County for students with special needs was constructed at the Lakeland complex in 2008. With few exceptions, the aforementioned County facilities are envisioned to be able to substantially meet the County's needs for the foreseeable future. It should be noted that there may be a need to expand the jail facilities at the County Law Enforcement Center within the next 10 years, if current trends continue. Also, an additional salt storage dome is expected to be constructed adjacent to the existing dome at the Public Works complex in the near term.

2. County Outdoor Recreation Sites—As noted in Part One of this chapter, Walworth County owns three park sites: Natureland Park, Price Conservancy, and Veteran's Park; the County also maintains the White River State Trail. The current Walworth County park plan proposes the expansion of Price Conservancy and Natureland Park and the provision of two new County parks, for which only general site locations in the east-central and west-central areas of the County are indicated in the County park plan. The County park plan also recommends a countywide recreational trail system. The following recommendations are made as part of this multi-jurisdictional comprehensive plan:
 - The County should consider implementing the park-related recommendations of the County park plan in the years ahead, making full use of Stewardship funds and other grant funds which may be available in support of park land acquisition. Any land acquisition for parks would be on a willing-seller basis and would not involve eminent domain. Detailed planning for new or expanded County parks should be carried out in conjunction with the towns concerned.
 - The Walworth County Park Committee and Public Works Committee should consider revising the recreational trail component of the County park plan, with the direct involvement of towns in this planning. Related town plan concerns regarding off-road bicycle trails, as indicated in Chapter XII, should be taken into account.

Public Facilities—Community-Level

1. Towns, cities, and villages in Walworth County should maintain local facilities and services commensurate with growth in population.
2. Towns, cities, and villages in Walworth County should be open to changes in the way local facilities and services are provided, including the possibility for service sharing or other forms of increased cooperation among local units of government that may result in cost savings and/or a higher quality of service. The Walworth County Intergovernmental Cooperation Council provides a good forum for the discussion of such cooperative efforts by towns, cities, and villages in the County.
3. Existing community facilities provided by participating towns in Walworth County are described in Chapter V. Specific plans for new or expanded community facilities for the participating towns are indicated below:
 - Town of Darien
The Town is working with the DNR on a canoe launch/picnic area along Turtle Creek at CTK C. The Town is exploring a location and design of a possible new fire station in conjunction with the Village of Darien as part of their existing Joint Fire Department and studying a possible improved cooperative fire and rescue arrangement with the City of Delavan, Town of Delavan, and Village of Darien.
 - Town of Delavan
The Town will consider updating/remodeling/repairing the Town Hall. The Town proposes five new park sites over the course of the planning period, including two community parks, two neighborhood parks, and one special purpose park. The general location of the proposed parks is shown on the Town land use plan map.

- Town of East Troy
The Town has plans for soccer fields and a baseball diamond at the Town park, along with the extension of the current park trail.
- Town of Geneva
The current Town Hall has become inadequate for the size of the Town and accessibility for the disabled needs improvement. The Town is planning to incorporate the Town Hall, public works, and police department facilities at one site. A referendum in this regard is expected in 2009 or 2010. The Town is exploring options for fire districts and local fire substations. The Town has created a temporary fire substation, and would build a more permanent station for the Elkhorn Area Fire Department if staff were to be made available.
- Town of LaFayette
The Town has discussed the possibility of a new Town Hall, although nothing is envisioned in the near future.
- Town of LaGrange
No changes are envisioned.
- Town of Richmond
The Town is considering expansion of Town garage facilities, the recycling and yard waste area, and the sand/salt storage area. The Town may consider a branch fire station for one of the fire departments that currently serve the Town.
- Town of Sharon
No changes are envisioned.
- Town of Spring Prairie
The Town Hall roof needs repair, which is under consideration. Also under consideration is a new Town Hall and community center with a sports park.
- Town of Sugar Creek
The Town envisions new or expanded facilities—locating a Town Hall, branch fire station, compost facility, and public works garage on one site. The preferred location is Tibbets, adjacent to the current Town Hall, but other locations would be considered. The Town envisions a recreational trail linking residential areas on the east side of Lake Wandawega. The Town also envisions a new park, which would likely be located in an area east of Evergreen Lane, between Wisconsin Drive and Kenosha Drive.
- Town of Troy
No changes are envisioned.
- Town of Walworth
The Town is looking into the possibility of a new site that would accommodate a new Town Hall, public works garage, salt storage area, and—possibly—a Town park. The Town land use plan map shows a general location for such a site in U.S. Public Land Survey Section 17. A precise location for a site has yet to be determined.
- Town of Whitewater
At some point, the Town may build a new storage building to house its trucks and other equipment. The Town may consider relocating the Town Hall, if the current site were to become effectively surrounded by the City of Whitewater. There are no firm plans for a new storage facility or Town Hall at this time.

Except as noted above, no major changes are envisioned at this time by participating towns with respect to town facilities such as town halls, public works facilities, and parks, nor are major changes envisioned in existing arrangements for police, library, or solid waste/recycling services. It is recognized that town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Schools

1. As indicated in Part One of this chapter, most of Walworth County is served by six K-12 public school districts and two union high school districts, each of the union high school districts having four feeder elementary school districts (see Map V-11 and Table V-8 in Chapter V). These public school districts were contacted in 2008 regarding any plans which they may have for new or expanded school facilities. None of the districts reported having a long-range school facilities plan, nor did any of the districts have plans for new schools or major expansion of existing schools in the immediate future. Several school districts reported having land available for a new school or for the major expansion of an existing school—including the Delavan-Darien School District, which has acquired land for a potential school in the City of Delavan; and the East Troy Community School District, which has available land adjacent to Prairie View Elementary School in the Village of East Troy. The Elkhorn Area School District indicated the potential for acquiring a new site for an elementary school through land dedication as part of a proposed subdivision in the City of Elkhorn.
2. In their future planning for new or expanded school facilities, public school districts serving Walworth County are encouraged to take into account the projections and land use plan elements of this multi-jurisdictional comprehensive plan and the comprehensive plans of cities and villages in the County.

Private Facilities

1. As noted in Part One of this chapter, growth in the County population may be expected to increase the demand for community facilities that are provided primarily through the private sector—including child care facilities, health care facilities, assisted living facilities, and nursing homes. These facilities tend to be concentrated in the County's cities and villages and in towns with utility service areas, although some facilities are found in other town areas (see Maps V-13, 14, 15, and 16 in Chapter V). While it is expected that new facilities of this type will, to a large extent, continue to be provided in areas that have public utility services, some facilities may be appropriately provided in towns that do not have utility services. An example of this would be assisted living facilities for long-time town residents needing alternative housing but seeking to remain in their community. Towns in Walworth County should be open to private sector proposals for community facilities that meet the needs of town residents, consistent with town goals and objectives.

Public Sewer and Water Supply Service—County Perspective

1. Walworth County is not directly involved in the provision of public sewer and water supply service; rather, these utility services are provided through city and village utilities, through sanitary districts in some towns, and through the Walworth County Metropolitan Sewerage District (sewer only). Walworth County envisions that much of the new development in the County will be provided with public sewer and water supply services through these utilities and districts in the years ahead—at the same time, recognizing that additional development served by private sewage disposal systems and private wells will continue to occur in areas where public utility service is not available, in accordance with town land use plans.
2. Public sanitary sewers may only be provided within planned sanitary sewer service areas, which are established as part of the regional water quality management plan. Currently adopted sanitary sewer service areas in Walworth County are shown on Map V-1 in Chapter V. City and village planned sewer

service areas typically extend into adjacent towns. While most cities and villages have a policy of not extending sanitary sewer service without annexation, this need not be the case. In this respect, the County would encourage cities and villages to consider working with interested towns in jointly exploring options for the provision of city/village sanitary sewer service—as well as water supply service—to town lands without annexation, where this is consistent with the goals and objectives of both units of government.

Public Sewer and Water Supply Service—Town Perspective

1. General policies with respect to the provision of sewer and water utility service for participating towns are presented below:

- Town of Darien

Currently, areas served by sanitary sewers in the Town consist of the mobile home park along Creek Road and the Mallard Ridge landfill. The Town does not envision significant growth in the area around the mobile home park or the expansion of sewer service in that area at this time. The Town recognizes that the food processing operations located southwest of the Village of Darien may need sanitary sewer service at some point.

During the planning period, the possibility of extending sewers to other areas may exist. This should only be considered if the Town were eventually to amend the land use plan accommodating additional growth and development in other areas. Extension of sewers to other areas could only proceed if demonstrated to be cost-effective.

- Town of Delavan

Most of the urban development in the vicinity of Delavan Lake has sanitary sewer service through the Delavan Lake Sanitary District, with wastewater treatment provided via the Walworth County Metropolitan Sewerage District treatment facility. Nearly all new urban development proposed under the Town land use plan is located within the Delavan sanitary sewer service area—and, under the plan, would be connected to the sanitary sewerage system. Unsewered development would be limited, for the most part, to rural residential development to the extent that rural residential development is permitted under the Town land use plan.

- Town of East Troy

The Town envisions that new development on lands in the vicinity of the Village of East Troy would rely on private onsite sewage disposal and private wells; public utility service is not envisioned for new development on lands in this area.

The Town would like to keep open the possibility of utility service through the Village of East Troy to existing development—such as intensively developed areas around Lake Beulah—should the need arise.

The Town does not envision any significant expansion of sanitary sewer service in the Potter Lake area; in general, only infill development served by sanitary sewers in that area is expected.

The Town envisions that new urban development in the northeast corner of the township would be attached to the Village of Mukwonago in accordance with the Town of East Troy-Village of Mukwonago boundary agreement and be provided with utility services through the Village.

- Town of Geneva

Currently, public sewer and water utility services are provided in the Lake Como Sanitary District No. 1 and the Lakeland complex. Public sewer service is provided at Geneva National and the Lodges

at Geneva Ridge; these areas have their own private water supply systems. Wastewater from all of these areas is ultimately conveyed to the Walworth County Metropolitan Sewerage District (WalCoMet) wastewater treatment plant.

The Town envisions that infill urban development in the Lake Como area would be provided with sewer and water utility service. The Town also envisions that proposed new medium-low density residential development along Palmer Road, as identified on the Town land use plan map, would be provided with public sewer and water utility service. The Town further envisions that new urban development in the “development reserve” areas in the westerly portions of the Town, as identified on the Town land use plan map, would be served by public sewer service and, potentially, with public water supply service.

In addition, the Town envisions the eventual extension of public sewer service to certain areas located south of Lake Como between the Lodges at Geneva Ridge and Schofield Road. The Town envisions that sewer service may be provided to certain developed lands and, potentially, to some new infill development, in this area.

A Town-proposed expansion of the currently adopted sanitary sewer service area—reflecting all of the above—is shown on the Town land use plan map.¹

- Town of LaFayette

The Town does not perceive a need for public sewer or water utility service for existing development in the Town at this time, other than the continuation of sewer utility service to Alpine Valley. However, the Town would like to keep open the possibility of utility service through the City of Elkhorn to existing development near the City should the need arise.

The Town has no specific plans for new urban development that would be served by public utilities in the vicinity of the City of Elkhorn at this time. However, the Town would like to keep open the possibility of City utility service for new development on lands that would remain within the Town.

- Town of LaGrange

The Town does not envision public sanitary sewer or water supply service at this time.

- Town of Richmond

The Town does not envision public sanitary sewer or water supply service at this time.

- Town of Sharon

A band of undeveloped lands surrounding the Village of Sharon has been identified as “urban reserve” on the Town land use plan. The Town recognizes that these areas could be developed for urban uses with public utilities should the Village expand in the years ahead. At the same time, the Town would like to keep open the possibility of Village utility service for new development in this vicinity with the lands remaining in the Town.

- Town of Spring Prairie

The Town does not envision public sanitary sewer or water supply service at this time.

¹Any amendments to a sewer service area plan must be undertaken cooperatively with the Regional Planning Commission and the Wisconsin Department of Natural Resources. Where there are conflicting proposals by different sewerage systems to serve the same area, cost-effectiveness analyses may be required to determine which system should provide service.

- Town of Sugar Creek

The Town recognizes the potential for the provision of sewer and water utility service in the northeastern area of the Town. A potential utility district for that area is shown on the Town land use plan map. The potential utility district includes the developed areas around Silver, Wandawega, and Mill Lakes and other existing development in the vicinity, as well as other lands in that vicinity which are designated for future urban development in the Town land use plan. Wastewater from the area would likely be conveyed to the WalCoMet wastewater treatment facility.²

In addition, on its land use plan, the Town has designated certain lands in the south half of Section 25 as potential additions to the City of Elkhorn. The Town recommends residential development for that area, and recognizes that, if that area were annexed to the City, it would be provided with City sewer and water utilities.

- Town of Troy

Undeveloped lands located inside the Village of East Troy sewer service area within the Town have been designated as “urban reserve” on the Town land use plan. The Town recognizes that these areas may be developed for urban uses with public utilities from the Village of East Troy, with the likelihood that such areas would be annexed to the Village. Nevertheless, the Town would like to keep open the possibility of Village utility service for new development on lands in the vicinity of the Village that would remain within the Town, either indefinitely or for an extended period of time.

The Town would also like to keep open the possibility for public utility service to existing development around Booth Lake from the Village of East Troy, should the need arise, with the areas concerned remaining in the Town.

The Town envisions the continuation of public water supply service in Troy Center through Troy Sanitary District No. 1.

- Town of Walworth

Public utility service in the Town is currently limited to sanitary sewer service in the following locations: the Kikkoman facility, the Inspiration Ministries facility, and certain areas located south of South Shore Drive in the northwest area of the Town.

On its land use plan map, the Town has proposed new residential development south of South Shore Drive in the northwest area of the Town. The Town envisions that new development in this area would generally be served with public sanitary sewers, expanding upon the limited sewer service already provided in that area.

On its land use plan map, the Town has identified urban reserve areas around the Villages of Fontana, Walworth, and Williams Bay, indicating that the areas may be developed for urban use at some time during the planning period (through 2035) or beyond. The Town is interested in the potential for sewer and water supply service to these areas, if and when they develop, via an extension of village utility systems. This would potentially include arrangements by which the areas so served would remain in the Town. Specifics in this regard could be set forth in village-town boundary/utility service agreements.

²A sewerage facilities plan completed for WalCoMet in 2006 was developed to accommodate the provision of sanitary sewer service to portions of the Towns of Sugar Creek, LaFayette, and Linn, should the need arise.

- Town of Whitewater

On its land use plan map, the Town has proposed new urban development in areas around the City of Whitewater. This includes areas that are proposed for future commercial, industrial, and residential use, along with some areas that are more generally identified as “urban reserve.” The Town would like to see these areas served by public sewer and water service through the City of Whitewater’s utility systems, if and when they develop. The Town recognizes that some of these lands may be annexed to the City as a condition for the extension of utilities, and the Town does not wish to stand in the way of landowners who want to develop their land with City utilities and annexation. At the same time, the Town would like to keep open the possibility of City utility services for new development on lands that would remain in the Town. Specifics in this regard could be set forth in a city-town boundary/utility service agreement.

This policy would not require a landowner to develop his land with or without public utilities, nor would it require that the land concerned be annexed to the City.

Stormwater Management

1. As noted in Part One of this chapter, within Walworth County, towns rely primarily on roadside swales and culverts for stormwater conveyance, while cities and villages rely on curb and gutter storm sewer systems or a combination of curb and gutter systems and roadside swales and culverts. Stormwater storage and infiltration facilities are increasingly important components of stormwater management systems, regardless of the type of system in use.
2. County stormwater management regulations are set forth in Chapter 26 of the County Code of Ordinances. Article II of Chapter 26, “Land Disturbance, Erosion Control, and Stormwater Management,” applies to land development and land disturbing activities in the unincorporated area of the County, except activities that fall under the authority of a one- and two-family erosion control ordinance. Article III of Chapter 26, “One- and Two-Family Dwelling Erosion Control,” incorporates by reference the construction site erosion control provisions of the Wisconsin Uniform Dwelling Code for one- and two-family dwellings. Walworth County administers the construction site erosion control provisions in the Towns of Bloomfield, East Troy, LaFayette, LaGrange, Sharon, Spring Prairie, Sugar Creek, Troy, Walworth, and Whitewater. The Towns of Darien, Delavan, Geneva, Linn, Lyons, and Richmond administer such erosion control regulations locally, except within shoreland areas, where the County is responsible. Continued administration of the stormwater management and erosion control regulations will help control stormwater runoff and minimize sediment and other pollutants entering the surface water system.

Energy Utilities

1. Electric power, natural gas, and crude oil transmission and distribution facilities are largely planned and developed by private utilities and transmission companies. The utilities and transmission line companies that serve Walworth County and their major transmission lines are identified in Chapter V. Those utilities and transmission line companies are encouraged to consider the projections and land use plan elements set forth in this multi-jurisdictional comprehensive plan, as well as the projections and land use plan elements of the comprehensive plans for cities and villages in Walworth County, in their planning to meet future energy needs.
2. Wind energy systems represent an increasingly important source of electricity to electric utilities and to private interests. Policies regarding wind energy systems should try to balance the need for such systems with their inherent impacts. In 2009, Walworth County adopted a wind energy system ordinance which identifies zoning districts within which large energy systems may be accommodated as a conditional use, setback requirements, and noise, height, and appearance standards. A separate ordinance related to smaller wind energy systems was also adopted.

Telecommunications Facilities

1. Increasing demand for wireless communications service has resulted in an increase in telecommunication antenna sites and related facilities in Walworth County (see Map V-6 in Chapter V). Policies with respect to telecommunication facilities in the unincorporated area of Walworth County are embodied in the County telecommunications ordinance. This ordinance is intended to minimize the visual effects of telecommunications facilities and any adverse impacts such facilities may have on environmentally sensitive areas. The ordinance encourages the co-location of new antennas on existing towers and requires that telecommunications facilities be removed once they are no longer in use.

Chapter XIV

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

This chapter presents the economic development element of the multi-jurisdictional comprehensive plan for Walworth County. Part One of this chapter provides background information on economic development in the County and is strictly informational. Part Two establishes the economic development goal, objectives, policies, and programs for the multi-jurisdictional comprehensive plan. Land use regulations shall be consistent with Part Two of this chapter.

PART ONE: BACKGROUND INFORMATION ON ECONOMIC DEVELOPMENT IN WALWORTH COUNTY

This section presents a summary of key background information that was considered in developing the economic development goal, objectives, policies, and programs. It presents: a summary description of the economic base of Walworth County; a summary of public input on economic development received during the course of the comprehensive planning effort; and other information as required under the State comprehensive planning law.

Economic Base

A detailed description of the economic base in Walworth County is presented in Chapter II of this report. A summary of the key features of the economic base from Chapter II, along with additional data now available, follows:

- According to the U.S. Bureau of Economic Analysis, the number of jobs in the County increased from about 26,400 jobs in 1970 to 33,500 jobs in 1980, 39,900 jobs in 1990, and 51,800 jobs in 2000.¹ The largest job concentrations occur in and around the County's cities and villages (see Map II-2 and Table II-17 in Chapter II). Most of the major private employers in the County—those with at least 100 employees—are also concentrated within the County's cities and villages (see Map II-3 and associated list of major employers in Table II-19).
- The industry mix of jobs in the County has changed over the past several decades, although trends in this regard are clouded by a major change in the industrial classification system. The proportion of jobs in services has increased, while the proportion of manufacturing jobs has decreased somewhat. As of 2006,

¹The number of jobs reported by the Bureau of Economic Analysis includes wage and salary employment and the self-employed, and reflects full-time and part-time jobs.

the latest year for which Bureau of Economic Analysis data are available, jobs were distributed by major industrial group as follows: manufacturing—16.7 percent of all jobs; retail trade—10.3 percent; services—36.9 percent; and all other categories combined—36.1 percent. About 39 percent of the services category was comprised of jobs in leisure- and hospitality-related uses (accommodations, food services, arts, entertainment, and recreation).²

- Housing-related industries collectively comprise another component of the County’s economic base. Examples of these are residential construction operations, sub-contractors, realtors, developers, residential lenders, wholesale building suppliers, home re-modeling and repair services, landscape services, and home supply and home furnishing stores.
- The agricultural sector remains a key component of the County’s economic base. According to the Federal Census of Agriculture, the value of agricultural products sold was \$87.4 million for the County in 2002.³ Crop-related sales accounted for 43 percent; livestock- and poultry-related sales accounted for 57 percent (see Table III-4 in Chapter III).
- According to the U.S. Census Bureau, the County’s labor force included 51,900 persons in 2000. U.S. Bureau of Labor Statistics data indicate that the County’s labor force increased by 3.9 percent between 2000 and 2007; this compares to an estimated increase of 9.4 percent in the County population during that period.
- According to the Census Bureau, of the County’s workforce, more than one-third (about 17,600 persons) commuted to jobs outside of Walworth County in 2000. The number of workers commuting to jobs outside the County exceeded the number of workers commuting into the County by about 6,800. Of the 17,600 County residents who commuted to work outside the County, 66 percent worked in other Wisconsin counties; 33 percent worked in Illinois; and 1 percent worked elsewhere. Of the 10,800 persons who commuted into Walworth County for work, 87 percent commuted from other Wisconsin counties, 12 percent commuted from Illinois; and 1 percent commuted from elsewhere.
- According to the Census Bureau, the educational attainment level of the County population—a measure of the quality of the work force—was similar to that of the State in 2000. About 84 percent of the County population age 25 and older had attained a high school or higher level of education—one percentage point lower than the State.⁴ Nearly 22 percent of the County population age 25 and older had a bachelor’s or graduate degree, compared to just over 22 percent for the State (see Table II-5 in Chapter II). The County proportion with a bachelor’s or graduate degree (nearly 22 percent) was slightly below the national figure of just over 24 percent.
- According to the Bureau of Economic Analysis, per capita income in Walworth County was about \$27,300 in 2000, compared to about \$28,600 for the State. Since then, the gap between the County and State per capita income has increased—from \$1,300 in 2000 to \$3,800 in 2006.
- According to the Census Bureau, the median household income for Walworth County in 2000 was about \$46,300, nearly 6 percent higher than the median household income of \$43,800 for the State. The Census Bureau’s annual American Community Survey indicates that the median household income for Walworth County remained 6 percent higher than the State median household income in 2006.

²*Because of a major change in the industrial classification system, information regarding the industry mix of jobs after the year 2000 is not directly comparable to information for the period from 1970 to 2000 presented in Chapter II.*

³*The value of agricultural products sold excludes amounts associated with food/grain processing and related activities.*

⁴*The Census Bureau reports educational attainment only for the population age 25 and older.*

- According to the Wisconsin Department of Revenue, the total equalized value of property in Walworth County stood at \$13.21 billion in 2006. The equalized value of property per capita for the County was \$132,400 in 2006, compared to \$83,500 for the State. Within Walworth County, the equalized value per capita was less than \$100,000 for 12 communities; between \$100,000 and \$200,000 for 10 communities; and greater than \$200,000 for six communities, including two with an equalized value per capita exceeding \$500,000 (see Table II-23 in Chapter II).
- There are a number of business parks in Walworth County intended to accommodate industrial, distribution, research, and related uses. These business parks have sanitary sewer service and typically have an internal street system. Existing business parks that had at least 10 acres of undeveloped land remaining in 2008 are shown on Map XIV-1.

Public Input

Public input on economic development was obtained primarily through the countywide public opinion survey and the series of public informational meetings held throughout the County in December 2007.

Countywide Public Opinion Survey

The countywide public opinion survey—a sample survey of resident households and non-resident owners of residential property in the County—included a number of questions pertaining to economic development. A summary of the relevant findings from the survey follows:

- The survey included several questions regarding whether policies should encourage, discourage, or remain neutral on, commercial and industrial development. On average, roughly one-fourth of the respondents favored encouraging such development; roughly one-fourth favored discouraging such development; and roughly one-half favored a neutral approach.⁵
- There was little support for using property taxes to fund a program to encourage commercial and industrial development. In this regard, about 13 percent of all respondents indicated that they would be willing to support a tax increase of at least 10 cents per \$1,000 of assessed valuation for this purpose.
- In a question directed at those who feel that commercial and industrial development should be encouraged or allowed in the County, respondents were asked which type of business growth they would like to see. The types of industries most preferred were light industry (54 percent of all survey respondents); services (41 percent); and agricultural-related (39 percent). Heavy industry was the least preferred (10 percent of all survey respondents). In a separate question directed at those who feel that the County should continue to grow, about 35 percent indicated a preference for tourist-related businesses.
- In a question as to whether businesses should be concentrated in a few areas or dispersed throughout the County, 54 percent indicated that businesses should be concentrated, 34 percent indicated that they should be dispersed, and 11 percent had no opinion. Of those who indicated that businesses should be concentrated, most said that they should be concentrated in currently zoned commercial and industrial areas.

⁵Survey respondents were asked whether the local officials in Walworth County should encourage, discourage, or remain neutral on various types of development. With respect to industrial development, the responses were as follows: “encourage”—25 percent; “discourage”—26 percent; “remain neutral”—46 percent; “no opinion”—3 percent. With respect to retail development, the responses were as follows: “encourage”—27 percent; “discourage”—22 percent; “remain neutral”—49 percent; “no opinion”—2 percent. A similar pattern of responses was apparent when the question was asked in a slightly different way. Thus, when asked whether commercial and industrial development should be encouraged or discouraged in Walworth County, the responses were as follows: “encouraged”—29 percent; “discouraged”—19 percent; “allowed but not encouraged”—50 percent; and “no opinion”—2 percent.

- About 67 percent of all respondents indicated that employment opportunities were important in their decision to live, locate, or invest in Walworth County.
- As part of the survey, respondents were asked about the local impact of growth in the County on a variety of factors. About 77 percent of respondents indicated that the impact of growth on the availability of shopping was positive; that was the highest positive response among the factors evaluated.

SWOT Exercises/Public Informational Meetings of December 2007

Economic development matters were not among the top strengths, weaknesses, opportunities, or threats facing the County as identified in the SWOT exercises held as part of the public informational meetings in December 2007.⁶ However, a number of participants in the SWOT exercises did cite economic development-related concerns. Some participants cited high taxes, lack of industry/lack of high paying jobs, and “brain drain” as weaknesses or threats to the County. Many participants cited the County’s agricultural base as a strength/opportunity. Some cited tourism as a strength.

Other Public Input

As part of its effort to develop a County economic development strategy, the Walworth County Economic Development Alliance conducted a survey of business firms in the County in May 2008. In comparison to the countywide public opinion survey of resident households described above, the respondents to the survey of business firms indicated more support for dedicating resources for business retention, expansion, and recruitment efforts. Respondents indicated general support for various potential economic development initiatives to which they were asked to react—ranging from the provision of entrepreneurial training to changes in government permitting processes for development.

In 2006, the University of Wisconsin-Whitewater’s Fiscal and Economic Research Center conducted a survey of manufacturers in Walworth County, funded by a grant from the Walworth County Workforce Development Board.⁷ The survey included a range of questions regarding the respondents’ workforce needs, including types of skills that are needed and the degree of difficulty in finding qualified workers. Response patterns indicated that engineer, technical sales staff, and technician positions are the most difficult to fill.

Strengths and Weaknesses

The State comprehensive planning law requires that the economic development element assess strengths and weaknesses with respect to attracting and retaining businesses. The following are among the County’s strengths in this respect:

- Availability of public utilities.
- A good road system within the County and good highway connections beyond the County.
- Freight rail lines, with three freight railroad operators.
- Access to airports, including five public use airports in the County, and reasonable access to commercial passenger service in Milwaukee, Rockford, and Chicago.
- Good schools: elementary and secondary schools; technical school (Gateway Technical College); and college/university (George Williams College, University of Wisconsin-Whitewater).
- A balanced mix of existing businesses and industries.

⁶*Each of the four public informational meetings held in December 2007 included a group exercise to identify strengths, weaknesses, opportunities, and threats (SWOT exercise) facing Walworth County.*

⁷*Russ Kashian, 2006 Survey of Manufacturing Jobs in Walworth County, Wisconsin, dated August 2006.*

- Quality of life factors, such as an abundance of recreational opportunities, that make the County a desirable place to live and work.
- A strong hospitality/tourism sector, which is closely tied to the abundance of natural resource features (lakes, rivers, woodlands) and good public and private access to these resources.
- A strong agricultural base—a combination of the large tracts of farmland, productive soils, farming operations, and food/grain processors.
- Existing groups and organizations that foster economic development in general or that support sectors of the County economy including: local chambers of commerce; local non-profit development corporations; local community development authorities; local tourism and visitor bureaus; the Walworth County Visitors' Bureau; the Walworth County Farm Bureau; and the Walworth County Economic Development Alliance (WCEDA).

The County does face challenges in attracting and retaining businesses. These include maintaining a work force with the training and skills that employers need; maintaining existing roads and other infrastructure that support economic activity; and accommodating additional business and industries without sacrificing the quality of the environment. The size of the County's workforce will be affected by the retirement of the baby-boom generation (persons born from 1946 through 1964) in the coming decades—a phenomenon which will affect the available workforce throughout the Southeastern Wisconsin Region, the State, and the Nation. At the same time, some of the new jobs within Walworth County may be filled by County residents who now work outside the County. As already noted, more than one-third of the County workforce commuted to jobs outside the County in 2000.

Desired Types of Industries

The State comprehensive planning law requires that the economic development element assess the types of new business and industries desired. As noted earlier, the countywide public opinion survey included several questions in this regard. In a question directed at those who feel that commercial and industrial development should be encouraged or allowed in the County, respondents were asked which type of business growth they preferred. The favored categories were light industry (54 percent of all survey respondents); services (41 percent); and agriculture-related (39 percent). Heavy industry was the least favored (10 percent of all survey respondents). In a separate question directed at those who feel that the County should continue to grow, about 35 percent indicated a preference for tourist-related businesses.

A number of participants in the December 2007 SWOT exercises listed agriculture among the County's strengths and opportunities, citing increased demand for organic farm products and demand for biofuels as opportunities for the agricultural sector. The agricultural sector will remain an important part of the economic base of the County, and businesses that process farm products or otherwise support farm operations are key to maintaining a strong agricultural base.

Contaminated Sites

The comprehensive planning law requires that the economic development element evaluate and promote the use of environmentally contaminated sites for commercial and industrial uses. The Wisconsin Department of Natural Resources (WDNR) is the primary source of information on contaminated sites. Contaminated sites identified by the Department include leaking underground storage tank (LUST) sites and other sites identified as environmental repair (ERP) sites. A LUST site has soil and/or groundwater contaminated with petroleum. An ERP site has contaminated soil or groundwater as a result of industrial spills, dumping, or buried containers of hazardous materials. Mapped information from the WDNR showing the location of yet-to-be-remediated LUST and ERP sites in Walworth County is reproduced on Map XIV-2. These sites tend to be located in cities and villages, but some are found in towns. Re-use of these sites for economic development purposes is more relevant to cities and villages than to towns, since much of the new commercial and industrial development/redevelopment in the County will occur in cities and villages. Additional information on these sites is on file at the WDNR.

Government Programs

The State comprehensive planning law requires that the economic development element identify available government sponsored economic development programs. Major economic development programs with potential application in Walworth County include the following:

- U.S. Economic Development Administration: Supplemental Funds for Business Recovery and Long-Term Economic Development (related to the floods of 2008).
- U.S. Small Business Administration: Basic 7(a) Loan Program; CDC/504 Loan Program; and Micro-Loan Program.
- U.S. Department of Agriculture: Rural Business Enterprise Grant Program and Rural Business Opportunity Grant Program.
- Wisconsin Department of Commerce: Community Development Block Grant for Economic Development (CDBG-ED) Program; Community Development Block Grant for Public Facilities (CDBG-PF) Program; Community-Based Economic Development (CBED) Program; Rural Economic Development (RED) Program; Customized Labor Training (CLT) Program; Industrial Revenue Bond Program; Main Street Program; Blight Elimination and Brownfield Redevelopment Program; various tax credit programs.
- Wisconsin Housing and Economic Development Authority: Small Business Guarantee Program.
- Other: Tax incremental districts (cities and villages) and business improvement districts.

Information regarding State and Federal economic development programs is available on the agency websites.

PART TWO: ECONOMIC DEVELOPMENT GOAL, OBJECTIVES, POLICIES, AND PROGRAMS

Economic Development Goal

- Economic growth within the County that is consistent with its natural, infrastructure, financial, and human resources—and consistent with the other goals and objectives of this comprehensive plan.

Economic Development Objectives

- A range of employment opportunities for current and future County residents.
- A County work force with the knowledge and skills required for present and future businesses and industries.
- A balanced County tax base.
- Economic development that is consistent with the land use element and other elements of this comprehensive plan.

Economic Development Policies and Programs

Town Perspective

1. Key economic development policies for towns in Walworth County are related to recommendations concerning the land use element presented in Chapter IX of this report. The land use plan element has the following implications for economic development within the towns:

- Agriculture: The preservation of farmland is a priority in all of the towns. The agricultural sector will remain a key component of the economic base of each town.
- Tourism/Hospitality: The existing tourism/hospitality sector will remain an important part of the economic base, where it now exists. The Town of Geneva has identified a significant area where additional commercial-recreational activity could be accommodated.⁸
- Industrial Development: None of the participating towns propose a major expansion of manufacturing or other industrial activity. New industrial development would generally be limited to relatively small currently zoned industrial areas and to small-scale infill of areas already in such use.
- Commercial Development: Some towns have identified very little or no land for additional commercial development. Other towns have identified areas that would serve as neighborhood centers, town commercial centers, or commercial gateways to urban centers (examples include gateway commercial areas in the Towns of Delavan and Whitewater).
- Older Commercial or Mixed Use Areas: Some towns encompass areas with small clusters of older commercial-type buildings. The land use plan element recommends that towns encourage the maintenance and revitalization of such areas as appropriate.

In general, while some towns would accommodate additional commercial development as noted above, the towns do not envision large-scale commercial or industrial centers that would generate major increases in jobs. It is the towns' expectation that large-scale commercial and industrial centers, and the associated employment growth, will generally occur in cities and villages, where utilities and other urban services are available.

County Perspective

1. Under this comprehensive plan, the County perspective on economic development is similar to that outlined above. Thus, while recognizing that the entirety of the County contributes to the County's economic base, this comprehensive plan envisions that most new larger-scale commercial and industrial development will occur in areas where public utilities and urban services are available—primarily the County's cities and villages. In keeping with this perspective, the following is recommended:
 - Cities and villages should evaluate the supply of land available for commercial and industrial development in the context of their community economic growth projections, reserve lands for future development as needed, and plan for the extension of utility services to such lands as appropriate. Ideally this would be done as city/village comprehensive plans are prepared.
 - Cities and villages should include towns in planning future commercial and industrial areas that border on, or potentially extend into, neighboring town areas, taking into consideration 1) existing or potential boundary agreements, 2) potential annexations, and 3) extraterritorial powers.
 - Cities and villages are encouraged to maintain and revitalize as appropriate their older commercial centers and mixed use areas, including the clean-up and re-use of contaminated sites in those areas.
 - Cities and villages are encouraged to make full use of existing State and Federal economic development programs in efforts to implement their economic development plans and to make full use of State brownfield remediation assistance in efforts to clean-up and re-use contaminated sites.

⁸*In the Town of Geneva, these areas have been identified as “development reserve,”—essentially, a holding area within which certain commercial-recreational uses could potentially be accommodated.*

Other Agencies and Organizations

1. In addition to the County and local units of government, a number of other agencies and organizations contribute to the development and maintenance of the County's economic base. The following is recommended:
 - Local chambers of commerce, private non-profit development corporations, and visitors' bureaus are encouraged to continue to carry out their functions that support and strengthen various sectors of the County's economy within the framework of this comprehensive plan.
 - The Walworth County Farm Bureau is encouraged to continue its activities in support of the County's farmers and the County's agricultural base.
 - Gateway Technical College plays a critical role in educating and training the County's work force and provides important outreach services to the business community. Gateway is encouraged to ensure that its programs and curriculum match the needs of present and future business and industries as well as to continue to assist area businesses and organizations through its business development service activities.
 - The University of Wisconsin-Whitewater (UWW) provides expertise in business and economic research and provides outreach services to businesses in Walworth County and other counties in the area. The Small Business Development Center at UWW provides information, guidance, and training to start-up and existing small businesses. The Wisconsin Innovation Service Center at UWW assists businesses in assessing the viability and marketability of new products. Both of these centers are part of a network of similar centers located at four-year University of Wisconsin campuses throughout the State. In addition, the Fiscal and Economic Research Center in the UWW College of Business and Economics provides expertise for local economic studies and community surveys. The UWW is encouraged to continue these business outreach and economic research activities in the years ahead.
 - Under the direction of the Walworth County Workforce Development Board, the Walworth County Job Center connects people seeking employment with employers seeking workers. The Center provides assistance to those seeking employment—including job information, assistance with resumes, workshops, and career guidance—and provides assistance to employers—including job listings, workshops, and job fairs. The Job Center is encouraged to continue its efforts to match job seekers and employers.
 - A private corporation funded in part by Walworth County, five communities in the County, and County businesses, the Walworth County Economic Development Alliance (WCEDA) promotes economic development within the County. Since it was created in December 2005, WCEDA has been involved in a range of business retention, expansion, and attraction activities. In 2008, WCEDA received a Rural Development grant from the U. S. Department of Agriculture which is being used to support a revolving loan fund for small businesses in Walworth County as well as to support the provision of technical assistance by WCEDA staff to small businesses. Recently WCEDA submitted a request for economic development grants available through the Wisconsin Department of Commerce.

The Walworth County Economic Development Alliance is encouraged to continue to apply for State and Federal economic development grants, and utilizing those grants, administer programs which serve to maintain, expand, and diversify the County's economic base. WCEDA is encouraged to develop and maintain an inventory of available business and industrial sites in Walworth County as a reference for businesses seeking to locate or expand in Walworth County. It is further recommended

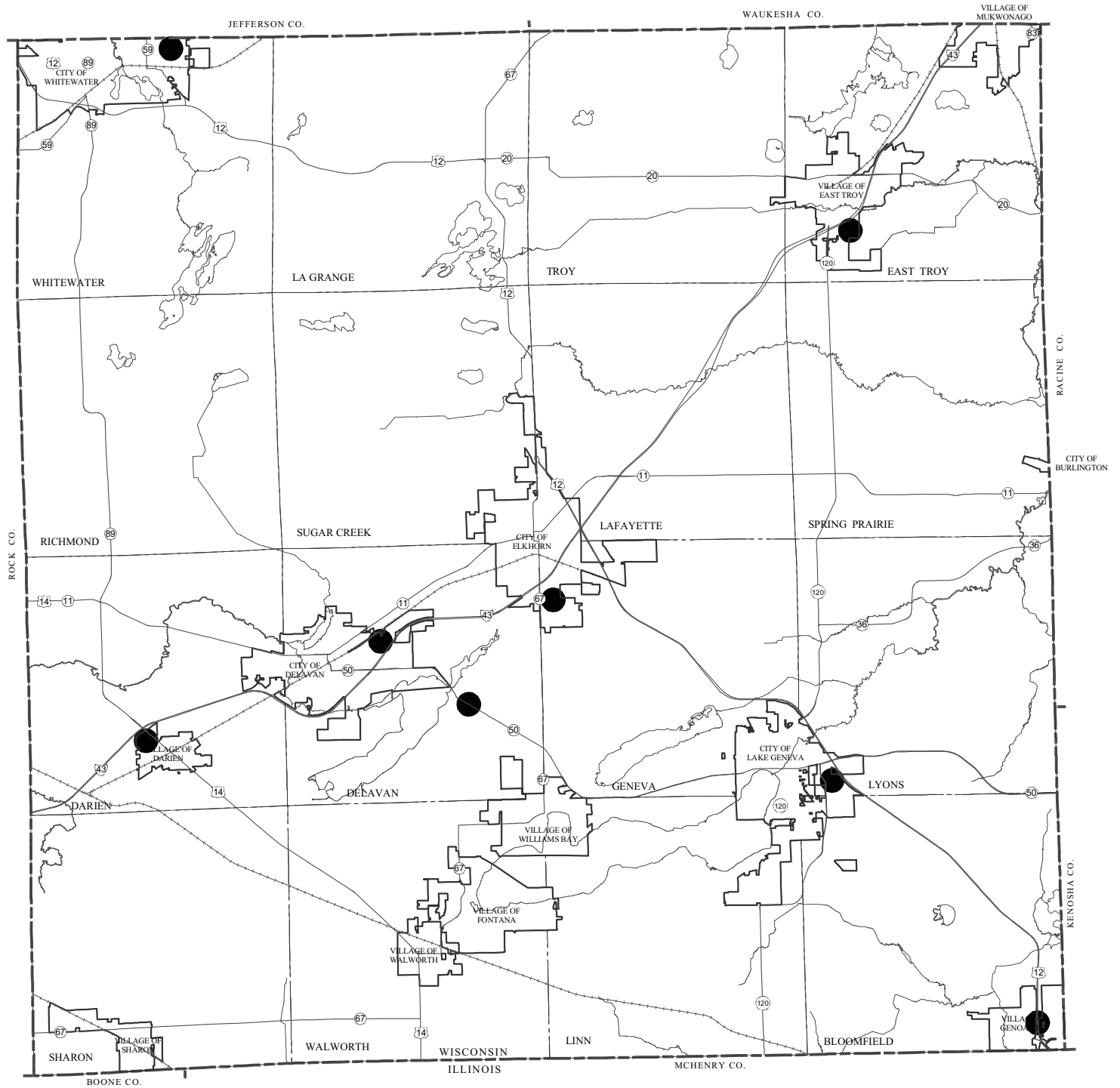
that WCEDA identify other initiatives to strengthen the County’s economic base in consultation with Walworth County and its other financial supporters. All WCEDA activities should be consistent with this multi-jurisdictional comprehensive plan.

Consistency with State and Federal Economic Development Program Guidelines

1. As indicated in this chapter, there are a number of State and Federal programs with potential application within Walworth County. When applying for such programs, the applicants—be they local governments, WCEDA, or other private interests—should consider and incorporate, as appropriate, State and Federal policy priorities and project and investment guidelines.

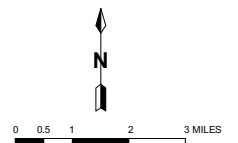
Map XIV-1

EXISTING BUSINESS PARKS WITH LAND AVAILABLE FOR DEVELOPMENT IN WALWORTH COUNTY: 2008



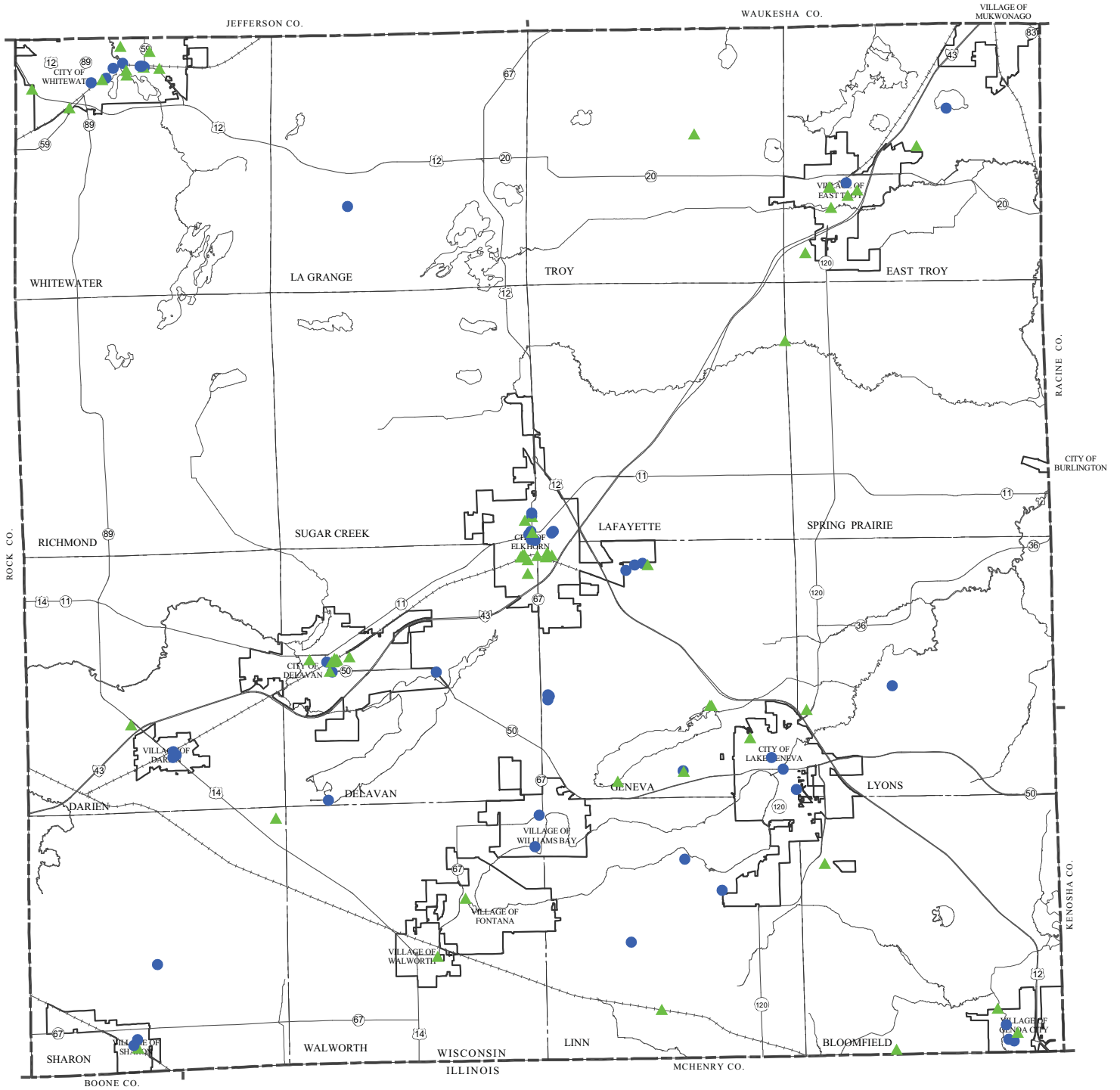
● EXISTING BUSINESS PARK THAT IS SERVED WITH SANITARY SEWERS AND THAT HAS AT LEAST 10 ACRES OF UNDEVELOPED LAND REMAINING IN 2008.

Source: SEWRPC.



Map XIV-2

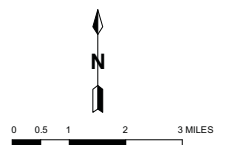
WISCONSIN DEPARTMENT OF NATURAL RESOURCES INVENTORY
OF CONTAMINATED SITES IN WALWORTH COUNTY: 2008



DNR-IDENTIFIED CONTAMINATED SITES

- LEAKING UNDERGROUND STORAGE TANK (LUST) SITE
- ▲ ENVIRONMENTAL REPAIR (ERP) SITE

Source: Wisconsin Department of Natural Resources
Remediation and Redevelopment Mapping Database and SEWRPC.



Chapter XV

INTERGOVERNMENTAL COOPERATION ELEMENT

INTRODUCTION

This chapter presents the intergovernmental cooperation element of the multi-jurisdictional comprehensive plan for Walworth County. Part One of this chapter provides relevant background information and is strictly informational. Part Two establishes the intergovernmental cooperation goal, objectives, policies, and programs for the multi-jurisdictional comprehensive plan.

PART ONE: BACKGROUND INFORMATION

This section summarizes key background information considered in developing the intergovernmental cooperation goal, objectives, policies, and programs. It describes intergovernmental relationships within the County; potential conflicts between local units of government; statutory provisions for boundary agreements and intergovernmental cooperation; and public input on intergovernmental issues.

Intergovernmental Relationships

State comprehensive planning law requires that the intergovernmental cooperation element analyze relationships between units of government: County, local units of government, school districts, regional, and State. This section describes relevant units and agencies of government, their key services, and their interrelationships, focusing on aspects that are pertinent to the comprehensive plan.

County Government

Walworth County provides a range of services to local units of government and County residents that individual local units of government may not be in a position to offer. While a complete description is beyond the scope of this report, we highlight these key County government departments and their services:¹

- County Department of Health and Human Services: This Department provides essential services for County residents including public health services, disease control, and health education; mental health services; assistance for the aging; operation of the 120-bed Lakeland Nursing Home; child/family services; and a transportation program for the elderly and those with special needs.

¹Detailed information regarding the services offered by the various County departments is provided on the County website—www.co.walworth.wi.us.

- County Sheriff's Department: The County Sheriff's Department provides services critical to safety and security in the County. These include patrol; investigation; operation of the County jail; county-wide dispatch (except for the Cities of Delavan, Lake Geneva, and Whitewater); and special services such as the Dive Team, S.W.A.T Team, and K-9 Unit. Eleven towns in the County rely entirely on the County Sheriff's department for police protection (see Map V-8 in Chapter V). The Sheriff's Department assists and supplements police departments in the five towns that operate their own departments and in the County's cities and villages, upon request.
- County Public Works Department: The County Public Works Department carries out important functions and services, including design, bid, construction, and payment responsibilities for all capital projects; maintenance, salting, and plowing of the County trunk highway system and State highways within the County on a contract basis; operation and maintenance of County parks and trails; maintenance of all County-owned buildings, structures, and grounds; purchasing functions for all County departments; and sponsorship of programs for the safe disposal of hazardous waste and other items excluded from landfills.

The Purchasing Division of the Public Works Department assists local units of government in purchasing materials and supplies at the lowest cost. The Purchasing Division invites local units of government to "piggyback" on County purchasing contracts and helps local units of government to find State or other purchasing contracts that take advantage of volume purchasing. Twenty cities, villages, and towns in the County purchase road salt through the County, which, in turn, obtains road salt through the Wisconsin Department of Transportation.

Walworth County is a member of V.A.L.U.E. ("Volume Acquisition and Large Uniform Expenditures"). V.A.L.U.E. is a nonprofit organization made up of local government agencies in southern and eastern Wisconsin created to reduce the cost of goods and services by allowing members to take advantages of volume purchasing.

- County Land Use and Resource Management Department: The County Land Use and Resource Management Department administers County ordinances related to land use and environmental protection and has planning responsibilities as well. Among its regulatory functions, the Department administers the Walworth County Zoning Ordinance throughout the unincorporated areas of the County, excluding areas subject to extraterritorial zoning;² administers the Walworth County Shoreland Zoning Ordinance within shorelands in the unincorporated areas; administers the Walworth County Subdivision Control Ordinance throughout the unincorporated areas; administers the County Nonmetallic Mining Reclamation Ordinance throughout the County; administers the Walworth County Telecommunications Facilities Ordinance; and administers the Walworth County Stormwater Management, Construction Site Erosion, and Sediment Control Ordinance. The Department regulates private onsite wastewater treatment systems throughout the County. In addition, the Department administers the Walworth County Farmland Preservation Plan and reviews and makes recommendations regarding proposed sanitary sewer service area amendments.
- County Land Information Division: This Division is responsible for the modernization and maintenance of land records in Walworth County. It acts as the office of the County Surveyor, and maintains the County's online geographic information system (GIS). The GIS system is heavily used by other County departments, cities, villages, and towns in the County, and private interests. In addition, the Division administers the Walworth County Rural Building Numbering System Ordinance.
- Lakeland School of Walworth County: Owned and operated by Walworth County on behalf of 15 school districts in the County, Lakeland School provides programs and facilities for students with special needs.

²When extraterritorial zoning is enacted, the County government retains zoning authority within the statutory shoreland area.

The school moved into a new facility at the Lakeland complex in July 2008. School districts that are not part of this system, and that do not support the school through the property tax, may send students to Lakeland School on a tuition basis.

- County Clerk: The County Clerk's office is the official record keeper for many basic County functions, including acting as the clerk of the County Board of Supervisors.
- Treasurer: The County Treasurer performs the statutory functions of County tax collector and financial depository.
- Coroner: The County Coroner's office investigates all deaths which occur or originate in Walworth County. The office provides cause and manner of death determinations and issues death certificates.
- Clerk of Courts: The mission of the Clerk of Circuit Court is to serve the citizens of Walworth County by providing support and assistance to all court system participants in a timely, efficient, and ethical manner, and to enhance public confidence in the justice system. The Clerk maintains records of all documents filed with the court; keeps a record of court proceedings; and collects, disburses, and reconciles monies related to court cases.
- District Attorney: The District Attorney represents the interests of the citizens of Walworth County in adult criminal and juvenile litigation, and in many other areas mandated by the legislature. Through the Victim/Witness Program, information, referral, and support is provided to citizens and law enforcement officers of Walworth County who have been victims or witnesses of crimes.
- Register of Deeds: The Register of Deeds office maintains the official county repository for documents of significance to both the community as a whole and to its individual citizens. Timely recording and accurate document indexing is essential for ease in identification and retrieval of information. This office archives and safely maintains records, allowing for convenient public access. It also maintains accurate ownership and description information for all Walworth County real estate parcels.
- Veterans Service Office: This office provides claims assistance, advocacy, and outreach for Walworth County veterans and their family members in their utilization of Federal and State veterans' benefits programs.
- Walworth County-UW Extension: The Walworth County-University of Wisconsin (UW) Extension extends the knowledge, research, and resources of the UW system to area residents and serves the public interest by addressing local needs through high quality, cost-effective, and efficient educational programs and services. UW Extension collaborates with community partners and engages residents to provide programming in the areas of agriculture, horticulture, family living, nutrition, and youth development.

Other Countywide Organizations

- Walworth County Intergovernmental Cooperation Council: This Council was created on an interim basis by the Walworth County Board in December 2007 to promote cooperation among local units of government in the County. The chief elected officials from each city, village, and town in the County were invited to participate. Topics addressed at quarterly meetings to date include shared facilities, boundary agreements, and water supply issues. In April 2008, Council members unanimously endorsed the continuation of the group. In June 2009, the County Board passed an ordinance establishing the Council on a permanent basis.
- Walworth County Housing Authority: The Walworth County Housing Authority operates on a countywide basis, administering programs that assist lower-income households, the elderly, and the

disabled in obtaining affordable housing. The programs and activities of the Housing Authority are described in Chapter XI. A countywide housing authority is particularly important in a county like Walworth where many of the smaller communities may not be in a position to address housing-related issues on their own.

- Walworth County Economic Development Corporation: A private corporation funded by Walworth County, five communities in the County, and County businesses, the Walworth County Economic Development Alliance (WCEDA) promotes economic development within the County. WCEDA is involved in a range of business retention, expansion, and attraction activities (see Chapter XIV of this report).

Cities, Villages, and Towns

Towns, villages, and cities in the County also provide a range of facilities and services for community residents, as described in Chapter V of this report. In many cases, local units of government operate independently in providing such services and facilities. In some cases, there is a measure of cooperation. Examples of such cooperation follow:

- There is much cooperation with respect to fire protection and rescue services within the County. Many fire and rescue departments in the County serve more than one community (see Maps V-9 and V-10 in Chapter V). Local fire departments cooperate with each other through mutual aid agreements.
- Sanitary sewer service is provided on a multi-community basis through the Walworth County Metropolitan Sewerage District (WalCoMet) and through the Fontana-Walworth Water Pollution Control Commission.
- Some towns in Walworth County—Darien, Lyons, Troy, and Whitewater—allow their town halls to be used as sheriff’s substations, where sheriff deputies can access computer facilities and conduct interviews.
- Certain communities have agreed to extraterritorial zoning arrangements, including agreements between the City of Elkhorn and the Towns of Delavan, Geneva, and LaFayette; between the Village of Fontana and the Towns of Linn and Walworth; and between the Village of Williams Bay and the Towns of Geneva and Linn.

While the State comprehensive planning law was intended to increase cooperation among local units of government, it did not change the powers of cities and villages relative to towns on land use matters. Under Wisconsin law, cities and villages have extraterritorial plat approval authority and may exercise extraterritorial zoning authority, at least on a temporary basis, in adjacent town areas.³ They may annex land from towns and may include town areas in their comprehensive plans. State law does, however, provide for boundary agreements and other forms of cooperative agreement between towns and cities/villages. Options for such agreements are described later in this chapter.

Under State law, cities and villages may exercise extraterritorial plat review and extraterritorial zoning powers in areas within 1.5 miles of the limits of a village or fourth class city. The *Statutes* allow an extraterritorial jurisdiction of three miles of the limits for first, second, and third class cities. There are no such cities in Walworth County. Where city/village extraterritorial areas overlap, the jurisdictional area is divided by a line equidistant from the limits of each municipality concerned. Extraterritorial jurisdiction areas for cities and villages in Walworth County are shown on Map XV-1.

³*Cities and villages may impose interim zoning in extraterritorial areas for a period of two years. Such zoning does not become permanent without the agreement of the town concerned. More information regarding extraterritorial zoning is presented in Chapter VI of this report.*

School Districts

Six K-12 school districts and two union high school districts serve most of Walworth County. Each of the union high school districts encompasses four elementary school districts (see Map V-11 in Chapter V). Most of these school districts lie in more than one city, village, or town—a situation which compounds the difficulty school districts face in planning future school facilities. However, the fact that all cities, villages, and towns will soon have comprehensive plans, including long-range population projections, should benefit school districts in their facility planning efforts.

Multi-County and Regional Agencies

Lakeshores Library System: All of Walworth County, except the City of Whitewater, is part of the Lakeshores Library System, which also serves Racine County. The City of Whitewater is part of the Mid-Wisconsin Library System, which serves Dodge, Jefferson, and Washington Counties. The Lakeshores System and the Mid-Wisconsin System are part of the Shared Holdings and Resource Exchange (SHARE) consortium, which provides residents with easy access to materials throughout both systems.

Gateway Technical College: Gateway Technical College serves Kenosha, Racine, and Walworth Counties, with branches in each county. Students from the three counties may attend any facility for the same tuition.

Tri-County Workforce Development Agency: This Board coordinates and sets overall policies for workforce investment system programs in Kenosha, Racine, and Walworth Counties. Actual program administration is done primarily through an employment center in each county. In Walworth County, the Walworth County Job Center connects people seeking employment with employers seeking workers, operating under the guidance of the Walworth County Workforce Development Board.

Southeastern Wisconsin Regional Planning Commission: The Southeastern Wisconsin Regional Planning Commission (SEWRPC) is the advisory regional planning agency for the Southeastern Wisconsin Region, which, in addition to Walworth County, includes Kenosha, Milwaukee, Ozaukee, Racine, Washington, and Waukesha Counties. The Commission maintains a planning and engineering database for the Region; prepares long range plans for southeastern Wisconsin intended to serve as a framework for the physical development of the Region (regional plans are described in Chapter VI); and serves as a center for the coordination of planning and plan implementation for the units and agencies of government in the Region. The Commission serves as the metropolitan planning organization for transportation in Southeastern Wisconsin and also functions as the regional water quality management planning agency. Walworth County and 13 towns in the County contracted with the Regional Planning Commission for assistance in the preparation of this multi-jurisdictional comprehensive plan.

Milwaukee 7: The Milwaukee 7 is a council of representatives from the seven Southeastern Wisconsin Counties created with the idea that a regional approach is important to fostering economic growth. The council seeks to facilitate business needs with workforce development and technical/university education; to help businesses plan for expansions or new locations; to identify clusters of industries well suited to the area; and to create jobs to retain more Wisconsin university and college graduates.

State of Wisconsin

Wisconsin Department of Natural Resources: The Wisconsin Department of Natural Resources (WDNR) 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. The WDNR is responsible for coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities. The WDNR administers grant programs for park acquisition and development, grants to improve water quality, and other grant programs.

Wisconsin Department of Commerce: The Wisconsin Department of Commerce is the State agency responsible for the administration of regulations for private onsite wastewater treatment systems (POWTS) in Wisconsin. The Walworth County Land Use and Resource Management Department works with the Department of Commerce to implement those regulations in Walworth County.

Wisconsin Department of Transportation: In partnership with the County, local units of government in the County, and the Regional Planning Commission, the Wisconsin Department of Transportation (WisDOT) administers a variety of State and Federal programs that enhance the transportation network within Walworth County. WisDOT 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, a map-based database of road characteristics and conditions, accessible to local and county officials and staff.

Other Governmental Units

There are several types of “special purpose” units of government within the County. Special purpose units of government that may be involved in land management or the operation of utility systems include lake districts, sanitary districts, and utility districts. Lake, sanitary, and utility districts can provide sanitary sewer services. Town sanitary and utility districts can also provide public water supply and have broad authority under the *Statutes* to provide other public facilities and services. Lake districts help manage uses on, within, and adjacent to lakes, and have broad authority under the *Statutes* to acquire property and conduct other activities necessary to carry out a program of lake protection and rehabilitation. Where these districts operate utility systems, it is important that utility system planning be coordinated with the comprehensive plan of the concerned local unit of government.

Potential Conflicts

Conflicts may occur between neighboring cities, villages, and towns as they prepare and implement their comprehensive plans. Cities and villages are authorized under State law to plan for areas beyond their corporate limits and they typically do.⁴ City/village land use recommendations often differ from town land use recommendations in areas where town and city/village plans overlap. For example, city/village plans may propose urban development and the extension of public facilities in areas which town plans recommend be retained in agricultural use or other rural use. Cities and villages typically annex their planned growth areas, leaving towns with a loss of area, reduced tax base, and a sense of frustration of not being able to see their town plan recommendations implemented.

As of June 2009, when this element of the multi-jurisdictional comprehensive plan was prepared, four incorporated communities in the County—the City of Elkhorn and the Villages of East Troy, Genoa City, and Sharon—had adopted a comprehensive plan under Section 66.1001 of the *Wisconsin Statutes*. Copies of the land use plan maps from the comprehensive plans for these four communities are included in Appendix C of this report. Each map includes land use recommendations for extraterritorial areas in adjacent towns. There are some differences between the land use patterns recommended on those maps and the corresponding town land use plan maps. These are the major differences:

City of Elkhorn Plan

The City of Elkhorn land use plan area extends into portions of the Towns of Delavan, Geneva, LaFayette, and Sugar Creek. There are differences in land use recommendations where the City and the respective Town planning areas overlap. Most of these involve Town areas where the City plan designates future urban residential or other urban development, while the Town plans call for agricultural or other rural use. It should be noted that in some cases the urban areas designated by the City would not be developed for 30 to 50 years—or until after the year 2035—according to the City plan.

Village of East Troy Plan

The Village of East Troy abuts the Towns of East Troy and Troy. The Village land use plan map recommends urban residential development or planned neighborhood development in certain Town of Troy areas which the

⁴*Cities and villages are authorized to include in their comprehensive plans areas outside their boundaries judged to bear a relation to the development of the city or village.*

Town plan recommends remain in agricultural or other rural use. The Village land use plan map recommends future urban residential development and other urban development in certain Town of East Troy areas which the Town plan has designated for future rural residential use.

Village of Sharon Plan

In developing its land use plan, the Town of Sharon identified an urban reserve area around much of the Village of Sharon, recognizing that the urban reserve areas may be developed over the course of the planning period, should the Village expand. The Village's land use plan recommends future urban residential development and other urban development beyond the Town-identified urban reserves, in areas which the Town plan recommends be retained in agricultural and other rural uses.

Village of Genoa City

The Village of Genoa City land use plan recommends urban residential development and other urban development in certain areas which the Town of Bloomfield land use plan has identified as urban reserve. The Town has included those urban reserves in its proposed sanitary sewer service area, potentially conflicting with Village plans for those areas.

Each of the other cities and villages in the County is expected to adopt a comprehensive plan prior to January 1, 2010. There may be additional conflicting land use recommendations in extraterritorial areas included in city and village plans.

During the process of preparing their land use plan maps, the participating towns reviewed the land use plans of their neighboring cities and villages. Where possible, the towns reviewed the land use plan included in the adopted city/village comprehensive plan or in a preliminary version of the city/village comprehensive plan. Where these were not available, the towns reviewed other existing city/village land use plans that have not been adopted under the comprehensive planning law. In some instances, the towns adjusted their land use plans in an effort to better reflect city and village plans. In some cases, this was accomplished by designating urban reserve areas on the town plan maps—indicating the likelihood of future development—where city and village plans may have designated specific future urban uses.

As previously noted, the State comprehensive planning law of 1999 did not change the powers of cities and villages relative to towns. City/village advantages include the power to annex land from towns, extraterritorial plat approval authority, and the ability to exercise extraterritorial zoning, at least on a temporary basis. State law does, however, provide for boundary agreements and other cooperative agreements between towns and cities/villages (see related statutory provisions in the next section). Such agreements provide the best means for the resolution of intergovernmental conflicts. If they are willing, towns and cities/villages may be able to find common ground, reaching long-term agreement on future boundaries, land use, the provision of utilities and services, and other areas of mutual concern. During the course of the comprehensive planning process, each participating town that borders a city or village indicated a willingness to participate in boundary agreement discussions with their neighbors. Successful boundary agreements depend upon the cooperation of cities and villages, as well as towns.

In addition to formal agreements, much can be achieved through good communication among cities, villages, and towns as well as other local governmental units including school districts and sanitary districts. This includes sharing information regarding contemplated developments, annexations, or changes in utility service areas and allowing affected governmental units to “weigh in” on such matters.

Statutory Provisions for Boundary Agreements and Intergovernmental Cooperation

State law includes many provisions providing for intergovernmental cooperation among units of government on boundary agreements and other matters. These are some of the key statutory provisions:

- Section 66.0301—Intergovernmental Cooperation
This section provides broad authority for intergovernmental cooperation among local units of government with respect to the provision and receipt of services and the joint exercise of their power and duties. This section may also be used as the basis for boundary agreements between communities. However, boundary agreements made under this section cannot exceed a 10 year duration.

The Villages of Fontana and Walworth executed a boundary agreement under the authority of Section 66.0301 in August 2004. The agreement establishes a common “future annexation boundary,” with each village agreeing not to annex land beyond its side of that boundary.

In March 2005, the Village of Mukwonago and the Town of East Troy executed a boundary agreement under the authority of Section 66.0301 and Section 66.0225 (described below). The agreement ended annexation litigation between the Town and Village and established “detachment” areas consisting of lands currently in the Town that could be attached to the Village under certain circumstances.

The Town of Bloomfield and the Village of Genoa City, executed a boundary agreement under the authority of Section 66.30 (now Section 66.0301) in January 1999; it had a term of 10 years.

- Section 66.0307—Boundary Change Pursuant to Approved Cooperative Plan

This section of the *Statutes* allows any combination of cities, villages, and towns to determine the boundary lines between themselves under a cooperative plan, subject to oversight by the Wisconsin Department of Administration. The cooperative plan must identify any boundary change and any existing boundary that may not be changed; identify any conditions that must be met before a boundary change may occur; include a schedule indicating when a boundary change shall or may occur; and specify arrangements for the provision of services to the area covered by the plan. This section specifies that a plan shall be for a period of 10 years, except that the duration may be longer if approved by the Department of Administration. In practice, most agreements entered into under this section are for more than 10 years, and some are in perpetuity.

There were no Section 66.0307 boundary agreements among communities in Walworth County in 2009.

- Section 66.0305—Political Subdivision Revenue Sharing

This section authorizes the sharing of certain revenues among contiguous local units of government. An agreement entered into under this section may address other matters including services and municipal boundaries.

There were no Section 66.0305 revenue sharing agreements among communities in Walworth County in 2009.

- Section 66.0225—Stipulated Boundary Agreements in Contested Boundary Actions

This section provides that boundaries may be established by a judicial order as part of the settlement of annexation litigation between abutting units of government. Boundaries are determined by mutual agreement of the municipalities concerned.

The boundary agreement between the Village of Mukwonago and the Town of East Troy is based upon this section and Section 66.0301.

- Section 66.0309—Creation of Regional Planning Commissions

This section authorizes the Governor to create regional planning commissions in response to petitions from county and local governments. Regional planning commissions provide a means by which counties and communities can cooperatively address matters that transcend their boundaries. As previously noted, the Southeastern Wisconsin Regional Planning Commission is the regional planning commission for seven counties in the southeastern portion of the state, having been created by the Governor in 1960 at the petition by the seven county boards.

Public Input on Intergovernmental Cooperation

The public informational meetings held in December 2007 included a group effort to identify strengths, weaknesses, opportunities, and threats (a “SWOT” exercise) facing Walworth County. A number of participants in the SWOT exercises cited a lack of cooperation among local units of government as a weakness in the County,

while the potential for increased cooperation was consistently cited among the County's opportunities. Among those citing opportunities for increased cooperation, some mentioned increased cooperation through boundary agreements and some mentioned opportunities for cost savings and efficiency.

Participants in the SWOT exercises consistently cited as a weakness the lesser powers of towns relative to cities and villages in land use matters, with many participants citing city-village annexation powers as a weakness/threat from the towns' perspective and some citing city-village extraterritorial powers as a weakness from the towns' perspective.

PART TWO: INTERGOVERNMENTAL COOPERATION GOAL, OBJECTIVES, POLICIES, AND PROGRAMS

Intergovernmental Cooperation Goal

- Increased cooperation among the various County and local units and agencies of government.

Intergovernmental Cooperation Objectives

- Increased cooperation between towns and cities/villages in land use planning and decision-making.
- Increased cooperation between towns and the County in land use planning and decision-making.
- Increased sharing of, or joint provision of, local public facilities, staff, and services by neighboring communities.
- Increased consideration of the impacts of proposed developments on public school system facilities.

Intergovernmental Cooperation Policies and Programs

1. During the course of this comprehensive planning process, each of the participating towns that abuts a city or village expressed a desire to enter into a boundary agreement with its neighboring municipalities. Towns and their neighboring cities and villages are encouraged to initiate or continue efforts to establish boundary agreements that are beneficial to all parties concerned, as provided for under State *Statutes*. In addition to future boundaries, such agreements may address land use issues, sharing of utilities and services, and other matters of mutual concern. Such cooperative agreements are the best means available for identifying common ground among, and reconciling differing goals and objectives of, neighboring local units of government.
2. Cities and villages in Walworth County are encouraged to involve towns when considering actions that impact extraterritorial areas—sharing information with neighboring towns and consulting with towns on contemplated annexations and extraterritorial plat review matters.
3. Walworth County and the County's cities, villages, and towns are encouraged to explore additional cooperative efforts for the provision of public services and facilities where such efforts would lead to increased efficiency and cost-savings while maintaining the quality of the services provided. Cities and villages are encouraged to consider arrangements that would provide for the extension of utility services (sewer and/or water supply) into nearby town areas without annexation, where this is consistent with town plans.
4. The Walworth County Intergovernmental Cooperation Council provides an excellent forum for local units of government in the County to meet and explore cooperative efforts to provide better and more cost-effective services. The Council enables cities, villages, and towns to inform each other of any planned

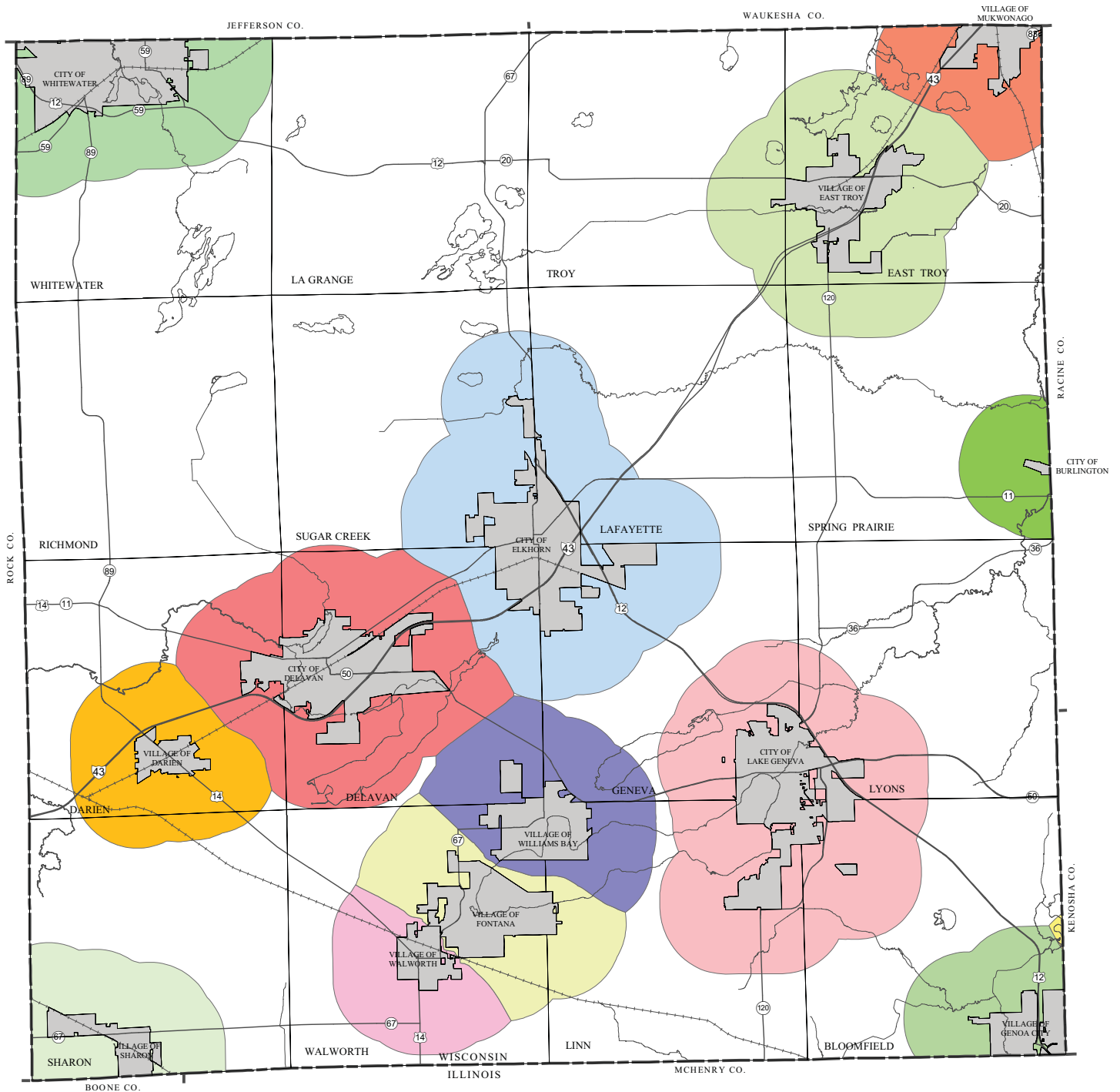
new public facilities or changes in the arrangements for the provision of public services in their respective communities. Cities, villages, and towns in the County are strongly encouraged to continue their participation in the Council.

5. Cities, villages, and towns in Walworth County are encouraged to take advantage of opportunities offered through the Walworth County Division of Purchasing that may enable them to purchase materials and supplies at lower costs through volume purchasing.
6. Walworth County should continue to follow current procedures that provide for early town input on proposed rezones, conditional uses, land divisions,⁵ and zoning variances. These procedures include:
 - The County requires an applicant for a rezone or conditional use to approach the concerned town plan commission/town board to ascertain the town's position on the proposal. The County must have the town's decision on the proposal prior to a County hearing on the matter. According to State law, under town-county zoning, town governments have a direct voice in decision-making on proposed zoning amendments. Walworth County should also give serious consideration and due weight to town recommendations on proposed conditional uses within the respective towns.
 - The County requires that an applicant for a land division obtain a decision from the concerned town and from any extraterritorial plat review authority before the proposed land division is submitted to the County for review.
 - The County highly recommends that, while it is not mandated, an applicant for a zoning variance seek a recommendation from the concerned town board prior to the County Board of Adjustment hearing on the matter.
7. Walworth County should involve cities, villages, and towns in future countywide planning efforts. This would include, for example, the future update of the County park and open space plan and, potentially, the update of the County farmland preservation plan. All cities, villages, and towns in the County are represented on a committee created in 2009 to guide the update of the County jurisdictional highway plan.
8. The Walworth County Metropolitan Sewerage District and local sanitary districts in Walworth County are encouraged to consider the multi-jurisdictional comprehensive plan—particularly the population projections and land use recommendations—as they formulate plans for their utility systems.
9. School districts in the County are encouraged to consider this multi-jurisdictional comprehensive plan—particularly the population projections and land use recommendations—as they plan future school facilities and services.
10. Cities, villages, and towns are encouraged to keep school districts informed of proposed major residential developments that may significantly impact school enrollments; and, conversely, school districts are encouraged to consult with the cities, villages, and towns within their district boundaries when identifying sites for new schools or planning major school expansions.

⁵*Land divisions include reviewable certified survey maps, subdivision plats, and condominium plats.*

Map XV-1

**CITY AND VILLAGE EXTRATERRITORIAL JURISDICTION AREAS
IN WALWORTH COUNTY: 2009**

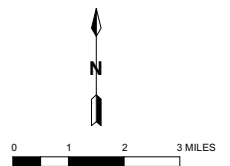


**EXTRATERRITORIAL JURISDICTIONAL
AREAS FOR CITIES AND VILLAGES**

- | | |
|---|---|
| City of Burlington | Village of Fontana on Geneva Lake |
| City of Delavan | Village of Genoa City |
| City of Elkhorn | Village of Mukwonago |
| City of Lake Geneva | Village of Sharon |
| City of Whitewater | Village of Twin Lakes (Kenosha County) |
| Village of Darien | Village of Walworth |
| Village of East Troy | Village of Williams Bay |

NOTE: City-village extraterritorial plat review and extraterritorial zoning powers may be exercised in areas that are within 1.5 miles of the limits of villages and fourth-class cities. Where there is overlap, the jurisdictional areas are divided by a line equidistant from each of the municipalities concerned. This map shows existing extraterritorial jurisdiction areas based upon 1.5 miles - adjusted for overlapping areas.

Source: SEWRPC.



Chapter XVI

IMPLEMENTATION ELEMENT

INTRODUCTION

This chapter presents the implementation element of the multi-jurisdictional comprehensive plan for Walworth County. The first section of this chapter presents the plan implementation goal and objectives. Subsequent sections deal with procedures for amending the plan and address the statutory requirements for the implementation element as set forth in the State comprehensive planning law.

PLAN IMPLEMENTATION GOAL AND OBJECTIVES

Plan Implementation Goal

- Maintenance of the comprehensive plan as a living document.

Plan Implementation Objectives

- Coordinated implementation of the various elements of the comprehensive plan.
- Integration of the comprehensive plan into the broad range of decision-making by the County and local units of government.
- Sufficient flexibility to accommodate needed amendments to the comprehensive plan without jeopardizing the basic structure or integrity of the plan.

CONSISTENCY AMONG PLAN ELEMENTS

The State comprehensive planning law requires that the implementation element describe how the various elements of the comprehensive plan shall be integrated and made consistent with the other elements of the plan. Integration of, and consistency among, the various plan elements was achieved through the process followed in preparing the plan. Recognizing that there is considerable overlap between the various plan elements, every effort was made to ensure the internal consistency of the plan recommendations. All elements of the comprehensive plan were prepared under the guidance of, and closely reviewed by, the Walworth County Smart Growth Technical Advisory Committee and the plan commission or smart growth committee of the participating towns. The plan was prepared with the assistance of the staffs of the Walworth County Land Use and Resource Management Department and the Regional Planning Commission, with great care given to consistency among the various plan elements. There are no known inconsistencies among the plan elements.

MECHANISM FOR MEASURING PROGRESS TOWARD ACHIEVING THE PLAN

The State comprehensive planning law requires that the implementation element include a mechanism for measuring progress toward achieving the plan. In this regard, it is recommended that Walworth County conduct a review of the status of plan implementation five years after initial adoption of the plan. This review should focus on the key recommendations of the comprehensive plan. Responsibility for this review would logically be assigned to the County Land Use and Resource Management Department. Each of the participating towns would be expected to cooperate, providing information to the County on the status of plan implementation in the town.

MAJOR UPDATE OF THE COMPREHENSIVE PLAN

The State comprehensive planning law requires that the implementation element include a process for updating the comprehensive plan, stipulating that it must be updated no less than once every 10 years. In this regard, it is recommended that Walworth County, in cooperation with the participating towns, update the comprehensive plan at least once every 10 years, as required by State law.

PLAN AMENDMENTS

It is expected that there will be amendments to the comprehensive plan in response to changing needs and conditions in the coming years. Plan amendments could consist of changes to the land use plan map or changes to goals, objectives, policies, and programs set forth in the text of the plan. During the course of the comprehensive planning process, the Walworth County Smart Growth Technical Advisory Committee developed recommendations for making amendments to the comprehensive plan. Specifically, the Committee recommended the following:

- That proposed amendments to the comprehensive plan be considered on an annual basis, beginning one year after the initial adoption of the plan. This would be the regular schedule for consideration of plan amendments.
- That there be an opportunity for amending the land use plan map at other times if the applicant demonstrates that the proposed amendment involves extraordinary circumstances for reasons affecting the public welfare. The concerned town board would have to make a finding that the proposed amendment meets the “extraordinary circumstances” standard. The County Board would not act on any such proposed amendment unless it has the approval of the local governing body concerned and unless a two-thirds majority of the County Board concurs that the “extraordinary circumstances” standard has been met.
- Text amendments to the comprehensive plan that potentially affect all towns would be considered by the County Board only with the approval of a majority of towns that are under County zoning.

Under State comprehensive planning law, amendments to the comprehensive plan must follow the same procedures as those for initial adoption of the plan. Reference should be made to *Wisconsin Statutes* Section 66.1001(4) for details in this regard. The major steps in the amendment process, *as related to towns*, are summarized below:

- An application for a plan amendment would be submitted to the town for consideration by the town plan commission.
- The town plan commission would review the proposed amendment and make a recommendation on it to the town board. A recommendation supporting the amendment must be in the form of a resolution adopted by a majority vote of the town plan commission.
- The town would send a copy of the proposed amendment to all adjacent local units of government and other parties listed in Section 66.1001 (4)(b) of the *Statutes*.

- The town would hold a public hearing on the proposed amendment preceded by a Class 1 notice published at least 30 days prior to the hearing.
- The town board would consider action on the amendment. An action to adopt the amendment must be in the form of an ordinance adopted by a majority vote of the town board.
- The town would send a copy of the adopting ordinance to all adjacent local units of government and other parties listed in Section 66.1001(4)(b) and (e).

Following adoption by the town board, the amendment should be submitted to the Walworth County Zoning Agency, which would initiate the process of amending the County comprehensive plan. The process for amending the County plan would be similar to that for towns, as summarized above, with the understanding that the functions of the town plan commission and town board would be carried out by the County Zoning Agency and County Board, respectively.

CONSISTENCY BETWEEN THE COMPREHENSIVE PLAN AND COUNTY AND TOWN ORDINANCES

The State comprehensive planning law requires that, beginning on January 1, 2010, County and town government actions with respect to zoning, shoreland zoning, and land division regulation must be consistent with the comprehensive plan. The law also requires that official maps adopted under Section 62.23 (6) of the State *Statutes* be consistent with the comprehensive plan. Among the towns in Walworth County, only the Town of East Troy has adopted such a map; counties are not authorized to prepared official maps under that section.

In order to meet the consistency requirement with respect to zoning, it is recommended that rezones that may be needed to accommodate new urban or rural development that is consistent with the plan be made at the request of the property owner. Town and County decisions on proposed rezones should be consistent with the land use plan and other elements of the comprehensive plan. The types of zoning districts that are considered to be consistent within the various land use plan categories are indicated in Chapter IX (“Land Use Element) of this report.¹

As in the past, proposed land divisions would be considered by the County and concerned town at the time that they are proposed. Town and County actions on proposed land divisions should be consistent with the comprehensive plan.

CITY AND VILLAGE PLANS INCORPORATED INTO THE COUNTY PLAN

The State planning law requires that a county comprehensive plan incorporate the master or comprehensive plans of its cities and villages. Accordingly, comprehensive plans for cities and villages in Walworth County adopted under the State comprehensive planning law (Section 66.1001 of the State *Statutes*) are incorporated into the Walworth County comprehensive plan, *within the corporate limits of those cities and villages*, as are any future city/village comprehensive plan amendments. The land use plan maps from the city and village comprehensive plans available at the time of completion of this multi-jurisdictional plan are included in Appendix C of this report.

¹*In addition, Chapter IX includes provisions that allow for rezones from the A-1 Prime Agricultural zoning district under certain circumstances without amending the plan. These include parcels with non-prime soils that meet the rezoning criteria set forth in Table IX-4 in Chapter IX. These also include parcels which are in the future proposed for agricultural related manufacturing, warehousing, and marketing uses or mineral extractive use—where the proposed uses are compatible with adjacent agricultural areas and consistent with County and town goals and objectives.*

PLAN IMPLEMENTATION ACTIONS

The State comprehensive planning law requires that the implementation element include a compilation of actions to be completed in a stated sequence to implement the recommendations set forth in the other elements of the comprehensive plan. Each of the plan elements as presented in the preceding chapters of this report includes a list of policies and programs intended to implement the plan element goal and objectives.² Some of the policies and programs are more critical than others in terms of the timing of implementation. The following indicates the policies and programs from previous chapters which should be considered as having the highest priority in implementing the comprehensive plan.

- Perhaps the most important step in implementing the plan involves use of the plan by Walworth County and its towns as a basis for decision-making on proposed rezones and land divisions. This should begin after formal adoption of the plan. As previously indicated in this chapter, under State law, County and local actions with respect to zoning and the regulation of land divisions must be consistent with comprehensive plans beginning on January 1, 2010.
- In administering the County Zoning and Shoreland Zoning Ordinances and the County Subdivision Ordinance, Walworth County should continue to follow current procedures that provide for early town input on proposed rezones, conditional uses, land divisions, and zoning variances (see Policy No. 6 in Chapter XV).
- Walworth County's towns and their neighboring cities and villages should initiate or continue efforts to establish boundary agreements as provided for under State *Statutes*. In addition to future boundaries, such agreements may address land use issues, sharing of utilities and services, and other matters of mutual concern. Such cooperative agreements are the best means available for identifying common ground among, and reconciling differing goals and objectives of, neighboring local units of government.
- Cities and villages in Walworth County are encouraged to involve towns when considering actions that impact extraterritorial areas—sharing information with neighboring towns and consulting with towns on contemplated annexations and extraterritorial plat review matters.
- Walworth County and the County's cities, villages, and towns are encouraged to explore additional cooperative efforts for the provision of public services and facilities where cooperative efforts would lead to increased efficiency and cost-savings while maintaining the quality of the services provided.
- Towns, villages, and cities in the County are strongly encouraged to continue their participation in the Walworth County Intergovernmental Cooperation Council. This Council provides an excellent forum for sharing information and for exploring potential avenues for increased cooperation among communities.
- Towns, villages, and cities should continue to work with Walworth County and the Regional Planning Commission in preparing an updated jurisdictional highway plan for Walworth County. This effort should address the concerns raised during the comprehensive planning process regarding certain highway recommendations of the year 2035 regional transportation plan (see Map XII-2, Table XII-1, and related text in Chapter XII of this report).

²*Implementing policies and programs for the various elements of the comprehensive plan are set forth in the last section of each of the following chapters of this report: Chapter IX, "Land Use Element;" Chapter X, "Agricultural, Natural, and Cultural Resources Element;" Chapter XI, "Housing Element;" Chapter XII Transportation Element; Chapter XIII, "Utilities and Community Facilities Element;" Chapter XIV, "Economic Development Element;" and Chapter XV, "Intergovernmental Cooperation Element." It should be noted that the Issues and Opportunities Element (Chapter VIII) presents a set of goals and objectives for the multi-jurisdictional comprehensive plan but does not include implementing policies and programs—those being presented in Chapters IX through XV.*

- Towns, villages, and cities should work with Walworth County in updating the County Park and Open Space Plan. This should include revisions to the off-road trail component of that plan, addressing concerns raised by certain towns during the comprehensive planning process (see Map XII-4 and related text in Chapter XII of this report).

The foregoing recommendations have a direct bearing on the implementation of the comprehensive plan and should be acted upon as soon as reasonably possible following the adoption of the comprehensive plan, recognizing that some measures, like cooperative boundary agreements, can move forward only where cities and villages are willing partners with towns. Other plan policies and programs for Walworth County and towns, villages, and cities in the County set forth in Chapters IX through Chapter XVI should be considered and implemented as appropriate in the years ahead, subject to available resources.

MISCELLANEOUS PLAN IMPLEMENTATION CONSIDERATIONS

Plan implementation activities should be flexible enough to respond to changing programs and new planning information as it becomes available. In particular, the following should be noted:

- The State 2009-2011 budget bill signed by the Governor on June 29, 2009, includes changes to the Wisconsin Farmland Preservation Program. The bill requires that counties update their farmland preservation plans in order to enable farmers to continue to claim the farmland preservation tax credits. The bill requires that the county or concerned local zoning jurisdiction update its farmland preservation zoning ordinance in a manner that meets the requirements of the bill in order to enable farmers to claim the farmland preservation tax credit based on zoning. The bill requires that a landowner seeking to have his or her land removed from a farmland preservation zoning district (A-1 Prime Agricultural Land district in Walworth County) pay a per-acre fee on the land to be rezoned. The bill authorizes \$12 million for a State program that supports local efforts, with a 50 percent matching grant, to purchase agricultural conservation easements. Updated farmland preservation plans are required to be consistent with a county's comprehensive plan. Deadlines for implementation vary by county depending on recent population growth. For Walworth County, the updated farmland preservation plan must be certified by December 31, 2011.
- The U.S. Federal Emergency Management Agency recently issued new floodplain maps for Walworth County under its map modernization program. The maps were finalized on April 2, 2009. Walworth County has six months from that date to adopt the maps as part of the County Shoreland Zoning Ordinance.
- The Southeastern Wisconsin Regional Planning Commission in 2009 was nearing completion of an effort to update the regional natural areas plan, which was adopted by the Regional Planning Commission in 1997 and by the Walworth County Board in 1998. The natural area and critical species habitat sites identified in the 1997 plan are described in Chapter III of this report. The preliminary draft of the updated plan identifies additional natural area and critical species habitat sites throughout the Region, including Walworth County, and includes updated information for previously identified sites. Once finalized, the updated information regarding natural area and critical species habitat sites should be considered in the review of proposed development projects.
- In 2008 the Wisconsin Department of Natural Resources completed an update of the Wisconsin wetlands inventory, delineating the wetlands on 2005 aerial photographs. There was no public review opportunity for the updated maps. In transmitting the updated wetland maps to the County, the Department indicated that the County is not required to amend its shoreland zoning to adopt the updated wetland inventory maps. Walworth County has not adopted the updated wetland maps. The new maps will be used as a basis for administering State and Federal wetland protection regulations.

Chapter XVII

CONCLUSION

State law enacted in 1999, often referred to as the “Smart Growth” law, requires that county and local units of government that administer zoning, land division regulations, and official mapping prepare and adopt a comprehensive plan. The law requires that, beginning on January 1, 2010, county and local government actions related to zoning, land division regulation, and official mapping must be consistent with the comprehensive plan. The law requires that a comprehensive plan include nine elements: issues and opportunities; land use; agricultural, natural, and cultural resources; housing; transportation; utilities and community facilities; economic development; intergovernmental cooperation; and implementation.

In response to the comprehensive planning requirements, Walworth County and 13 of its towns agreed to participate in a multi-jurisdictional planning process which would result in a comprehensive plan that could be adopted by the County and each of the participating towns as its comprehensive plan. The participating towns include Darien, Delavan, East Troy, Geneva, LaFayette, LaGrange, Richmond, Sharon, Spring Prairie, Sugar Creek, Troy, Walworth, and Whitewater. Staff assistance was provided by the Walworth County Land Use and Resource Management Department and the Southeastern Wisconsin Regional Planning Commission.

Walworth County has a long history of planning, having prepared a land use plan, farmland preservation plan, park and open space plan, solid waste management plan, and land and water resources management plan before passage of the State Smart Growth law. Likewise many of the participating towns had adopted a land use or master plan prior to the start of work on the multi-jurisdictional plan. The multi-jurisdictional planning process was carried out in such a way as to make full use of, and build upon, previous County and town plans, taking into consideration relevant aspects of existing regional plans as well.

The planning process was carried out under the guidance of a Smart Growth Technical Advisory Committee consisting of one representative from each participating town and five representatives from the Walworth County Board of Supervisors. Ample opportunity for public participation was provided throughout the planning process in accordance with a public participation plan adopted by the Walworth County Board and the Town Board of each participating town.

This report has presented the resulting multi-jurisdictional comprehensive plan. Following Chapter I, the introductory chapter, Chapters II through VI provide a summary of inventory information—including information regarding population, housing, land use, agricultural/natural/cultural resources, transportation, utilities and community facilities, and existing plans and ordinances—needed as a basis for preparing the comprehensive plan. Chapter VII presents the projections of population, households, and employment selected as a basis for preparing

the comprehensive plan. Chapters VIII through XVI present the nine plan elements—including a goal, objectives, policies, and programs for each—as required under the State comprehensive planning law.¹ Town-specific aspects of the plan are included in Appendix A.

The land use element is arguably the most important element of the comprehensive plan. During the planning process, the staff worked with each of the participating towns in preparing a long-range land use map consistent with local goals and objectives, building upon and revising as appropriate any pre-existing town plans as directed by the respective towns. The resulting individual town land use plans were incorporated into the countywide land use plan, as were the land use plan maps adopted by the three non-participating towns (Bloomfield, Linn, and Lyons). The individual town land use plan maps are presented in Appendix A (participating towns) and Appendix B (non-participating towns). The countywide land use plan map for unincorporated town areas of the County is presented on Map IX-1 in Chapter IX of this report.²

The multi-jurisdictional comprehensive plan is a long-range plan that looks ahead to the year 2035. The plan seeks to accommodate projected growth in the County population and economic base in a sustainable manner—preserving what is best about the County and minimizing any adverse impacts of growth. Prepared as a joint venture by the County and its towns, the plan is expected to provide a sound basis for cooperative decision-making by the County and its towns on land use and other matters in the years ahead.

¹*The nine plan element chapters are: Chapter VIII, “Issues and Opportunities;” Chapter IX, “Land Use Element;” Chapter X, “Agricultural, Natural, and Cultural Resources Element;” Chapter XI, “Housing Element;” Chapter XII, “Transportation Element;” Chapter XIII, “Utilities and Community Facilities Element;” Chapter XIV, “Economic Development Element;” Chapter XV, “Intergovernmental Cooperation Element;” and Chapter XVI, “Implementation Element.”*

²*The State planning law requires that a county comprehensive plan incorporate the master or comprehensive plans of its cities and villages. Accordingly, comprehensive plans for cities and villages in Walworth County adopted under the State comprehensive planning law (Section 66.1001 of the State Statutes) are incorporated into the Walworth County comprehensive plan, within the corporate limits of those cities and villages, as are any future city/village comprehensive plan amendments. The land use plan maps from the city and village comprehensive plans available at the time of completion of this multi-jurisdictional plan are included in Appendix C of this report.*

APPENDICES

Appendix A

APPENDICES FOR TOWNS PARTICIPATING IN THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

What follows is a series of appendices—one appendix for each of the 13 towns participating in the Walworth County multi-jurisdictional comprehensive plan. The first part of each of the town appendices presents a summary of the basic inventory information, as it pertains to each town, collected under the comprehensive planning program as a basis for preparing the comprehensive plan. Subsequent portions of each appendix present town policies that differ from the multi-jurisdictional plan as described in Chapters VIII through XVII of this report; policies which are unique to the town; or other policies which the town wishes to emphasize.

The town appendices are:

- Appendix A-1: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Darien
- Appendix A-2: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Delavan
- Appendix A-3: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of East Troy
- Appendix A-4: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Geneva
- Appendix A-5: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of LaFayette
- Appendix A-6: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of LaGrange
- Appendix A-7: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Richmond
- Appendix A-8: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Sharon
- Appendix A-9: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Spring Prairie
- Appendix A-10: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Sugar Creek
- Appendix A-11: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Troy
- Appendix A-12: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Walworth
- Appendix A-13: Key Features of the Multi-Jurisdictional Comprehensive Plan as Related to the Town of Whitewater

Appendix A-1

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF DARIEN

INVENTORY FINDINGS

Population and Households

- The population of the Town was 1,413 persons in 1970, 1,495 persons in 1980, 1,490 persons in 1990, 1,747 in 2000, and 1,912 in 2006 (see Table II-1 in Chapter II). The population increased by 24 percent between 1970 and 2000, compared to 45 percent for the County. Between 2000 and 2006, the Town population increased by 9 percent.
- The median age of the Town population in 2000 was 38.4 years, compared to 35.1 years for Walworth County (see Table II-2 in Chapter II).
- About 95 percent of the Town population identified their race as White (and no other race) in the 2000 census; the balance (5 percent) specified African American, American Indian or Alaska Native, Asian, some other race, or more than one race. About 8 percent of the Town population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- As reported in the 2000 census, about 84 percent of the Town population age 25 years and over had attained a high school or greater education, the same as for the County. About 12 percent of the Town population in this age group had a bachelor's or greater degree, compared to 22 percent for Walworth County (see Table II-5 in Chapter II).
- The number of households in the Town was 375 in 1970, 467 in 1980, 522 in 1990, 615 in 2000, and 721 in 2006. The relative increase in households (92 percent) between 1970 and 2006 exceeded the relative increase in population (35 percent). The average household size in the Town decreased from 3.74 persons in 1970 to 2.79 persons in 1990, and stood at 2.75 in 2000 (see Table II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 399 in 1970, 484 in 1980, 561 in 1990, 650 in 2000, and 762 in 2006 (see Table II-8 in Chapter II).

- Of the total of 650 existing housing units in 2000, 615 units (95 percent) were occupied and 35 units (5 percent) were vacant. Of the 615 occupied housing units, 488 units (79 percent) were owner-occupied and 127 units (21 percent) were renter-occupied (see Table II-9 in Chapter II).
- Single-family detached housing units comprised 69 percent of all housing units in the Town in 2000; single-family attached housing units and other housing units in structures of two or more units comprised 11 percent; and mobile homes comprised 20 percent (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 29 percent was constructed prior to 1940; 34 percent was constructed between 1940 and 1979; and 37 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$133,400 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$781 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were about 1,270 jobs in the Town in 2000, representing about 3 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily unemployed—stood at 1,030 persons in 2000. About 73 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- About 28 percent of the Town's labor force was employed in production, transportation, and material moving occupations; 24 percent in management and professional occupations; 21 percent in sales and office occupations; 12 percent in service occupations; 10 percent in construction, extraction, and maintenance occupations; and 6 percent in farming, forestry, and fishing occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$50,700 in 2000, somewhat higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$161.9 million in 2006. The per capita equalized value of property was \$84,700, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 16,392 acres, or 76 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class I and Class II soils, with scattered areas of Class III soils and other soils (see Table III-1, Map III-1, and Map III-2 in Chapter III).
- Surface water comprised 116 acres, or 1 percent of the Town, in 2000; wetlands comprised 1,233 acres, or 6 percent; and woodlands comprised 1,537, or 7 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses three natural areas identified by the Regional Planning Commission (see Table III-13 and Map III-14 in Chapter III).
- Primary environmental corridors encompassed 2,544 acres, or 12 percent of the Town in 2000; secondary environmental corridors encompassed 151 acres, or 1 percent; and isolated natural resource areas encompassed 516 acres, or 2 percent (see Table III-16 and Map III-16 in Chapter III).

- The majority of the Town is covered with glacial outwash deposits and till, with stream deposits in the Turtle Creek area. Glacial outwash deposits have the highest potential for sand and gravel (see Map III-7 in Chapter III).
- State park and open space sites in the Town include the Turtle Creek Wildlife Area (see Table III-18 and Map III-17 in Chapter III). There are no County park sites in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

Land Use and Transportation

- In 2000, urban land uses encompassed 1,773 acres, or 8 percent of the Town of Darien. This includes 562 acres of residential land; 24 acres of commercial land; 101 acres of industrial land; 23 acres of governmental-institutional land; 15 acres of recreational land (includes only those lands in intensive recreational use); 1,042 acres of transportation, communication, and utility land, much of which consists of street and railroad rights-of-way; and 6 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Nonurban land uses encompassed 19,931 acres, or 92 percent of the Town, in 2000. As noted above, agricultural lands encompassed 16,392 acres, or 76 percent of the Town. Wetlands, woodlands, and surface water together encompassed 2,886 acres, or 13 percent. Extractive and landfill areas encompassed 216 acres, or 1 percent, while other nonurban lands encompassed 437 acres, or 2 percent.
- Existing State trunk highways in the Town include STH 11, STH 89, USH 14 and IH 43. Existing County trunk highways include CTH C, CTH K, CTH M, CTH P, and CTH X (see Map IV-4 in Chapter IV). The Wisconsin & Southern Railroad Company (WSOR) mainline traverses the southwest area of the Town; a WSOR branch also traverses the southerly area of the Town (see Map IV-6 in Chapter IV).

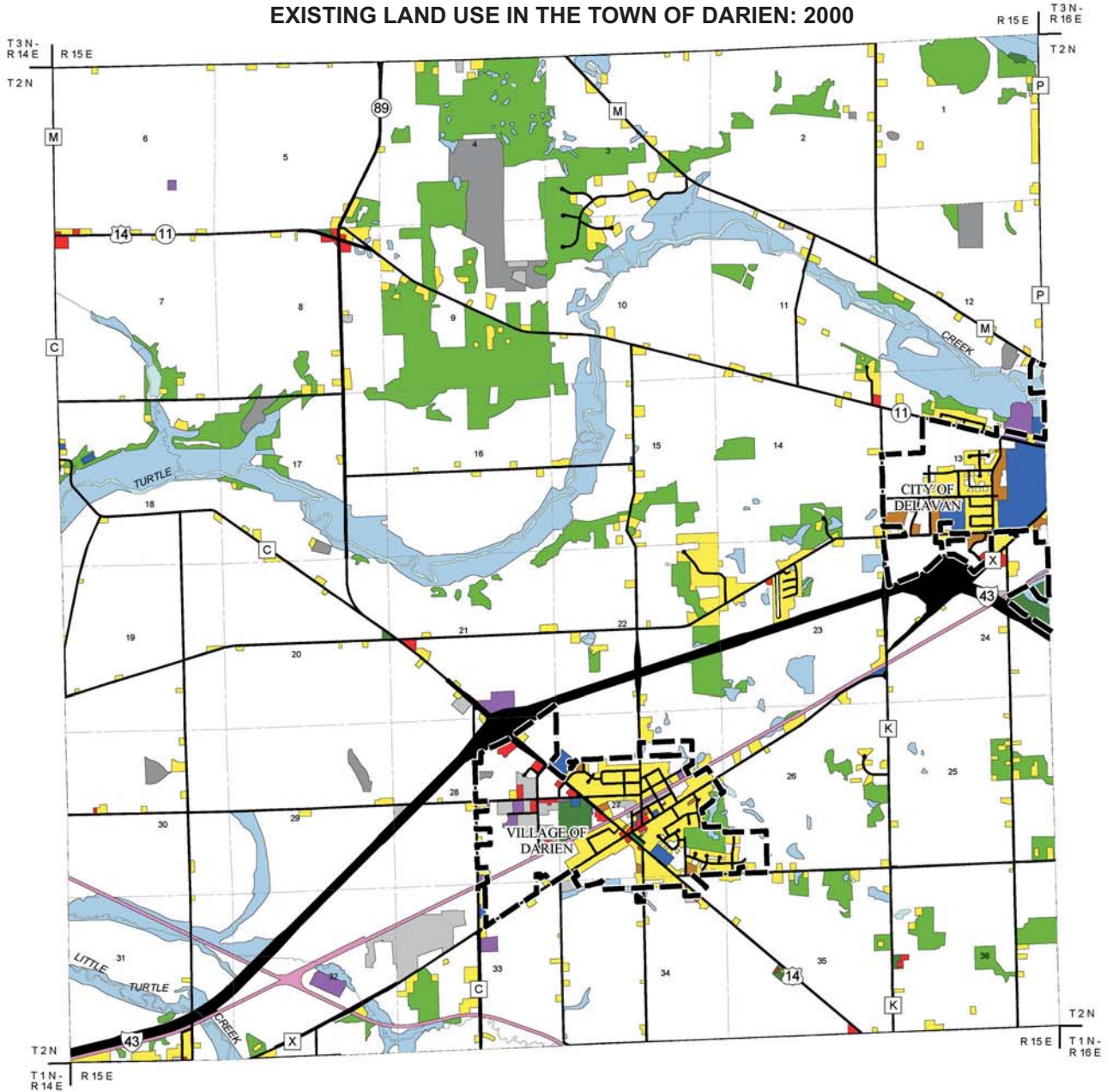
Utilities and Community Facilities















- Most residential and other urban development in the Town relies on private sewage disposal and water supply systems. Sanitary sewer service in the Town is limited to the Mallard Ridge landfill site and Pioneer Estates of Delavan mobile home park. The planned sewer service areas of the Village of Darien and City of Delavan extend into the Town. There is no public community water supply service in the Town. Pioneer Estates of Delavan is served by a private community water supply system (see Maps V-1 and V-2 in Chapter V).
- Most of the Town receives fire protection service from the Darien Fire Department, with its station in the Village of Darien; the City of Delavan Fire Department serves the northeastern portion of the Town. Most of the Town receives emergency medical service from the Darien Fire Department; the Delavan Rescue Squad, Inc. serves the northeastern portion of the Town. Advanced life support emergency medical service is also available through Medix Ambulance Services, Inc. and Paratech Ambulance Service, Inc. (see Maps V-9 and V-10 in Chapter V). The Town relies on the County Sheriff's Department for police protection services.
- The Town is located in the Delavan-Darien School District (K-12); the District's schools are located in the Village of Darien and City of Delavan (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public libraries in the County are located in the Village of Darien and City of Delavan (see Map V-7 in Chapter V).

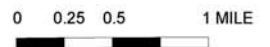
Appendix A-1

Map 1

EXISTING LAND USE IN THE TOWN OF DARIEN: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | RAILWAYS |
|  | RECREATIONAL |  | SURFACE WATER |



Source: SEWRPC.

- Disposal of solid waste and recyclables for Town residents is through drop off at the Mallard Ridge landfill.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Existing Local Plans and Land Use Regulation

- The Town did not have a general community plan in place prior to the start of the Smart Growth planning effort. The Town does have a local park plan, documented in a report entitled *Town of Darien Park and Open Space Plan*.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations).
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 1,747 in 2000 to 2,094 in 2035, an increase of 347 persons (20 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 615 in 2000 to 753 in 2035, an increase of 138 households (22 percent).
- The number of jobs in the Town (1,270 in 2000) would remain essentially unchanged over the planning period.

LAND USE ELEMENT

The land use plan for the Town of Darien for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of Darien supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- The Town land use plan identifies urban reserve areas adjacent to the City of Delavan and Village of Darien. This designation recognizes that the areas may be developed during the planning period, but that specific future uses have not been identified. Ideally, specific future uses would be identified in cooperation with the City or Village, Walworth County, and concerned landowners, taking into account compatibility with adjacent land uses, physical site characteristics, the availability of utilities, and other factors as appropriate.

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

- While not specifically shown on the land use plan map, the Town recognizes the possibility of additional development near the intersection of STH 89 and STH 11, where a small cluster of businesses already exists, during the planning period. Potentially this could include compatible commercial uses and other uses. Specific recommendations along these lines could be incorporated into the Town plan in future plan amendments.
- Some areas designated as “extractive” on the Town land use plan on the basis of existing zoning may now be inactive (because the areas have been fully mined or for other reasons) or may become inactive in the future. Such areas could be designated for alternative uses in future amendments of the plan.
- Future residential development in the planned urban areas and at rural densities in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—138 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of Darien:

Community Facilities:

The Town is working with the DNR on a canoe launch/picnic area along Turtle Creek at CTH C. The Town is exploring a location and design of a possible new fire station in conjunction with the Village of Darien as part of their existing Joint Fire Department and studying a possible improved cooperative fire and rescue arrangement with the City of Delavan, Town of Delavan, and Village of Darien.

The Town does not envision any major changes with respect to Town facilities such as the Town hall and public works facilities, nor are major changes envisioned in existing arrangements for police, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

Currently, areas served by sanitary sewers in the Town consist of the mobile home park along Creek Road and the Mallard Ridge landfill. The Town does not envision significant growth in the area around the mobile home park or the expansion of sewer service in that area at this time. The Town recognizes that the food processing operations located southwest of the Village of Darien may need sanitary sewer service at some point.

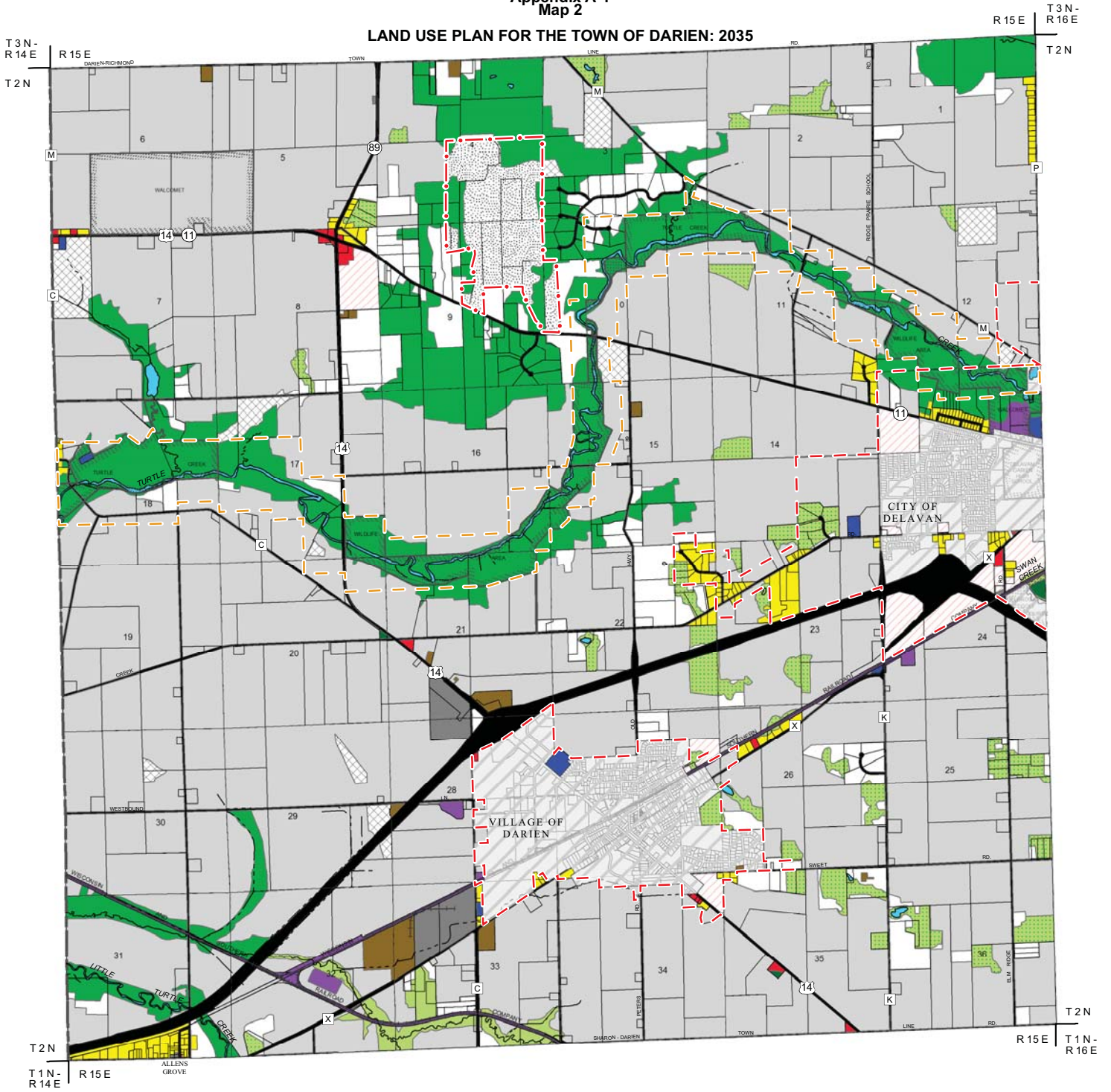
During the planning period, the possibility of extending sewers to other areas may exist. This should only be considered if the Town were eventually to amend the land use plan accommodating additional growth and development in other areas. Extension of sewers to other areas could only proceed if demonstrated to be cost-effective.






















Intergovernmental Cooperation:

The Town would like to enter into boundary agreements with the City of Delavan and the Village of Darien that are mutually beneficial to the Town, City, and Village.

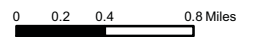
Appendix A-1
Map 2

LAND USE PLAN FOR THE TOWN OF DARIEN: 2035



- | | |
|---|--|
|  URBAN DENSITY RESIDENTIAL
(LESS THAN 5.0 ACRES PER DWELLING) |  PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES) |
|  COMMERCIAL |  OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (5 TO 34 ACRES PER DWELLING) |
|  INDUSTRIAL |  PRIMARY ENVIRONMENTAL CORRIDOR |
|  GOVERNMENTAL AND INSTITUTIONAL |  SECONDARY ENVIRONMENTAL CORRIDOR |
|  RECREATIONAL |  ISOLATED NATURAL RESOURCE AREA |
|  TRANSPORTATION, COMMUNICATION, AND UTILITIES |  DNR LANDS OUTSIDE ENVIRONMENTAL CORRIDORS |
|  AGRICULTURAL RELATED MANUFACTURING,
WAREHOUSING, AND MARKETING |  SURFACE WATER |
|  URBAN RESERVE |  ADOPTED SANITARY SEWER SERVICE AREA
(Village of Darien; City of Delavan) |
|  STREETS AND HIGHWAYS |  SPECIAL PURPOSE SEWER SERVICE AREA
(Mallard Ridge) |
|  EXTRACTIVE |  WISCONSIN DEPARTMENT OF NATURAL RESOURCES
PROJECT AREA |
|  SANITARY LANDFILL | |

ADOPTED: 9/30/2009



Source: Town of Darien, Walworth County, and SEWRPC.

Appendix A-1

Table 1

PLANNED LAND USE IN THE TOWN OF DARIEN: 2035

Land Use Category	Acres	Percent of Total
Urban		
Urban Density Residential (less than 5.0 acres per dwelling)	268	1.2
Commercial	28	0.1
Industrial	121	0.6
Governmental and Institutional	29	0.1
Transportation, Communication, Utilities ^a	1,016	4.7
Recreational	7	-- ^b
Urban Reserve	253	1.2
Urban Subtotal	1,722	8.0
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres)	14,962	68.9
Other Agricultural, Rural Residential, and Other Open Land (5 to 34 acres per dwelling)	1,115	5.1
Agricultural Related Manufacturing, Warehousing, and Marketing	102	0.5
Extractive	252	1.2
Landfill	287	1.3
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	2,492	11.5
Secondary Environmental Corridor	136	0.6
Isolated Natural Resource Area	515	2.4
WDNR/WisDOT Lands Outside Environmental Corridor	3	-- ^b
Surface Water	115	0.5
Nonurban Subtotal	19,979	92.0
County Total	21,701	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Town of Darien, Walworth County, and SEWRPC.

Ordinance No. 2009-5

**ORDINANCE ADOPTING THE COMPREHENSIVE PLAN
FOR THE TOWN OF DARIEN, WISCONSIN**

The Town Board of the Town of Darien, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Darien 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 Darien, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Darien and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," and information specific to the Town is set forth throughout the report and as revised in Exhibit A attached hereto.


SECTION 4. The Plan Commission of the Town of Darien, by a majority vote of the entire Commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035 as revised," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board 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 Darien, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035 as revised," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Darien 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 30th day of September, 2009.


Cecil Logterman, Town Chair

Attest: 
Marilyn Larson, Town Clerk

Exhibit A

The following property shall be designated Other Agricultural, Rural Residential, and Other Open Land:

Pounder Property:

LEGAL DESCRIPTIONS

A proposed rezone from A-1 to C-2 of part of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4, all North and East of County Trunk Highway "M", all in Section 3, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows:

BEGIN at the East 1/4 corner of said Section 3; THENCE S 00°01'39" E 667.00 feet along the East line of the Southeast 1/4 of said Section 3; THENCE S 89°20'19" W 1,318.30 feet; THENCE N 00°05'45" E 624.82 feet to the East-West 1/4 Section line; THENCE S 87°30'15" W 988.36 feet along said 1/4 Section line to the centerline of County Trunk Highway "M"; THENCE N 43°14'52" W along said centerline 388.20 feet; THENCE N 87°41'06" E 2,572.93 feet to the East line of the NE 1/4 of said Section 3; THENCE S 00°06'58" W 286.25 feet along said Section line to the POINT OF BEGINNING.

EXCEPTING wetlands on the above described parcel described as follows; COMMENCE at the East 1/4 corner of said Section 3; THENCE S 87°30'15" W 2,010.74 feet along the East-West 1/4 Section line of said Section 3 to the POINT OF BEGINNING; THENCE S 87°30'15" W 254.88 feet; THENCE N 43°44'20" W 26.65 feet; THENCE N 45°41'33" W 103.45 feet; THENCE N 38°51'25" W 75.26 feet; THENCE N 38°16'35" W 18.60 feet; THENCE N 10°26'48" W 20.43 feet; THENCE N 64°31'08" E 43.44 feet; THENCE N 80°38'53" E 93.08 feet; THENCE S 85°31'37" E 42.66 feet; THENCE S 77°48'37" E 42.50 feet; THENCE S 06°08'35" E 49.04 feet; THENCE S 36°00'56" E 33.43 feet; THENCE S 38°58'03" E 53.42 feet; THENCE S 35°57'47" E 55.68 feet; THENCE S 54°03'48" E 32.90 feet; THENCE S 67°36'14" E 34.11 feet; THENCE N 70°33'21" E 21.73 feet; THENCE S 72°28'35" E 25.74 feet to the POINT OF BEGINNING. Said rezoned parcel containing 34.78 acre(s) of land, more or less.

ALSO

A proposed rezone from A-2 to C-2 of part of the Northeast 1/4 and the Southeast 1/4 of the Southeast 1/4, all North and East of County Trunk Highway "M", all in Section 3, Town 2 North, Range 15 East, Town of Darien, Walworth County, Wisconsin, described as follows: COMMENCE at the East 1/4 corner of said Section 3; THENCE S 00°01'39" E 931.00 feet along the East line of the Southeast 1/4 of said Section 3 to the POINT OF BEGINNING; THENCE continue S 00°01'39" E along said East line 1006.49 feet to the centerline of County Trunk Highway "M"; THENCE N 67°54'46" W 363.80 feet along the centerline of said Highway; THENCE N 57°55'26" W 418.70 feet along said centerline; THENCE N 48°58'10" W 167.39 feet along said centerline; THENCE N 86°26'33" E 217.00 feet; THENCE N 13°45'20" W 254.93 feet; THENCE N 44°18'13" E 303.00 feet; THENCE N 82°27'53" E 454.00 feet to the POINT OF BEGINNING.

EXCEPTING wetlands on the above described parcel described as follows: COMMENCE at the East 1/4 corner of said Section 3; THENCE S 00°01'39" E 1,151.37 feet along the East line of the Southeast 1/4 of said Section 3 to the POINT OF BEGINNING; THENCE S 00°01'39" E 309.32 feet along said Section line; THENCE N 86°19'02" W 33.40 feet; THENCE S 43°47'26" W 47.09 feet; THENCE S 56°10'19" W 53.97 feet; THENCE S 25°56'03" W 51.95 feet; THENCE S 22°13'21" W 51.59 feet; THENCE S 48°04'10" W 57.17 feet; THENCE S 41°28'39" W 71.87 feet; THENCE S 34°08'07" W 53.87 feet; THENCE S 37°20'55" W 29.57 feet; THENCE N 79°48'39" W 33.85 feet; THENCE N 71°20'56" W 44.79 feet; THENCE N 64°35'19" W 36.85 feet; THENCE N 67°39'20" W 16.85 feet; THENCE S 59°39'19" W 6.62 feet; THENCE N 58°47'30" W 65.46 feet; THENCE N 52°24'56" W 53.24 feet; THENCE N 10°26'57" E 23.35 feet; THENCE N 63°23'50" E 24.75 feet; THENCE N 24°38'39" E 35.76 feet; THENCE N 24°25'53" E 61.28 feet; THENCE N 32°49'30" E 64.60 feet; THENCE N 60°25'29" E 50.96 feet; THENCE N 46°43'19" E 47.02 feet; THENCE N 35°41'14" E 44.42 feet; THENCE N 41°38'49" E 32.89 feet; THENCE N 81°01'01" E 46.11 feet; THENCE N 67°44'17" E 32.32 feet; THENCE N 89°28'29" E 40.90 feet; THENCE S 84°37'16" E 24.81 feet; THENCE N 75°28'10" E 26.31 feet; THENCE N 52°39'06" E 26.93 feet; THENCE N 59°42'24" E 46.90 feet; THENCE N 42°42'10" E 42.23 feet; THENCE N 08°16'21" W 56.05 feet; THENCE N 00°38'13" W 49.82 feet; THENCE N 61°31'12" E 20.61 feet; THENCE N 58°33'49" E 29.05 feet to the POINT OF BEGINNING. Said rezoned parcel containing 8.93 acre(s) of land, more or less. (End of legal descriptions.)

Any portion of the following property not depicted as Commercial shall be designated as Urban Reserve.

Paziotopoulos Property:

LEGAL DESCRIPTION

E 1/2 NE 1/4 SEC 8 T2N R15E, EXC. ALL LAND N OF-COM 40S' S OF INTER OF HWYS 11 & 14, E 375', N 285' TO C/L HWY 11, SELY ALG HWY TO E LN SEC 8. 57A.

TOWN OF DARIEN PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Darien, 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 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Darien and for Walworth County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," containing all maps, references, and other descriptive materials to be the comprehensive plan for the Town; and

WHEREAS, information specific to the Town is set forth throughout 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

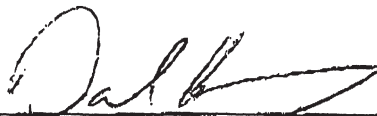
WHEREAS, the Town Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001(4)(d) of the Wisconsin Statutes, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

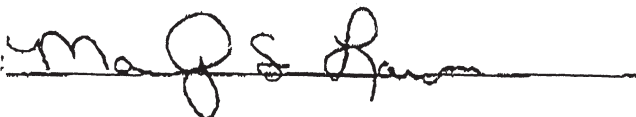
NOW, THEREFORE, BE IT RESOLVED, that, pursuant to Sections 62.23(3)(b) and 66.1001(4)(b) of the Wisconsin Statutes, the Plan Commission of the Town of Darien hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" as the Town comprehensive plan as revised to reflect that the Pounder property (as described in Exhibit A) which has heretofore been rezoned to C-2 be designated in the Plan as OTHER AGRICULTURAL, RURAL RESIDENTIAL AND OTHER OPEN LAND and further that any portion of the George Paziotopoulos 56.91 acres (as described in Exhibit A) located at the intersections of Highways 11 and 14 that has not been designated in the Plan as COMMERCIAL, be designated as URBAN RESERVE .

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 30th day of September, 2009.



Daniel Kilkenny, Chairperson
Town of Darien Plan Commission

Attest: 

SPECIAL JOINT MEETING

Darien Multi-Jurisdictional Comprehensive Plan
Town of Darien Board of Supervisors and Plan Commission

September 30, 2009

CALL TO ORDER

Town Chairperson Logterman and Plan Commissioner Chair, Dan Kilkenny called the meeting to order at 7:00 p.m. at the Darien Town Hall.

ROLL CALL

Clerk Marilyn S. Larson called the roll, with Plan Commissioner members Dan Kilkenny, Steve Fetting, Dan Boss, Rich Keyzer, and Dale Wheelock present. The Clerk also called the Town Board roll, with Chairman Cecil Logterman, Supervisors Jim Terpstra, Dan Boss, Matt Smith, and Dan Kilkenny in attendance. The Town Treasurer, Rick Logterman was absent. Others present included: Town Attorney, Kim Howarth, Dr. Robert Threatte, Dave Kilkenny, John Fryk, Walworth County Chairperson, Nancy Russell, Art Whalen, Mike Nelson, Nancy Weber, Sue Gray, George Paziotopoulos, John and Diane Pounder, Neal Frauenfelder, and Bill Stauber.

PRESENTATION OF COMPREHENSIVE PLAN

Plan Commission Chair Dan Kilkenny explained the purpose of the meeting. Commissioner Kilkenny introduced Neal Frauenfelder, Walworth County Land Use and Resource Management Department and Bill Stauber, SEWRPC.

Neal explained the Comprehensive Plan was prepared through a cooperative multi-jurisdictional planning process involving 13 participating towns, which Darien was one of them in Walworth County. This Comprehensive Plan is a long range plan that address the nine elements required under Section 66.1001 (2) of the Wisconsin Statutes: issues and opportunities; land use; agricultural, natural and cultural resources; housing; transportation; utilities and community facilities; economic development; intergovernmental cooperation; and implementation. Each plan element includes goals and policies, programs, and related objectives.

Once the plan has been adopted by the Town of Darien it will be added to the Walworth County plan. The three towns that are not participating, their plans will also be added to the county plan. One of the big changes in the law how to look at rezone request once the plan has been adopted. The state law states that you must be consistent with your plan once it has been adopted. According to the state law there is a minimum of ten years our comprehensive plan must be looked at and updated. The Walworth County Technical Advisory committee felt that this was too long, so we will review one year after the day of Walworth County adoption, possible November 10, 2009. This plan will let you rezone less than one year, but it must be an extra ordinary situation.

Bill Stauber of SEWRPC presented the Town of Darien's Land Use Map. Bill explained the different shaded colors of Commercial, Industrial, Urban Reserve, Residential, Recreational, and Prime Agricultural land.

PUBLIC COMMENT

There was discussion on inconsistencies concerning John Pounder's property and George Paziotopoulos.

RESOLUTION TO ADOPT COMPREHENSIVE PLAN

Commissioner Kilkenny read the Resolution Adopting a Comprehensive Plan as amended in light of the public discussion, including exhibit A which includes the property of John Pounder that it shall be designated other Agricultural, Rural Residential, and other Open Land and the George Paziotopoulos that is not designated on the Map as Commercial shall be designated as Urban Reserve and recommended that the Darien Town Board enact an Ordinance adopting the Comprehensive Plan as read. Commissioner Boss moved to adopt the Resolution as presented and as attached to these minutes. Seconded by Commissioner Fettig. Plan Commissioner Kilkenny requested clerk to call roll call vote – Commissioner Kilkenny (Aye), Commissioner Boss (Aye), Commissioner Fettig (Aye), Commissioner Wheelock (Aye), and Commissioner Keyzer (Aye) carried vote 5-0.

ORDINANCE TO ADOPT COMPREHENSIVE PLAN BY TOWN BOARD

Town Supervisor, Kilkenny then moved that the Town Board approve the Ordinance adopting the Comprehensive Plan for the Town of Darien, Wisconsin and as attached to these minutes Seconded by Supervisor Boss. Chairman Logterman called for a roll call vote – Chairman Logterman (Aye), Supervisor Boss (Aye), Supervisor Terpstra (Aye), Supervisor Kilkenny (Aye), and Supervisor Smith (Aye) carried vote 5-0.

ADJOURNMENT

Motion made by Commissioner Fettig to adjourn Special Plan Commission meeting at 8:21 p.m. Seconded by Commissioner Keyzer carried voted 5-0. Motion made by Supervisor Boss to adjourn Special Town Board Meeting at 8:22 p.m. Seconded by Supervisor Kilkenny vote carried vote 5-0.

Marilyn S. Larson, Clerk

Appendix A-2

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF DELAVAN

INVENTORY FINDINGS

Population and Households

- The population of the Town of Delavan was 3,798 persons in 1970, 4,182 persons in 1980, 4,195 persons in 1990, 4,559 persons in 2000, and 4,845 persons in 2006 (see Table II-1 in Chapter II). Between 1970 and 2000 the population increased by 20 percent, while the population of Walworth County during that time increased by 45 percent. The percent change for the Town between 2000 and 2006 has been 6 percent, compared to 8 percent for the County.
- The median age of the Town population in 2000 was 38.4 years, compared to 35.1 years for the County (see Table II-2 in Chapter II).
- Approximately 94 percent of the Town population identified their race as White (and no other race). The balance (6 percent) specified African American, American Indian or Alaska Native, Asian, some other race, or more than one race. Almost 8 percent of the population in the Town identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- Among the Town population age 25 years and over, approximately 82 percent had attained a high school or greater education. About 17 percent of the Town's population in this age group completed a bachelor's or greater degree, compared to approximately 22 percent for the County (see Table II-5 in Chapter II).
- The number of households in the Town of Delavan was 1,187 in 1970, 1,494 in 1980, 1,614 in 1990, 1,798 in 2000, and 1,986 in 2006. The relative increase in households (67 percent) between 1970 and 2006 exceeded the relative increase in population (28 percent). The average household size in the Town decreased from 3.19 persons in 1970 to 2.60 persons in 1990, and then decreased somewhat more to 2.53 in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 2,442 in 1970, 2,661 in 1980, 2,847 in 1990, 3,054 in 2000, and 3,373 in 2006 (see Table II-8 in Chapter II).

- Of the total of 3,054 existing housing units in 2000, 1,798 (59 percent) were occupied and 1,256 (41 percent) were vacant. The majority of the vacant units, about 86 percent, were for seasonal, recreational, or other occasional use. Of the occupied units, 1,449 (81 percent) were owner-occupied and 349 units (19 percent) were renter-occupied (see Tables II-9 and II-10 in Chapter II).
- Single-family detached housing units comprised 86 percent of all housing units in the Town in 2000; single-family attached housing units and other housing units in structures of two or more units comprised 13 percent; and mobile homes comprised 1 percent (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 25 percent was constructed prior to 1940; 43 percent was constructed between 1940 and 1979; and 32 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$120,700 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$680 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were about 1,270 jobs in the Town of Delavan in 2000, representing about 3 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily unemployed—totaled 2,516 persons in 2000. About 70 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- Approximately 27 percent of the Town's labor force was employed in production, transportation, and material moving occupations; 25 percent was employed in management and professional occupations; 22 percent in sales and office occupations; 14 percent in service occupations; 11 percent in construction, extraction, and maintenance occupations; and 2 percent in farming, forestry, and fishing occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$45,300 in 2000, which was only slightly less than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$999.9 million in 2006. The per capita equalized value of property was \$206,400, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 10,828 acres, or 61 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class I and Class II soils, with scattered areas of Class III soils and a few isolated areas with other soils (see Table III-1, Map III-1, and Map III-2 in Chapter III).
- Surface water comprised 1,823 acres, or 10 percent of the Town, in 2000; wetlands comprised 1,145 acres, or 6 percent; and woodlands comprised 875 acres, or 5 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses five natural areas identified by the Regional Planning Commission (see Table III-13 and Map III-14 in Chapter III).
- Primary environmental corridors encompassed 1,787 acres, or 10 percent of the Town in 2000; secondary environmental corridors encompassed 43 acres, or less than 1 percent; and isolated natural resource areas encompassed 356 acres, or 2 percent (see Table III-16 and Map III-16 in Chapter III).

- The majority of the Town is covered by glacial till, with a small area covered by glacial outwash deposits and several areas covered by organic material. Glacial outwash deposits have the highest potential for sand and gravel, but local concentrations of sand and gravel are commonly found in glacial till (see Map III-7 in Chapter III).
- State park and open space sites in the Town include the Delavan Lake Remnant (see Table III-18 and Map III-17 in Chapter III). There are no County park sites in the Town. Local parks and private outdoor recreation sites within the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- There are three sites in the Town that are listed on the National Register of Historic Places. There are also a number of locally significant historic sites; these sites can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

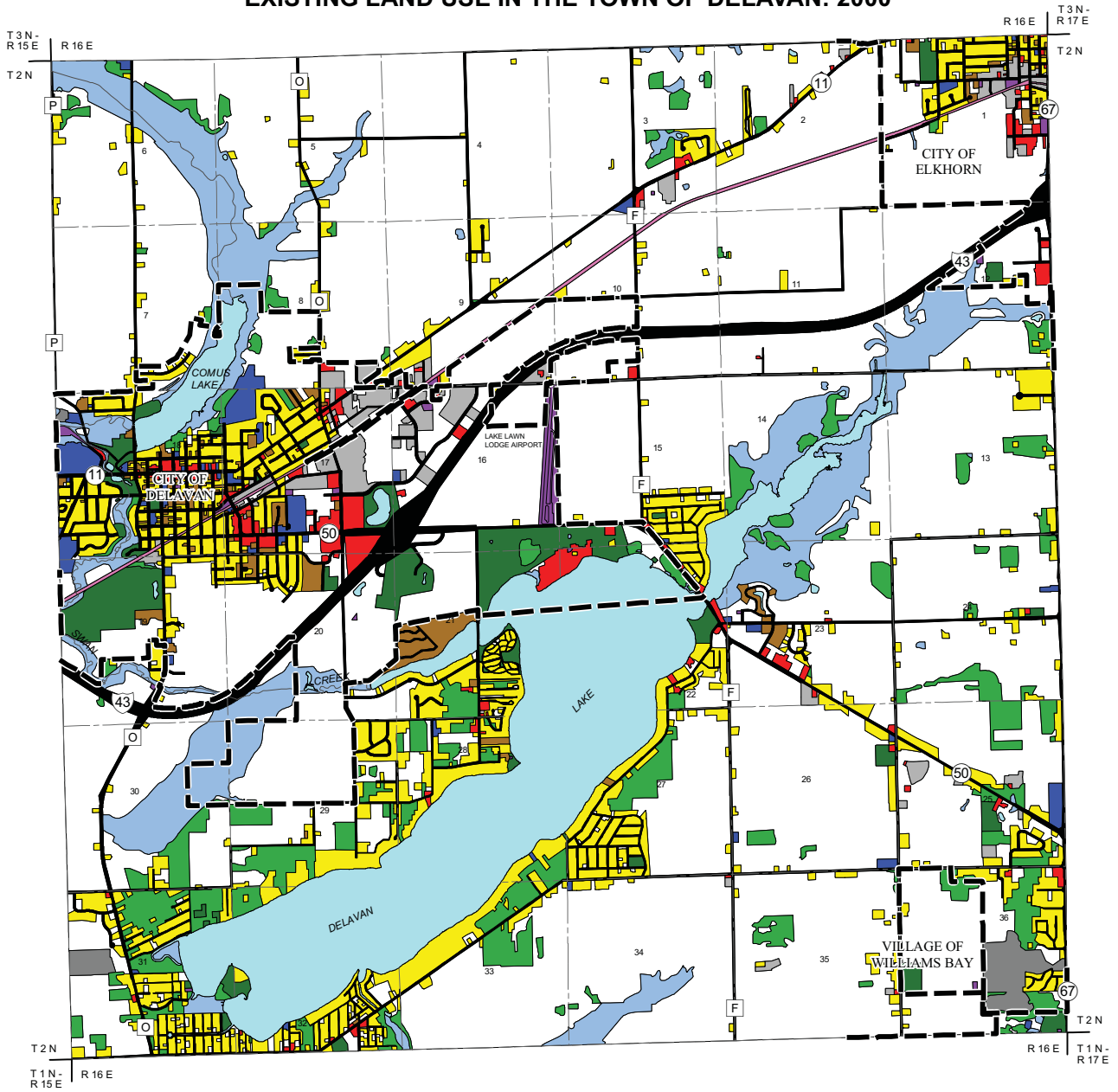
Land Use and Transportation















- In 2000, urban land uses encompassed 2,830 acres, or 16 percent of the Town of Delavan. This includes 1,588 acres of residential land; 66 acres of commercial land; 62 acres of industrial land; 40 acres of governmental-institutional land; 71 acres of recreational land (includes only those lands in intensive recreational use); 838 acres of transportation, communication, and utility land, much of which consists of street and railroad rights-of-way; and 165 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land uses encompassed 15,055 acres, or 84 percent of the Town, in 2000. As noted above, agricultural lands encompassed 10,828 acres, or 61 percent of the area of the Town. Wetlands, woodlands, and surface water together encompassed 3,843 acres, or 22 percent. Extractive and landfill areas encompassed 110 acres, or 1 percent, while other non-urban lands encompassed 274 acres, or 2 percent.
- Existing State trunk highways in the Town include STH 11, STH 50, STH 67, and IH 43. Existing County trunk highways include CTH F, CTH O, CTH P (see Map IV-4 in Chapter IV). The Wisconsin & Southern Railroad Company (WSOR) traverses the northern portion of the Town (see Map IV-6 in Chapter IV).

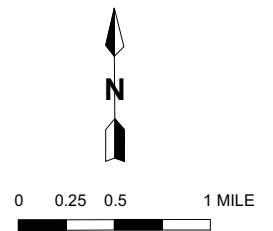
Utilities and Community Facilities

- Sanitary sewer service in the Town is provided to residential and other development in the Delavan Lake area. Other portions of the Town rely on private onsite wastewater treatment systems. In addition to the Delavan Lake sewer service area, the planned sewer service areas of the Cities of Delavan and Elkhorn and the Village of Williams Bay extend into the Town. There is no public water supply service in the Town. There are six private community water supply systems that serve portions of the Town (see Maps V-1 and V-2 in Chapter V).
- Most of the Town receives fire protection and emergency medical service from the Town of Delavan Fire Department and Rescue Squad, which has four fire stations located in the Town. The northwestern portion of the Town receives fire protection service through the City of Delavan Fire Department and emergency medical service through the Delavan Rescue Squad, Inc. (see Maps V-9 and V-10 in Chapter V). In addition, advanced life support emergency medical service is available through Medix Ambulance Services, Inc. and Paratech Ambulance Service, Inc. The Town has its own police department.
- Most of the Town is located in one of three K-12 school districts: Delavan-Darien, Elkhorn Area, and Williams Bay; a small area of the Town, located south of Delavan Lake, is in the Big Foot Union High School and Fontana J8 school districts (see Map V-11 in Chapter V).

Appendix A-2
Map 1
EXISTING LAND USE IN THE TOWN OF DELAVAN: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | RAILWAYS |
|  | RECREATIONAL |  | SURFACE WATER |



Source: SEWRPC.

- Town residents may use any public library located in Wisconsin (except Milwaukee's); the nearest public libraries in the County are located in the Cities of Delavan and Elkhorn, and the Village of Williams Bay (see Map V-7 in Chapter V).
- Disposal of solid waste and recyclables is arranged by individual residents through contracts with a private hauler.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Existing Local Plans and Land Use Regulation

- The Town had a master plan in place prior to the start of the Smart Growth planning effort.
- With the exception of areas subject to extraterritorial zoning, the Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations). The area of the Town in the vicinity of the City of Elkhorn is subject to the City of Elkhorn extraterritorial zoning ordinance (see Map VI-4 in Chapter VI).
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

LAND USE ELEMENT

The Town of Delavan has long had a master plan and has updated that plan a number of times, including updates in 1991, 1995, and 2002. In 2009, the Town completed another update of its plan, intending that the updated plan be incorporated directly into this multi-jurisdictional comprehensive plan. The updated plan is documented in *Land Use Plan Update, Town of Delavan*, dated May 2009.

The Town's 2009 land use plan update serves as the land use element of the comprehensive plan for the Town. It presents the Town's projections of population, households, and employment, which are incorporated into the countywide projections set forth in Chapter VII of this report. It establishes land use goals and objectives and defines land use plan categories that are consistent with those of the countywide land use plan element presented in Chapter IX of this report—thereby refining and detailing the countywide land use plan element in a way that captures the Town's specific goals and objectives. The Town's land use plan update also includes certain objectives and policies that relate to other elements of the comprehensive plan.

The report documenting the Town's 2009 land use plan update is presented in its entirety, following page 6 of this appendix.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

Presented on page 6 are policies and recommendations that supplement the contents of those plan elements as related to the Town of Delavan. The Town's 2009 land use plan update also includes a number of objectives and policies that relate to other elements of the comprehensive plan.

Community Facilities:

The Town will consider updating/remodeling/repairing the Town hall. The Town proposes five new parks over the course of the planning period. The general location of the proposed parks is shown on the Town land use plan map.

No major changes are envisioned in existing arrangements for the provision of police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Also, see park and recreation system goals and policies—pages 11-12 of land use plan update.

Public Utilities:

Most of the urban development in the vicinity of Delavan Lake has sanitary sewer service through the Delavan Lake Sanitary District, with wastewater treatment provided via the Walworth County Metropolitan Sewerage District treatment facility. Nearly all new urban development proposed under the Town land use plan is located within the Delavan sanitary sewer service area—and, under the plan, would be connected to the sanitary sewerage system. Unsewered development would be limited, for the most part, to rural residential development to the extent that rural residential development is permitted under the Town land use plan.

Transportation:

With respect to alternatives under consideration for STH 50 between STH 67 and IH 43 as part of the WisDOT highway corridor study, the Town is opposed to alternative designs for a four-lane divided highway with a center median. If traffic studies indicate that four lanes are needed, the median width should be decreased and/or eliminated to minimize the negative impact to property owners. A bypass of the Cities of Lake Geneva, Delavan, and Elkhorn should be considered as an alternative route to help facilitate future east/west traffic patterns.

Also, see the following: transportation related goals and policies—page 11 of land use plan update; and transportation related development guidelines—pages 29-30 of land use plan update.

Housing:

See housing related goals and policies—page 8 of land use plan update.

Economic Development:

See commercial/industrial goals and policies—page 9 of land use plan update.

Agricultural, Natural, and Cultural Resources:

The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics. Residential subdivisions are allowed only in planned sewer service areas.

Also, see the following: agricultural related goals and policies—page 10 of land use plan update; environmental resource related goals and policies—page 10 of land use plan update; environmental protection guidelines—pages 30-32 of land use plan update.

Intergovernmental Cooperation:

The Town is currently in boundary agreement talks with the Cities of Elkhorn and Delavan; the Town would also like to enter into a boundary agreement with the Village of Williams Bay that is mutually beneficial to the Town and Village.

Also, see goals and policies related to cooperative planning—page 11 of land use plan update.

Land Use Plan Update

Town of Delavan

May 2009



LAND USE PLAN UPDATE 2009
TOWN OF DELAVAN

Prepared by:
PDI/GRAEF
Southeastern Wisconsin Regional Planning Commission
Town of Delavan

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ACKNOWLEDGEMENTS

TOWN BOARD

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Barb Militello, Town Supervisor
Herb Sessner, Town Supervisor
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I. INTRODUCTION

The Town of Delavan Land Use Plan enables Town officials, as well as residents and businesses, to manage growth and development. The Land Use Plan is a long-range policy document setting forth community goals, land use, and development guidelines. Generally, plans of this type have a life span of about ten years. The Plan is a component of the Walworth County Comprehensive Plan and should set the precedent for zoning and development decisions.

The Land Use Plan should be used when reviewing and approving changes in zoning, conditional uses, land divisions, land stewardship plans, road alignments and circulation improvements, and related development matters. In all cases, consistency with the Land Use Plan should be a primary determinant of the recommendations and decisions made by the Town and Walworth County.

In the Town of Delavan, implementation will also occur through actions of the Delavan Lake Sanitary District, the Walworth County Metropolitan Sewerage District, Walworth County Land Management Department, and Southeastern Wisconsin Regional Planning Commission.

II. TOWN OF DELAVAN DEMOGRAPHICS AND GROWTH PROJECTIONS

Town of Delavan demographics and projections are included as part of the Walworth County Comprehensive Plan process, prepared by the Southeastern Wisconsin Regional Plan Commission. A summary of the population statistics are as follows:

Population Estimates:

1980	1990	2000	2005	2008	Change 1980 - 2008	
					Number	Percent
4,182	4,195	4,559	4,797	4,887	705	16.9

Population Projections:

2010	2015	2020	2025	2030	2035	Change 2010 - 2035	
						Number	Percent
4,952	5,134	5,316	5,472	5,594	6,262	1,310	26.5

Household Projections:

1980	1990	2000	2006	2035	Change 2000 - 2035	
					Number	Percent
1,494	1,614	1,798	1,986	2,553	755	42

Housing Unit Totals:*

1980	1990	2000	2006	2035	Change 2000 - 2035	
					Number	Percent
2,661	2,847	3,054	3,373	N/A	N/A	N/A

Housing Units by Type, 2000:

SF Detached	SF Attached	Two Family	Multi Family	Other	Total
2,703	210	27	168	33	3,141**
86%	6.7%	.9%	5.3%	1.1%	

Employment Projections:

1980	1990	2000	2035	Change 2000 - 2035	
				Number	Percent
560	920	1,270	1,700	430	33.9

source: Southeastern Wisconsin Regional Plan Commission

* Housing unit totals for the Town of Delavan include both year-round units and seasonal units.

** The 2000 total of housing units by type (3,141) does not match the 2000 housing unit total of 3,054 due to the way census information is weighted:

“The responses from the sample of households reporting on long forms must be weighted to reflect the entire population. Specifically, each responding household represents, on average, six or seven other households who reported using short forms. The disadvantage of using weighting areas this large is that, for smaller geographic areas within them, the estimates of characteristics that are also reported on the short form will not match the counts reported in SF 1 or SF 2. Examples of these characteristics are the total number of people, the number of people reporting specific racial categories, and the number of housing units. The official values for items reported on the short form come from SF 1 and SF 2.”¹

The housing units by type for the Town are derived from Summary File 3 (SF3), while housing unit totals are derived from Summary File 1 (SF1).

¹ United States Census Bureau. <http://www.census.gov/Press-Release/www/2002/sf3compnote.html>

III. TOWN PLANNING GOALS AND POLICIES

The 1995 update of the Town of Delavan Master Plan expanded and refined policies for land use in the Town because anticipated recreational developments did not occur, while commercial development had consumed the majority of the allotted space.

The 2002 update of the Master Plan was in response to the need to have greater control of the lakefront and STH 50 commercial corridor. Residents wanted to retain the environmental amenities and character of the Town while providing policies and standards which would assist in directing future development.

This 2008 Land Use Update is in response to the Comprehensive Plan legislation required by the State of Wisconsin. The Town Land Use Plan will be part of the Walworth County Comprehensive Plan and set the direction for future growth and development changes in the Town. The 2002 Update was used as a basis for the update.

GUIDING OBJECTIVES OF THE PLAN UPDATE

The primary objective of the Town of Delavan Land Use Plan is: *To manage future development in the Town to protect the qualities and character of the community for future generations of residents and visitors.*

In order to achieve this objective it is necessary to identify the defining and desirable aspects of the Town's "qualities and character". These include:

- ❖ Lake centered residential development for year-round and seasonal use.
- ❖ Commercial development to serve the needs of Town residents and visitors.
- ❖ Quality recreational development in keeping with the traditional resort function of the area.
- ❖ Respect for the agricultural lands surrounding the more urbanized areas of the Town and providing separation from neighboring communities.
- ❖ Protection of environmental corridors which are crucial to maintaining water quality of Delavan Lake.

- ❖ Investment in sanitary sewer facilities to protect lake quality and serve development in the Town.

GOALS AND POLICIES

The following goals and policies are adopted to enable Town development decisions to be consistent with the guiding objective of the plan.

1. Provide opportunities for good quality and affordable housing for both seasonal and year-round residents.

- a. Encourage new residential development as phased expansions of existing developed areas. On average, new residential development should be limited to 30 housing units per year.
- b. Limit the combined amount of single-family attached housing, two family housing, and multi-family housing units in the Town to not exceed 15% of all housing units.
- c. Allow for higher density residential development as part of the housing mix in new development areas, while strongly discouraging higher intensity use of lake shorelands.
- d. Allow for well planned recreational residential development in a phased manner following development of areas already approved.
- e. Continue to allow for farm residences in the agricultural portions of the Town.
- f. Require all residential subdivisions and housing clusters to be on public sewer, and strongly disapprove of unsewered residential subdivisions.
- g. Protect the lakefront character by allowing low-density, owner-occupied residential development that substantially preserves existing environmental features.
- h. Limit the building height of new and redeveloped housing units around the lake to protect the lakeshore character as viewed from the water.

- 2. Encourage commercial development which serves Town residents and contributes to a commercial core for the community.**
 - a. Continue to focus commercial development in the Inlet area where it can be served by public sewer.
 - b. Provide for additional neighborhood commercial areas only as surrounding residential development takes place.
 - c. Encourage commercial development which is of a community scale and oriented toward local needs rather than regional in scale.
 - d. Discourage, as a rule, linear commercial development patterns along highway frontage or in areas not served by public sewer.
 - e. Support retention of resort commercial activities, of appropriate scale, where they exist as a traditional element of the Town land use mix.

- 3. Recognize that industrial activity is generally best provided for in neighboring municipalities where a full range of services is offered.**
 - a. Light industrial sites may be provided adjacent to neighboring municipalities in locations where they are compatible with abutting city land uses.
 - b. Agricultural based industrial sites may be considered for rural locations in the Town provided that such uses serve the needs of local farmers.

- 4. Recreational development in the Town should emphasize open space and resource compatible uses such as golf courses, riding stables, skiing, and hiking.**
 - a. Support recreational facilities which are part of residential developments and add a significant open space component to the development. Open space should be considered the unoccupied portion of a lot or site not including access drives, parking areas, wetlands, or floodplains.
 - b. Recreational facilities which attract significant public usage should be located on public sewer.
 - c. Commercial recreation developments should be located in areas which are compatible with surrounding development.

5. Promote preservation of substantial farmland areas as key economic and natural resource areas and as essential components of the Town's character.

- a. Restrict development on productive agricultural soils (Agricultural Capabilities Class I, II, and III) unless such development is consistent with the Walworth County Comprehensive Plan and the Walworth County Agricultural Preservation Plan, 1978.
- b. Maintain farmland in sufficiently sized tracts to allow for farm operations, consolidation, and freedom from incompatible uses.
- c. Preserve farmland as a buffer around and contributory to natural resource features in the Town.
- d. Maintain "greenbelts" consisting of productive farmlands and environmental corridors as separations between development clustered in the Delavan Lake and the Inlet areas and the nearby incorporated communities of City of Delavan, Village of Williams Bay, and City of Elkhorn.

6. Preserve, maintain, and enhance environmental resources.

- a. Preserve identified environmental corridors in planned development areas to ensure that development does not inhibit natural area functions. Follow the policies of the Walworth County Park and Open Space Plan and the Natural Area and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin.
- b. Prevent development which could pose a hazard to ground or surface water quality or quantity.
- c. Improve the water quality in Delavan Lake as a prime resource in the Town.
- d. Protect wetlands, flood plains, drainage ways, wildlife habitats, steep slopes, and other similar environmentally significant areas.
- e. Ensure that development adjacent to corridors is appropriate in density, design, and drainage.

7. Maintain a safe and cost effective transportation network in the Town.

- a. Use collector rather than direct access onto Town roads for new development to limit the number of access and turning points.
- b. Maintain highways in the Town for carrying through traffic by discouraging development outside of planned development areas.
- c. Provide continuity between adjacent residential developments.
- d. Use of cul-de-sacs are discouraged except in lower density residential development and where necessary to preserve the natural environment.

8. Maintain quality public utilities and services for Town residents.

- a. Consider the abilities of Town police, fire, public works and emergency services to serve new development when considering applications for approval.
- b. Require that new residential, commercial, industrial, and recreational developments be connected to public sewer.

9. Support cooperative planning with adjacent municipalities to achieve best overall land use and development for the region.

- a. Support locating more intensive land uses, such as regional commercial sites and industry in village and city locations which offer urban services, and recognize that Town residents look to these locations for services and employment.
- b. Support city and village development which is phased, orderly, land conserving and does not impact on town resources.
- c. Support boundary agreements with adjacent municipalities to control the extent and timing of any proposed annexation needs.
- d. Encourage joint planning arrangements with the Cities of Elkhorn, Delavan, Village of Williams Bay and Towns of Walworth, Geneva, Sugar Creek and Darien, and Walworth County.

10. Provide a park and recreation system that will meet the needs of our existing citizens and future generations, preserve and protect the Town's open space, water, historical,

cultural, natural, and economic resources; and provide a park and recreation program that is designed to enhance the Town's economy and quality of life.

- a. Maintain an adequate amount of active and passive recreational lands to meet current and future recreational needs.
- b. Require land dedication for public parks in accordance with the Town's Subdivision Ordinance.
- c. Provide adequate facilities at all parks within the Town's park system as dictated by park use and type.
- d. Recognize the importance of park maintenance, which will improve the quality of recreation available to residents, and will reduce the likelihood of hazards.
- e. Establish a Town-wide urban forestry program which would manage the Town's urban forest.
- f. Recognize the importance of an adequate park budget, which can financially address existing park maintenance, allow for future park land acquisition and future park facility development.
- g. Provide residents with multi-purpose trail systems that utilize environmental corridors and provide linkages between parks and other appropriate features within and outside of the Town.
- h. Provide residents with safe and reliable recreation equipment throughout the Town park system.
- i. Coordinate subdivision review with all departments responsible for providing or maintaining adequate park facilities.
- j. Coordinate development efforts and the use and maintenance of recreational facilities among the Town of Delavan, all local School Districts, and public recreation associations.
- k. Encourage larger neighborhood and community parks, which provide a wide range of facilities, over the development of small playground and tot-lot facilities.
- l. Encourage the preservation of environmentally sensitive and historically significant areas.

11. Limit growth and development to the identified Districts and Policies.

- a. Buildings should be sited to minimize impact on the Town's natural character and have a harmonious relationship with the surrounding environment.
- b. Major developments, such as retail and commercial, should only be allowed in the identified areas.
- c. Support private and public initiatives to protect natural features through the use of conservation strategies such as easements, covenants and deed restrictions.
- d. Preserve and protect the scenic and traditional resources of the Town.

12. Allow redevelopment of the existing housing stock in the Lakefront Districts.

- a. Provide redevelopment policies for the existing housing stock that are compatible with the use and connection to the lake.
- b. Implement review procedures to ensure compliance with policies embodied within the Plan.

IV. LAND USE PLAN

The land use plan for the Town of Delavan for the year 2035 is presented on Map 1. A tabular summary of planned land use as shown on that map is presented in Table 1. A description of the classifications of land use as shown on the land use plan map follows.

A. LAND USE CLASSIFICATIONS

RESIDENTIAL AREAS

Residential Areas are fully or partially developed areas within existing sewer service area boundaries. Land uses within Residential Areas are predominantly low to moderate density residential development with interspersed resort commercial sites.

The intent of the Residential Areas classification is to provide for the maintenance and improvement of lake area residential development and quality residential infill and redevelopment options.

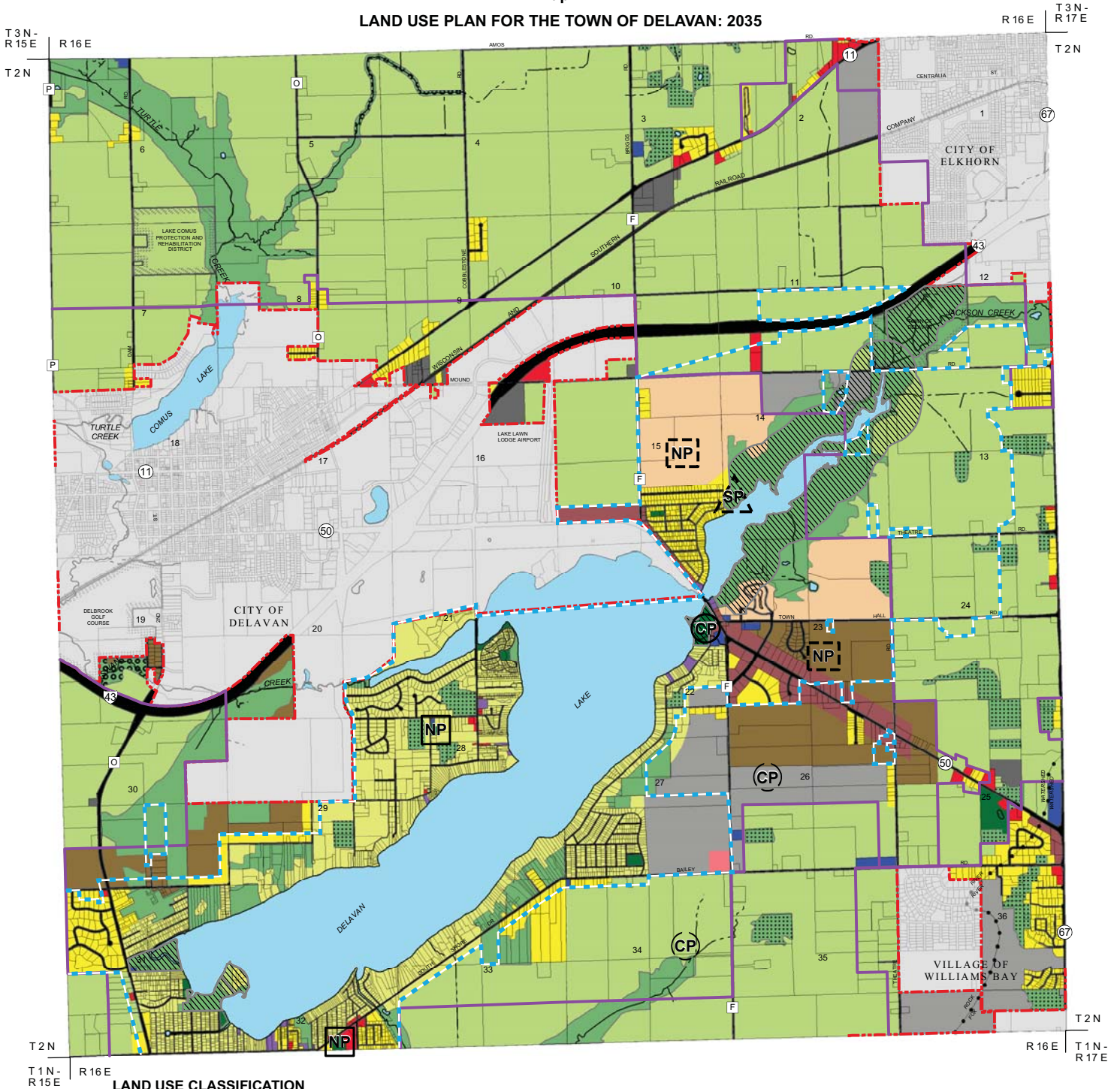
Policies for Residential Areas

1. All development should be required to connect to the sanitary sewer system.
2. Infill residential development on vacant lots should be low to moderate density (1-3 units per acre for single family residences, up to 8 units per acre for multi-family residences).
3. Redevelopment of properties should not result in a relative increase in land use intensity. Conversions from commercial or resort uses to residential uses should be judged on relative traffic volumes, land coverage, number of units, compatibility with surrounding uses and development character, and other indicators to determine the appropriate intensity of proposed new development.
4. Planned unit developments / conservation subdivisions should be encouraged for vacant tracts containing environmental corridors or other environmental features which can be protected through overall site design.

RESIDENTIAL DEVELOPMENT AREAS

Residential Development Areas are predominantly undeveloped areas which are expected to be developed or have development initiated within 5 - 10 years. These areas are within the sewer service

Map 1
LAND USE PLAN FOR THE TOWN OF DELAVAN: 2035



LAND USE CLASSIFICATION

- | | | | |
|------------------------------------|----------------------------------|-----------------------|-------------------------------|
| Traditional Lakefront Residential | Light Industrial | Lakefront Conservancy | Existing Community Park |
| Residential | Governmental and Institutional | Incorporated Area | Proposed Community Park |
| Recreation Residential Development | Park | Water | Existing Neighborhood Park |
| Residential Development | Streets, Highways, and Railways | | Proposed Neighborhood Park |
| Development Holding Area | Agricultural | | Proposed Special Purpose Park |
| Lakefront Commercial | Primary Environmental Corridor | | |
| Roadside Development | Secondary Environmental Corridor | | |
| Commercial Recreation (none) | Isolated Natural Resource Area | | |
| Future Commercial | | | |
| General Commercial | | | |

ADOPTED: 9/23/2009

- Existing Community Park
- Proposed Community Park
- Existing Neighborhood Park
- Proposed Neighborhood Park
- Proposed Special Purpose Park
- Delavan Lake Sanitary District Boundary
- Adopted Sanitary Sewer Boundary (as of January 2009)

Source: Town of Delavan, Walworth County, and SEWRPC.

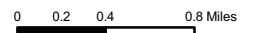


Table 1
PLANNED LAND USE IN THE TOWN OF DELAVAN: 2035

Land Use Category	Acres	Percent of Total
Urban		
Residential	749	4.2
Residential Development	595	3.3
Traditional Lakefront Residential.....	1,141	6.4
Recreational Residential Development	462	2.6
Lakefront Commercial.....	17	0.1
Roadside Development.....	201	1.1
General Commercial	77	0.4
Future Commercial	10	0.1
Commercial Recreational.....	0	0.0
Light Industrial.....	92	0.5
Governmental and Institutional	41	0.2
Park	57	0.3
Streets, Highways, and Railways ^a	854	4.8
Development Holding Area	771	4.3
Urban Subtotal	5,067	28.5
Agricultural	8,785	49.3
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	1,747	9.8
Secondary Environmental Corridor	45	0.3
Isolated Natural Resource Area	346	1.9
Surface Water	1,814	10.2
Nonurban Subtotal	12,737	71.5
County Total	17,804	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Town of Delavan, Walworth County, and SEWRPC.

boundary and in some cases are within the Delavan Lake Sanitary District. Substantial portions of the Residential Development Areas already have approved zoning.

The intent of the Residential Development Areas classification is to provide sufficient land for the near to mid-term (through 2020) residential development needs of the Town. These lands are adjacent to existing development and represent appropriate phasing for continued growth.

Policies for Residential Development Areas

1. All development should be connected to public sewer, with development timed to match the extension of sewer lines to development sites.
2. Development should follow the site design, environmental protection, and appearance guidelines listed in Section IV. B of this 2002 Plan update.
3. A range of housing types and sizes is encouraged to provide affordable options to residents of the Town. Residential Development Areas may contain, and are encouraged to include, single-family, duplex, and multi-family units intermixed in a neighborhood setting.
4. Residential densities should be moderate, with single family densities from One (1) to three (3) units per acre, and multi-family densities up to eight (8) units per acre.
5. Planned unit developments are encouraged for tracts containing natural features which can be protected through unified site design.

TRADITIONAL LAKEFRONT RESIDENTIAL AREAS

Traditional Lakefront Residential Areas are along the lakefront within the 1,000 foot Walworth County Shoreland boundary. This area is fully or partially developed within existing sewer service area boundaries.

The intent of the Traditional Lakefront Residential Area classification is to provide for the maintenance and improvement of lake area residential development/redevelopment and quality residential infill.

Policies for Traditional Lakefront Residential Areas

1. All development should connect to the sanitary sewer system.
2. Infill residential development on vacant lots should be comparable or less than the density of surrounding properties.
3. Restrict new development to single-family residential, with a maximum density of one (1) unit per 40,000 square feet. Floodplains and wetlands should not be included in the density calculation.
4. Lot sizes for new single-family developments should be a minimum of 40,000 square feet and should be developed in accordance with the Town's Land Division Ordinance Section 9.10.
5. New residential development should include a minimum of 40% common open space, not including impervious surfaces, wetlands, or floodplains, for developments of three or more units. Common space is shared space and is encouraged to be along the lakeshore to allow residents in subdivisions to have passive use of the waterfront.
6. Preserve and integrate the existing landscape with any new development to maintain the historic quality and natural character of the area. Limit the cutting of trees to maintain the natural character of the lakefront, consistent with the Walworth County zoning and shoreland ordinances.
7. Locate buildings to minimize physical and visual impact to the shoreline. No building should exceed 45 feet in height as measured from the mean elevation of the finished lot grade along the street yard or shore yard face of the structure to the highest point of the roof, whichever is greater.

8. Planned unit developments / conservation subdivisions should be encouraged for vacant tracts containing environmental corridors, or other environmental features, which can be protected through overall site design.
9. Limit development in environmental corridors to one (1) unit per five (5) acres of environmental corridor land as recommended by the Southeastern Wisconsin Regional Plan Commission.
10. Encourage a minimum of 80 percent open space on each lot, unless it can be demonstrated that all stormwater is managed on-site and the property has an approved landscape plan. Techniques for stormwater retention include pervious pavement, rain gardens, bioswales, cisterns, and rain barrels. *Note: This open space requirement per parcel is different from the 40 percent required common open space.*

LAKEFRONT COMMERCIAL AREAS

Lakefront Commercial Areas are identified as existing commercial uses along the lakefront. This area is fully or partially developed within existing sewer service area boundaries.

The intent of the Lakefront Commercial Area classification is to provide for the maintenance and improvement of lake area commercial development.

Policies for Lakefront Commercial Areas

1. All development should connect to the sanitary sewer system.
2. Preserve the existing commercial and mixed-use developments along the lakeshore.
3. Restrict new development in the Lakefront Commercial Areas to residential, resorts and water recreational facilities. Densities should be a maximum of eight (8) units per acre when areas of this district are redeveloped as a residential use. Floodplains and wetlands should not be included in the density calculation.
4. Redevelopment and new development should include a minimum of 40% common open space. Common open space is encouraged to be along the lakeshore to permit passive use of the waterfront. Wetlands, floodplains, and impervious surfaces (such as parking areas and access drives) should not be included in common open space calculations.
5. Preserve and integrate existing landscape to maintain the historic quality and natural

character of the area.

6. Create buffers from adjacent properties with a combination of natural features and/or fencing so the adjacent property is not visible. No chain link fences should be permitted.
7. Parking and storage of equipment, such as boat trailers, should be buffered from the lakefront, and adjacent properties, using visual barriers such as buildings or natural features.
8. Create walking and hiking trails to connect the developments to the waterfront and common open space.
9. Conform to the rules for watershed and water quality maintenance.

LAKEFRONT CONSERVANCY AREAS

Lakefront Conservancy Areas are identified as existing parks, open space and environmental corridors along the lakefront. The environmental features and habitats should be protected, and where appropriate, preserved for public use.

The intent of the Lakefront Conservancy Area classification is to identify areas that should remain either undeveloped or developed for public use in a manner that will not damage the environmental resources.

Policies for Lakefront Conservancy Areas

1. Preserve significant shoreline areas containing natural features.
2. Preserve the existing landscape by discouraging the use of docks.
3. Create and connect walking and hiking trails to connect the public roads to the lakefront.
4. Limit vehicular access to the area. Parking should be provided where public access is permitted. The parking lot should be screened from the lakefront.
5. Permit passive access of the waterfront that does not damage the environment.
6. Limit development to public uses as approved by the Town. When buildings or structures are permitted, they should be of a style and layout that is complementary to the natural state of the land.

RECREATIONAL RESIDENTIAL DEVELOPMENT AREAS

Recreational Residential Development Areas are predominantly undeveloped areas that are expected to be developed or have development initiated within 5 - 10 years. These areas are within the sewer service area boundary, and some tracts are within the Delavan Lake Sanitary District. Portions of the Recreational Residential Development Areas already have approved zoning.

The intent of the Recreational Residential Development Areas classification is to identify lands which are suitable for planned residential developments featuring recreational areas and open spaces within the development. It is anticipated that all development occurring in the Recreational Residential Areas will be planned under a unified site plan that integrates the residences and open spaces within a recreational setting.

Policies for the Recreational Residential Areas

1. All development should be connected to public sewer, with development timed to match the extension of sewer lines to development sites.
2. Development should follow the site design, environmental protection, and appearance guidelines listed in Section IV. B. of the plan.
3. Development plans should protect environmentally significant features by including them in the open space component of the development (wetlands and floodplains should be included in open space areas, but should not count toward minimum open space requirements). However, environmental features should not be adversely altered to serve as recreational space, such as the filling of wetlands, or clear cutting of woodlots for recreational development.
4. Alternative stormwater techniques should be explored and used when possible to limit the impact of surface water and water runoff into the inlet.
5. Recreational space should be sited to serve as a buffer between environmental corridors and residential sites.

6. Residential densities should be low, with a density no greater than one dwelling unit per 40,000 square feet of land area, excluding wetlands.

DEVELOPMENT HOLDING AREAS

Development Holding Areas consist largely of undeveloped lands which are suitable for eventual development, but are not timely for development approvals until Residential Development Areas and Recreational Residential Development Areas are substantially developed. Lands within Development Holding Areas are included in the sewer service area boundary, but are not in the Delavan Lake Sanitary District. These lands generally do not have approved zoning for development.

The intent of the Development Holding Areas classification is to identify long term development lands within the Town which can eventually be approved for building as part of a future development phase. Development Holding Areas are designated on the plan map as future residential or future recreational residential, consistent with the objectives of the plan.

Policies for Development Holding Areas

1. Development Holding Areas should be held in agricultural or open space uses until development is timely.
2. Areas should not be approved for zoning in advance of the time that development is warranted to prevent a leap-frog effect.
3. Development Holding Areas are timely for development when Residential Development Areas and Recreational Residential Areas are substantially developed and the need for additional land is evident.
4. At the time development is warranted, the Development Holding Areas or portions of Development Holding Areas should be designated to the appropriate development category (such as the Residential Development Area classification) and the policies for that category applied to proposed development.
5. Development Holding Areas should not be included in the Delavan Lake Sanitary District until they are to be considered for zoning and development approval.

ROADSIDE DEVELOPMENT AREAS

Roadside Development Areas consist of the existing businesses in the Inlet area, plus area for future commercial expansion extending east along STH 50. The district is defined to include areas for clustered commercial development, CTH F and STH 50, and in areas which will help to establish an “entrance” into the commercial core of the Town along STH 50.

The intent of the Roadside Development Area is to identify an area for future commercial development, as well as other uses which may be too intensive for other areas of the Town. The creation of a “Town center” includes a mix of uses and can be an area residents come to for services and social interaction, while serving as an identity for the community.

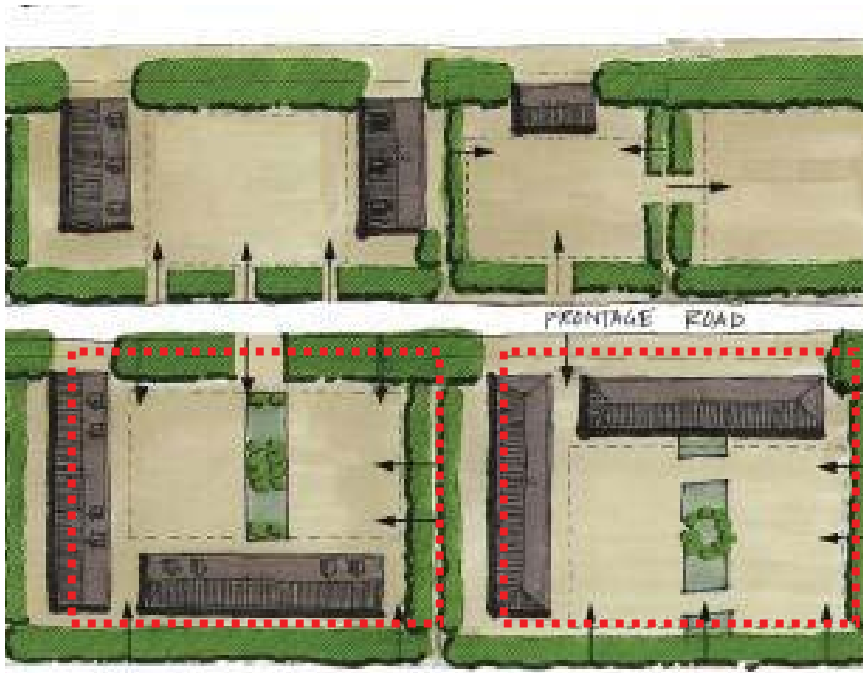
Policies for Roadside Development Areas

1. Primary land uses in the Roadside Development district should be retail businesses, services and office developments.
2. All new development should connect to the sanitary sewer system.
3. Development should be compact and create courts, rather than a strip development along STH 50.
4. Landscaping, fencing and buildings should be used to establish a clear “edge” along the roadside. Openings should be created for signage and vehicular access to the site.
5. Buildings should be sited, along with significant landscaping, to create courts, when the space is available. The inside of the court should be used for parking and public spaces.
6. Parking lots should be designed as public spaces. Lots should have strong edges created by buildings, landscaping, fencing, lighting or combinations of these elements.
7. Save and incorporate existing trees where possible.
8. Integrate road drainage with the site design.
9. Maintain the small-town character of STH 50 by encouraging a road design that minimally impacts roadside businesses.
10. Create “gateways” at major vehicular entries into the site. This can be created with decorative columns, signage and lighting.

11. Signage should be visible at entrances to signify the merchants and businesses in the development.
12. Parking lots should be linked between courts to provide an internal circulation pattern.
13. Include an internal street pattern when the site area is large enough to accommodate a large development.
14. Encourage buildings to be a maximum of 20,000 square feet to prevent a feeling of “big box” development.
15. Service areas can be visible but should be designed as visually attractive, with appropriate fencing and landscaping.
16. Public spaces and trails between courts should be integrated throughout the development to create a pedestrian friendly environment.
17. Allow a variety of uses, e.g. offices, retail and owner-occupied housing, to create an active environment throughout the day.

Examples of acceptable Roadside Development

Roadside development is illustrated below as a series of “courts.” The courts are defined with buildings or landscaping along the edges. Parking is located in the center of the courts with circulation links between courts. Signage is visible from the road between landscaping features or on the buildings. One or two main entrances off STH 50 are recommended.



FUTURE NEIGHBORHOOD COMMERCIAL CENTER

A Future Neighborhood Commercial Center is designated at the northwest quadrant of the intersection of Bailey Road and CTH F. The intersection is presently undeveloped, and included in the Residential Development Area classification.

The purpose for identifying the intersection as a potential commercial site in the future is to 1) recognize that substantial future residential development in the area will generate the need for neighborhood commercial services, 2) Bailey Road and CTH F form a relatively high volume route for traffic in the area which gives the intersection commercial potential, 3) the Town plan supports nodes of commercial development rather than strip development, so the commercial designation of part of this intersection may relieve commercial development pressure on other highway frontage locations in the Town, and 4) the designation will serve to “reserve” the intersection for appropriately designed future development.

Policies for Future Neighborhood Commercial Center

1. Land in the designated future center should not be developed in a way which would undermine planned development in the future.
2. The Future Neighborhood Commercial Center should not be developed until the surrounding residential neighborhood is developed and the need for additional commercial land is evident.
3. When development of the future center is timely it should be designated as Roadside Development and appropriate policies applied to the site.

GENERAL COMMERCIAL AREAS

General commercial areas consist largely of areas with existing small-scale retail and service operations, along with limited undeveloped areas that are already zoned for business use. These areas are not included in the other commercial categories under the Town land use plan.

Policies for General Commercial Areas

1. General commercial lands—which are already zoned B-1, B-2, or B-4—can be maintained and improved per approval from the Town Board. It should be noted that most new commercial development in the Town will be located in the areas designated as “Roadside

Development,” “Future Neighborhood Commercial,” and “Lakefront Commercial.”

RECREATIONAL COMMERCIAL

The recreational commercial classification identifies areas suitable for major recreation projects such as resorts campgrounds, amusement parks, water slides, and miniature golf courses.

The intent of the recreational commercial classification is to identify lands near population centers, highway access, and compatible surrounding development as appropriate for intense outdoor recreation activities.

Any new development in the Recreational Commercial area should be required to connect to the sanitary sewer system.

LIGHT INDUSTRIAL AREAS

Light industrial development should be located in incorporated areas where sewer and services are available. Existing M-1 areas can be maintained and improved per approval from the Town Board.

ENVIRONMENTAL CORRIDORS

Primary Environmental Corridors consist of environmentally sensitive lands such as wetlands, floodplains, woodlands, and wildlife habitat areas. To qualify for inclusion in a Primary environmental corridor an area must be part of a continuous corridor at least two miles in length, at least 200 feet in width and no less than 400 acres.

The intent of the Primary Environmental Corridor classification is to identify areas that should remain either undeveloped or developed at very low densities and in a manner that will not damage the resources. The Primary Environmental Corridors include most of the major wetlands and other environmentally sensitive areas. However, there are some secondary environmental corridors and isolated environmentally sensitive areas that are within other land use classifications which should be protected and treated as open space at the time that development plans for these areas are refined. Secondary environmental corridors are defined as significant natural resources encompassing an area at least 100 acres in size and at least one mile in length. Such areas are typically located along watercourses and streams tributary to major rivers.

Policies for Primary Environmental Corridors

1. Maximum densities for environmental corridors within development classifications should not exceed one (1) dwelling unit per five (5) acres, and if possible, the development site of a lot partially within an environmental corridor should be located on the portion of the lot outside of the corridor boundary.
2. Environmental corridors within the Agricultural-Rural classification, except woodlands, should be left undeveloped. Any lots created in the Agricultural-Rural classification should include building sites outside of the corridor itself.
3. Upland wooded areas included in environmental corridors may be considered for development sites consistent with Agricultural-Rural development policies.
4. Development in the Town should follow the environmental protection guidelines in Section IV-B.

GOVERNMENTAL AND INSTITUTIONAL AREAS

Governmental and institutional areas consist largely of areas with government buildings, churches, and other institutional buildings and cemeteries.

Policies for Governmental and Institutional Areas

1. New governmental and institutional buildings should connect to the sanitary sewer system.
2. Development should follow the site design, environmental protection, and appearance guidelines listed in Section IV.B. of this plan.

PARK AREAS

Park areas consist of Town parks, privately owned subdivision parks, and private recreation sites.

Policies for Park Areas

1. The Town plan proposes five additional park sites, including two neighborhood parks, two community parks, and one special purpose park. Land should be reserved for the recommended parks as more detailed development plans are prepared for the areas concerned, appropriately integrating the recommended park sites into future neighborhoods.

AGRICULTURAL - RURAL AREAS

Agricultural-Rural Areas include lands currently in predominantly agricultural and open space uses with scattered rural residences.

The intent of the Agricultural-Rural classification is to preserve productive agricultural land and to maintain “greenbelts” separating development and incorporated communities.

Agricultural-Rural areas include portions of the Town outside of the proposed Year 2020 Sewer Service Area, and which are not designated as a development or development holding area. Public sewer is unavailable to development in the Agricultural-Rural Area.

Policies for the Agricultural-Rural Area

1. Primary land uses should be agriculture, farm residences, and existing non-farm development.
2. Secondary land uses include activities such as equestrian centers and golf courses (without residential components).
3. Development within prime agricultural areas should have a minimum lot size of 35 acres
4. Parcels already zoned “Other Agriculture” are permitted within the Agricultural-Rural district and should have a minimum lot size of 20 acres
5. Non-farm residences should be considered only for lands which do not have a history of agricultural use, should be appropriately sited and landscaped to minimize their presence, and should have a minimum lot size of 5 acres. A smaller parcel, no less than one acre, is permitted for farm separation.
6. The Town should not approve clusters or subdivisions of rural residences because such developments detract from the agricultural character of the rural portion of the Town, and may require extension of sewer at some time in the future beyond planned sewer service areas.
7. The Town should not approve residences or other uses in the Agricultural-Rural Area which lead to linear development along major highway corridors and which incrementally would detract from the separation between communities in the area.

8. The Town should not approve commercial or institutional uses in the Agricultural-Rural Area which are better located closer to population centers and on public utilities.

MINOR EXCEPTIONS TO DISTRICT POLICIES

The Plan recognizes that the map for a particular land use district may include parcels of land or sites which have special or unique circumstances which may allow them to be treated differently from the general policies for the district. Such exceptions from district policies may be considered by the Plan Commission and Town Board only if the request:

1. Upholds the overall goals of the Town of Delavan Land Use Plan;
2. Is consistent with the development and use of adjacent land, and would not result in spot zoning. Spot zoning is defined as the awarding of a use classification to an isolated parcel of land which is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner. Such zoning has been held to be illegal by the courts on the grounds that it is unreasonable and capricious. A general plan or special circumstance such as historical value, environmental importance, or scenic value would justify special zoning for a small area.
3. Will not lead to detrimental environmental effects;
4. Will not limit or interfere with future land use options and opportunities recommended in the plan;
5. Will not create a general precedent applicable to larger areas or a significant number of similar cases and requests;
6. Is in compliance with all other Town ordinances, County ordinances, and state regulations.

Any proposed exceptions which do not meet the above criteria should be considered only in the context of an amendment to the plan, and be subject to thorough review and public hearing.

B. DEVELOPMENT GUIDELINES

SITE PLANNING GUIDELINES

1. *Unified development plans.* Encourage development to occur within the context of unified development plans that take into account future use of entire ownership parcels, as well as the potential for development of adjoining properties.
2. *Limit driveway access to arterial streets and highways.* Driveways opening onto major arterials create hazards for both residents and passing motorists. Development should be encouraged to have internal street circulation systems which minimize driveway access on both state and county trunk highways.
3. *Use modified grid or other forms of continuous circulation system.* Street layout should enhance efficient access to each lot which minimizes the land area dedicated to street right-of-ways. The street layout should be easy to understand and provide a rational long-term circulation system for both the developing parcel and future development on adjoining parcels.
4. *Avoid the use of cul-de-sacs.* While cul-de-sacs are often desirable sites for residences, they fail to provide for a continuous and rational circulation system. Each major development should consist of continuous collector streets, as well as cul-de-sacs.
5. *Avoid dogleg street intersections.* Intersections should be designed to enhance visibility and provide for safe maneuvering.
6. *Provide circulation linkages to future adjacent development.* Coordinate the street and utility layouts to integrate efficiently with the layout and design of adjacent development parcels. Individual subdivisions and development become part of future neighborhoods and should be designed accordingly.
7. *Provide for pedestrian and bicycle access.* Consideration should be given to the provisions for safe and efficient pedestrian and bicycle access. Access can be provided by paved shoulders, sidewalks, or off-street trails.

8. *Prohibit private roads or private driveways for three or more housing units.* Private roads and driveways should no longer be used for developments with three or more housing units.

ENVIRONMENTAL PROTECTION GUIDELINES

9. *Prohibit wetland development.* The preservation of wetlands is essential to the protection of water quality in Delavan Lake and other surface and ground waters in the Town. No development, including buildings, boardwalks, lawns, or decks should be permitted in wetlands. The only exception to this policy should be limited boardwalk development within publicly owned parks and natural areas where the boardwalks serve as access to the wetlands for the purpose of environmental education or observing wildlife. The following policies should pertain to wetlands in the Town:
 - a. Lands classified as wetlands on Wisconsin Wetland Inventory maps should be protected from development to preserve the significant natural functions wetlands provide.
 - b. Wetlands should be maintained in a natural state were possible. Further conversion to agricultural uses should be discouraged, as should potential conversion to recreational uses.
 - c. The Town should require a sufficient setback from wetland edges to establish a buffer between the wetland and grading, paving, and development. A setback of at least 75 feet is preferred, with the buffer kept in a natural state.
 - d. Wetlands should not be disrupted for use as storm water detention basins for future development. Where wetlands are used as a receiving point for runoff, the runoff should be controlled so as to not disrupt the functioning of the wetland.
10. *Accommodate existing topographic features.* Cut and fill is both expensive and environmentally unsound. By using topographic features effectively, developments can avoid erosion problems and capitalize on opportunities such as sheltering houses from each other and creating attractive open space amenities.
11. *Make stormwater management features part of the development open space system.* Properly designed bioswales, filter strips, and rain gardens can be attractive amenities within developments and necessary for efficient stormwater drainage.

12. *Protect water resources in the Town.* Waterways, drainage channels, lakes, ponds, and surface water should be protected from disturbance to prevent degradation of water quality and siltation. Stream bank management, erosion control, proper agricultural practices, storm water management and the use of natural buffer strips along water bodies are appropriate practices.
- a. The Town should encourage the use of open space concepts, clustering, and/or conservation subdivision design for new development to maximize the availability of infiltration and reduce runoff.
 - b. Ground water quality and quantity should be protected through the regulation of potential sources of contamination.
 - c. New development proposed in drainage sub-basins leading to Delavan Lake should demonstrate no impact to water quality or quantity. In particular, proposed developments should address the potential impacts of diverting water via the sewer system out of the drainage basin, development impact on stream and drainage flow into the lake, how stormwater runoff will be controlled, and how the water quality of storm water runoff from streets and development will be prevented from impacting lake quality.
 - d. New development should maintain all stormwater on-site using best management practices for water infiltration and detention.
13. *Prohibit floodplain development.* Lands within the 100-year flood plain as shown on Flood Insurance Rate Maps should be protected from development to avoid damage to private and public property and protect the health, safety and welfare of the community.
14. *Protect woodlands.* New development should not result in the removal of more than 30% of the wooded portion of a lot, nor in the clear cutting of trees for more than a required development site. Existing mature trees should not be removed except where necessary to provide appropriate area for clear pads for residences and driveways, septic systems, and out buildings. Where practicable, projects should be designed to minimize the loss of trees.
15. *Protect steep slopes.* Where steep slopes have been zoned for development the Town should work with the property owners to achieve site planning which minimizes disruption to slopes. In

particular, development of slopes over 20% should be prohibited.

APPEARANCE GUIDELINES

16. *Avoid large apartment buildings which are incompatible with the character of the Town of Delavan.* Large apartment buildings are incompatible with the predominantly rural and recreational character of the Town. Smaller apartment buildings with an appearance similar to single-family homes are preferable.
17. *Design multifamily projects and condominium Town houses in clusters, rather than strips.* Large scale apartment or condominium projects should be designed to create discrete clusters of buildings rather than strips or rows of similarly designed buildings.
18. *Make building sizes proportional to lot size.* Large buildings on small lots tend to create crowded neighborhoods and diminish many of the attractive features of living in the “countryside.” Conversely, small buildings on neighborhoods of larger homes have the potential of being inconsistent with the overall development pattern and adversely affecting property values.
19. *Prefabricated metal buildings should be reviewed and approved by the Plan Commission and Town Board in all residential areas and commercial areas abutting residential properties, and in all cases where the side of a building facing a public roadway is of prefabricated metal construction.*
20. *Screen all commercial storage yards, equipment yards and freight loading areas.* Screening of service yards and other places that tend to be unsightly should be accomplished by the use of walls, fencing, planting, or combinations of these methods. Screening should be equally effective in winter and summer. Screening plans should be reviewed and approved by the Plan Commission and Town Board.
21. *Landscape all large parking areas.* Parking lots for twelve or more vehicles should be landscaped with a minimum of one tree island per eighteen (18) parking stalls. The parking areas should be separated from public right-of-ways by a landscape strip at least fifteen feet wide.

PLAN COMMISSION MOTION
TO TOWN BOARD
LAND DIVISION
JULY 2009

Madam Chairwoman:

In the form of a motion, after more than two years of consultations, meetings, deliberations, and arguments the Plan Commission is ready to advise the Town of Delavan Board of Supervisors that the commission is satisfied that the Land Use Plan we are submitting meets the goals of the commission, and more importantly, the super majority of citizens of the Township for planned, rational, properly scaled development within the Township for the for-see-able future. The Commissions deliberations considered not only the town residents desires but also the Town's relationships with the neighboring cities, villages, and the county.

The Plan Commission therefore recommends that the Town of Delavan Board of Supervisors vote to accept the Plan, with two minor conditions:

1. That the area designated as a future community park at the end of Valencia St be designated as a future SP(special purpose) area.
2. That the area West of Cty Hy "F" between Hy "50" and Mound road be changed from commercial recreation to Agriculture.

That following approval by the Town of Delavan Board of Supervisors that the Land use Plan be submitted to the Walworth County Smart Growth committee for inclusion into the County Smart Growth Plan.

Lastly, I propose that minutes of tonight's Town Board Meeting, pertaining to the adoption of the Land Use Plan be officially included with the land use plan, as an addendum to provide further insight into the intent of the plan by future persons trying to discern the intent of the Board and the Land Use Plan.

**Minutes of Special Board Meeting
July 30, 2009**

Call to order by Chair Burwell at 7:05

Roll Call: Present Chair Burwell, Supervisor Jones, Supervisor Militello, Supervisor Sessner, and Supervisor Simons.

Clerk Bernsteen stated that there is a quorum for doing business

Comments and suggestions of citizens present on the agenda

None

Discussion/possible action on the Land Use Plan

Attorney Scholze spoke: Statutory provisions that deal with changes to Sanitary District Boundaries and what procedures can be done to remove area from the Sanitary District. The provisions are found in section §60.785 of Wisconsin State Statute. There are two methods of procedure to remove territory out of the Sanitary District:

- A Petition can be submitted signed either by 51% of the owners of area of the Sanitary District or by 51% of the owners of the territory to be removed from the Sanitary District. Then this must be presented to the Town Board stating the reasons or basis why it should be removed from the Sanitary District Boundary. Then a public hearing will be held, after hearing and reviewing the information; an order would be entered either finding that the properties are not benefited or do not belong in the Sanitary District, then changing those boundaries with a court order denying.
- Or the Sanitary Commission can request that the Town Board remove the territory from the Sanitary District. A public hearing must be held and the Town board would make the decision based on the information presented at the hearing to keep or remove the territory from the Sanitary District.

John Pelletier Commissioner from the Sanitary District; comments on the 13th of July meeting, it was suggested the Sanitary District is driving the development in the Town of Delavan and nothing could be farther from the truth. The Town has an ordinance that any subdivision with 5 or more houses must be serviced by DLSD. To the best of his knowledge every time the Town Board has held a hearing to expand the Sanitary Sewer Service the vote has been unanimous and not controversial. A reference in the minutes that two wrongs don't make right; basically saying in 2005-06 that the decision of the board to include the property into the Sanitary District was a mistake; there were 5 people on that voted for that proposal not just one, with a unanimous vote. The people that voted on it were **John Pelletier, Wayne Polzin, Larry Malsch, Dolores Nowak, and Dick Hummel**, it is very easy to cite that the town has made a mistake at that time. We live to go forward not backward.

Don Diechsel of Ravenswood Subdivision, confused he was at the last meeting and the big discussion was the land off of F between Mound Road and F. It was to be Agriculture or Development Holding; what he got from the Chair was that because it was in the Sanitary District it had to be Development Holding. **Chair Burwell** stated that it was her opinion. **Don Diechsel** made the point that if you look at the map there are many areas that are agriculture. Thought this meeting was to determine the classification, not to anything to do with the Sewer District but that land off of F had to be Development Holding and felt that according to the rest of the map it can be Agriculture just like the rest, or either that he could see five or six areas that should be residential.

Dan Kilkenny is a land owner 3616 Elm Ridge Road, has concerns to last minute changes that can be problematic with the Town getting its plan through in time for the County Land Use Plan and January 1st State Deadline. Felt that **Chair Burwell's** position on Agricultural land should not be in Sanitary District and did not feel that it was true. After talking with **Neal Frauenfelder** the community should be dictating what the plan is. Felt that what was printed in the paper was **Chair Burwell** personal opinion.

Kathy Adams 5075 Town Hall Road went to Sharon Town Hall Meeting and felt that changes are not going to be a problem. Like **Mr. Pelletier** said it was 5 people that voted for the sanitary agreement, and no one complained then but now everyone is complaining.

Dave Weber 2789 Theatre Road, member of County Board and Smart Growth Committee and is concerned we are jumping ahead of the conclusion of the completion of the Smart Growth process. Are we getting out of bounds when the Smart Growth Committees concluding their documentation, felt that would be a waste of time and effort and we need to follow with the amount of energy and effort that has been put into place?

Karla Wojtowicz understands that five voted to annex the land into the Sanitary District but the Plan Commission was not involved in the decision. Thanked **Supervisor Jones** for Smart Growth and felt the developer should make the change and let him be out the expense.

BOARD DISCUSSION

Supervisor Jones made a statement: At the previous board meeting **Chair Burwell** expressed that the area east of the Inlet was not properly placed in the land use classification as AG land, that it should be in some type of development use and the reason for that is the Sanitary circumscribes it. The Plan Commission is not, did not or will not request the Sanitary District boundaries be removed. The Plan Commission feels that the boundary and land use can stay as it is. His questions for the attorney pertain to the concept of having Agricultural land circumscribed by the Sanitary District Boundaries.

1. Is there any law, ordinance, resolution or other document that states that if a Sanitary District encompasses an area, that area's land use can not be classified as agriculture and must be changed to some other type of development land use?

Attorney Scholze Response: No, he is not aware of any, there is a statutory provision that may limit the ability of the Sanitary District to let the special assessments on property that is AG land within the boundaries of the district but it does not prevent the land being placed in the category.

Supervisor Jones stated that regarding **Attorney Scholze's** last statement and due to we have had some questions about the taxes and assessments; he recommends **Attorney Scholze** contact the Sanitary Districts' attorney, he felt that he was in contradiction to their lawyers' statement.

2. Is the Town subject to some type of law suit when?
 - a. The owner of the land petition the Sanitary District to annex the area.
 - b. Sanitary District requested that the Town request annexation
 - c. The Town Board acted in good faith recommended annexation based on conceptual plans that were presented by a developer.
 - d. The conceptual plans were withdrawn after Plan Commission rejection and never presented to the Town Board for approval. Nor were the conceptual plans submitted to the County Land Use Committee because the County deemed the plans inadequate and not approved by the Town.
 - e. The Sanitary District annexed the area establishing a new boundary surrounding land designated as Agriculture Land use before, during, and after the annexation process. Also the area has never been annexed into the SEWERPAC service area.
 - f. Now the Plan Commission has recommended in the proposed new Land Use Plan that the land still retain its Agriculture Use designation with substantiating reason and for continuity and conformity of the proposed land uses with the town.

This is not an unusual or rare occurrence when a development is proposed and for whatever reasons fails to proceed leaving land designated as Agricultural use circumscribed by a Sanitary District Boundary especially considering that the requirements for Sanitary District annexation are purposely relatively easy to satisfy.

Attorney Scholze's Response: The basic question is under those conditions would the Town be subject to some type of lawsuit? No, again with the caution, subject to a suit does not mean that a person with standing could not present a claim to the court. What you are looking for is an opinion whether or not the Town would have liability, based on those facts alone, and the answer is No. He assumed that the question would arise with the next step in the process a property owner submitting a plan for the development of the property and either being rejected or having the plan approved and being affected by other property owners surrounding the area that do not want that approval. Under those other conditions could a claim be brought against the Town; yes. But without additional facts he could not say whether or not the Town would be subject to liability. The facts outlined in the question do not expose the Town to liability.

CONTINUITY AND COMFORMITY

3. What the Land Use Plan and the Plan Commission is submitting differs little from the previous Master Plan. The most significant change is that a large area south of South Shore Dr and Bailey Rd was changed from Development Holding to Agricultural Lane Use Designation. This was done because it as determined by the Plan Commission that the Land Use Plan provided more than adequate land for residential use far beyond the term of the proposed Land Use Plan. It must be stated that this area is approximately equivalent to the disputed area east of the Inlet roughly to Hwy "67" bordered on the south by Town Hall Rd and on the north by Hwy "43". The area south of South Shore Drive and Bailey Road is also within SEWERPAC sewer service area.

The Plan Commission feels that it would be inconsistent of the Plan to change with Agriculture use designation of the Land east of the Inlet to either Development Holding or Residential Development even considering that a previous Town Board authorized annexation into the Sanitary District. Especially considering that almost the exact opposite was done south of South Shore Dr and Bailey

Rd. Considering also that one area has been in the SEWERPAC service area for many years while the other area was incorporated into the Sanitary District relatively recently.

The question immediately arises of why this was done? How does the Town justify and defend the obvious inconsistency? Another inconsistency is that the one area is contiguous to residential areas while the other is not. I believe that a property owner in the one area could reasonably ask; why you removed my land from Development Holding while adding another. The Town might be subject to charges of favoritism and certainly of inconsistency. How could this be defended?

Attorney Scholze's Response: Was not sure if there is a legal answer to the question that has been raised. Pointed out that the process of developing this Land Use Plan and creating this map was difficult, because it requires the Plan Commission and Town Board to do a number of different jobs that also requires them to have a crystal ball about what is going to be done with the Town of Delavan in the future. Realizes that the Plan Commission and Town of Delavan Board do not have that crystal ball; both bodies are required to look at potential land use and current use of property and in conjunction with that try to direct, shape or control development in the Town in accordance with being beneficial to the Town and the residents wishes. Is there a point in the statute that he could be pointed to change or not to change, no there is not. The process of this planning requires those on the Plan Commission and Town Board to try and put the elements together and come up with a plan that would be in the best interests of the Town now and in the future. Many of these decisions in this process are decisions that not all will agree with. He would not have any problem defending the Town and its decision on the plan, if it is the result of the Town Board and Plan Commission making reasonable estimates of growth, existing land uses, and it is not the result of pressure from one member or small group of members of the public. Under those circumstances he would not have a problem defending the Town in exercising this plan. Is there a right or wrong plan, he does not know how to determine that, it depends on activity in the future and there is no way of predicting that.

Board Comments

Chair Burwell does not recall an annexation ever going through to Plan Commission first. If it should go to the Plan Commission first, the statute should reflect that it happens. The public hearing that it was referred to was publicized. There were no written objections to the annexation. The former Sanitary District Administrator gave a brief description, which was noted that a conceptual plan was filed and that it would be an extension of the Savannah Woods proposal. He was only asked one question about the Kopian property and if it would create an island and then **Supervisor Polzin** stated no because it had public access. Immediately following the public hearing the Town Board held its monthly meeting and during normal business a motion was made by then **Supervisor Wayne Polzin** to approve the annexation of the Shodeen property, the motion was seconded and approved unanimously. All statutory requirements were met. **Chair Burwell** believes the board acted in good faith and believes that this board will act in good faith, to say that a previous Town Board acted prematurely without consideration and an effort obviously to dissuade the developers designers seem to be disingenuous and was troubled by that comment.

Supervisor Simons stated the main issue is the Land Use Plan and our development of it, our approval of the Plan Commission and how it reflects the desires of citizens. In researching how Land Use Plans are developed and how they are put together in accordance with the Smart Growth Law, in that document addresses a little of what we are working with here. In the document it states: "Town and Village appointed officials should use the plan as a guide for making future land use decisions. Developers and residents should understand that the planned maps are intended to direct development to certain areas where facilities are available, but it is important to remember it is not a static document, and it is must evolve to reflect current conditions and it is reviewed and amended as needed. Applications for rezoning and development that are inconsistent with the plan and plan maps must still be considered and in some situations it may be desirable to accommodate these uses." In summary this use plan is not a static document that we put out and say this is it, to say we are shutting off development in this area and so by doing that we have a conflict because we have already put out the sanitary boundary. That is not true, what the plan does, is it reflects desires of the citizens, and those desires have been taken in by the Plan Commission. The Plan commission has made a unanimous recommendation, and that is what we need to do is then accept that plan with the understanding that changes will take place in the future there is a process in place to make changes.

Supervisor Jones, Reading the following statement in the form of a motion after more than two years of consultation, meetings deliberations, and arguments the Plan Commission is ready to advise the Town of Delavan Board of Supervisors that the Commission is satisfied that the Land Use Plan we are submitting meets the goals of the Commission, and more importantly, the super majority of citizens of the Town for planned, rational, properly scaled development within the Town for the for-see-able future. The Commission deliberations considered not only the Town residents desires but also the Towns' relationships with the neighboring Cities, Villages and the County.

The Plan Commission therefore recommends that the Town of Delavan Board of Supervisors vote to accept the plan, with two minor conditions:

1. That the area designated as future Community Park at the end of Valencia Street be designated as a future SP (Special Purpose) area.
2. That the areas West of County Highway "F" between Highway "50" and Mound Road be changed from Commercial Recreation to Agriculture.

Following the approval by the Town of Delavan Board of Supervisors, the Land Use Plan should be submitted to the County Smart Growth Committee for inclusion into the County Smart Growth Plan. Lastly, I propose the minutes of tonight's Town Board Meeting, pertaining to the adoption of the Land Use Plan be officially included with the Land Use Plan, as an addendum to provide further insight into the intent of the plan by future person's trying to discern the intent of the Board and the Land Use Plan, with a second by **Supervisor Sessner**.

Roll Call vote, **Chair Burwell**, Nay, **Supervisor Militello**, Nay, **Supervisor Sessner** Yea, **Supervisor Jones**, Yea, **Supervisor Simons**, Yea, motion carried 3-2.

Comments and suggestions of citizens present

Kathy Adams asked you have adopted it so why then have an open meeting on September 23rd

Administrator Olson stated there are still technically two more votes, one by the Plan Commission (Resolution) followed by a vote by the Town Board (Ordinance) that will follow the September 23rd public hearing. The purpose for tonight's vote was to finish the draft plan for the 30 day notice to neighbors.

Adjournment

Supervisor Sessner made a motion to adjourn with a second **Supervisor Simons** motion carried, meeting closed at 7:53 PM.

Chair Burwell also thanked the Fire Department for letting us interrupt their set up time for the Fireman's Dance on Saturday.

Ordinance # 300

**ORDINANCE ADOPTING THE COMPREHENSIVE PLAN
FOR THE TOWN OF DELAVAN, WISCONSIN**

The Town Board of the Town of Delavan, WI, do ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Delavan 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 the Town of Delavan, WI, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Delavan and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," and information specific to the Town is set forth throughout the report.

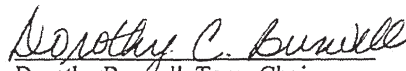
SECTION 4. The Plan Commission of the Town of Delavan, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board 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 Delavan, WI does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Delavan 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 23rd day of September, 2009


Dorothy Burwell, Town Chair

Ayes 5 Noes 0

Attest: 
Dixie C. Bernstein, Town Clerk

RESOLUTION #12-2009

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Delavan, 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, information specific to the Town is set forth throughout 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 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 Town Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW THEREFORE, BE IT HEREBY 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 Delavan hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" as the Town Comprehensive Plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 23rd day of September, 2009


Dorothy Burwell, Town Chair

Ayes 5 Noes 0

Attest: 
Dixie C. Bernstein, Town Clerk

Town Of Delavan : Town Board Minutes

TOWN OF DELAVAN
PUBLIC HEARING
MINUTES

September 23, 2009 Special Town Board Meeting - Land Use Plan

Minutes of Special Board Meeting
September 23, 2009

Chair Burwell called the meeting to order at 7:02 PM.

Roll call: Board: Chair Burwell, Supervisor Simons, Supervisor Sessner, Supervisor Jones, and Supervisor Militello. Plan Commission: Don Hummel excused, Brad Cook, Bob Nieuwenhuis, Carla Wojtowicz, John Pelletier, and Attorney Dave Rasmussen.

Presentation of the Comprehensive Plan

Neal Frauenfelder gave a presentation on the process and changes to the Comprehensive Plan.

Background:

Real work started in 2006.

Comprehensive Planning was put into motion when state legislature created the Comprehensive Planning Law in 1999.

Communities wanting to keep engaged in making zoning decisions through zoning ordinances or land division regulation through a subdivision ordinance; they would have to prepare a Comprehensive Plan that met the minimum state requirements as outlined in the law.

Elements have been met through a Technical Advisory Committee to create the chapters. Summaries of the Town portion can be seen on line, (www.sewrpc.org/smartgrowth/walworthcounty/), at Public Libraries, Town Hall, Land Use and Resource Management Department or County Clerk's Office. The Technical Advisory was made up of elected officials, people that would be accountable to the people. Thirteen towns elected to work with the County and two elected to do their own.

The Technical Advisory Committee wanted public input and put out a written survey to several County residents. A series of meetings were also done throughout the County to find out what they perceived the SWOT (Strengths, Weaknesses, Opportunities and Threats) were through out the County.

Strengths: Natural Resources to preserve the Lakes, Woodlands, Streams, and Agricultural and to provide for future population growth.

Goals and objectives were created from this process and then the committee went to each individual Town to create and prepare a Town Plan (Map and Written Text). These individual Town plans were then incorporated into the County Map.

The difference between what has been done in the past and what will have to be done in the future is the State Law requires land use decisions have to be consistent with the Town Comprehensive Plan. Ex: If someone would like to change their land from A1 to R1, the first thing the applicant needs to do is seek out what the Town plan says. If they want to go ahead with their plan even if it is not compatible with the plan map; he/she would have to approach the Town and the Board would have to see what is recommended, and find that it is not consistent with the plan. A mechanism has been built in to deal with amendments. The plan would have to be amended with the Town Plan Commission and Town Board which can only be done once a year, then this would have to be done at the County Level. Only extraordinary circumstances for public welfare would be accepted outside the once a year change. EX: A Honda plant would want to come into the Town, and the community was in favor of it.

After this evening there are a few more towns that have to have their Plan Hearings. On October 22 a public hearing will be held for the entire Comprehensive Plan at the County Government Center. The County Zoning then will recommend to the County Board November 10th. After

that date all plans should be consistent with the Comprehensive Plan Map. If someone applies for rezone before that date, they fall into the rules and ordinances at the time of application. Bill Stauber with the Regional Planning Commission gave a more in-depth presentation. The State Law includes a number of plan elements and addresses what has to be addressed but does not dictate specific policies those are up to the Town and County to determine. Bill Stauber's presentation went through Appendix A (Map 1 Land Use Plan for Town of Delavan: 2035). The Towns Land Use Plan map goes back before 1991 and has not changed much. The map was updated in 1995 and then again in 2002. The version of the land use plan continues a long tradition of keeping a distinction between rural and urban areas. The urban type of categories are Residential and Traditional Lake Front Residential (Yellow) they are infill areas, some newer some older. Current land platted (brown) specifically for residential development and would accommodate a mix of housing types (Single, Two Family and Multi-Family). Additional areas are Recreational Development areas (Tan) and are planned residential areas with recreational or open space areas as a key aspect of the planned residential development. Other urban categories are Commercial or Lake Front Commercial, scattered sites of primarily existing commercial use on or close to the lake front. Most new commercial (Roadside Development (red/burgundy)) includes an area of Hwy 50 and Hwy 67; with more in the Hwy 50 Inlet corridor and some on the north part of the lake. The intent is to provide an entrance into the commercial core. One new Neighborhood Commercial development in the intersection of Hwy F and Bailey Road may develop in the future. New industrial should be located where there is sewer and water. On the Urban Land Use side the Development Holding areas indicate it may be suitable for development but not quite at this point in time. The open space side the dominance you see is Agricultural Use (Yellow-green) secondary uses could be Equestrian Centers, or Golf Courses with a minimum parcel size for development would be 35 acres. Some areas are included as A2 (20 Acre Parcel Size) or C2 (5 acre Parcel size) the plan blended those into the agricultural pattern as a mapping convention; the plan would recognize that those could be developed consistent with existing zoning. Also on the open space side the environmentally sensitive areas (dark shade green) indicate concentrations of resource values wetlands, woodlands and wildlife habitat they differ in size. The names apply to the differences Primary Environmental Corridor is the largest, secondary Environmental Corridor a little smaller and isolated Environmental Corridor occur on a scattered basis. Policies of those areas are the low land areas wetlands and flood planes are already zoned C1 or C4 and could not be developed. Upland areas could be developed at a very low density of one dwelling per 5 acres of buildable land. The Town Plan Commission and Town Board selected a future projection of about 750 units over the period from 2000 to 2035. The staff did an analysis of the Town's plan; identified vacant residential lots that have been platted since 2000, looked at raw land, based on that process the Town could accommodate over 1800 homes after 2000 within this plan, which indicates we have adequate space set aside to accommodate the projected growth. The plan proposes that all new urban residential and commercial type developments should occur within the Sanitary Sewer District (purple Line). The plan recommends 5 additional parks, two community parks, two neighborhood parks and one special purpose park near the inlet. Community Services the Town has also indicated it does not foresee any major changes in the way Police, and Fire protection, library services, solid waste, recycling services are provided. Transportation the Town plan includes some guidance related to transportation, limiting direct development of driveways or access of driveway to streets, discouraging cul-de-sacs'. Plan includes a statement with respect to improvements of Hwy 50 between Hwy 67 and IHWY 43 as part of the WI DOT highway corridor study; the Town is

opposed to alternative designs for a four-lane divided highway with a center median. If traffic studies indicate that four lanes are needed, the median width should be decreased and/or eliminated to minimize the negative impact to property owners. A bypass of Cities of Lake Geneva, Delavan, and Elkhorn should be considered as an alternative route to help facilitate future East/West traffic patterns.

The housing on a County wide basis calls for the existing agencies that deal with unmet housing needs in the County to continue their efforts which include the County Housing Authority, non profit Community Action, Church sponsored homeless shelters; also providing a sufficient plan for residential development that is consistent with the Town Plan and projected growth. Another County wide aspect is to develop where utility will accommodate housing.

Neal stated that in the future all amendments have to follow the same State Statute requirements as this original plan and can be costly.
Public comments

John Pelletier asked on page 5 refers to housing; is he correct in interpreting that between 2000 and 2006 we added 320 units to the housing stock to the Town of Delavan? Bill Stauber stated yes 2006 this was an estimate based on information the building inspector provides. John Pelletier stated that over that seven year period we only added 47 housing unites per year, even though we did not grow the number of house holds anything like that, which he assumes reflects the second home nature as part of this community. Bill Stauber stated the estimated nature of the 06 numbers the 1980, 1990 and 2000 numbers are census based and a new census will be coming next year and will provide and monitor whether the projections are holding up. John Pelletier wanted to point out that in our document we wanted to limit housing growth to 30 per year; and that would be in respect to this line of data. We have averaged ½ again more housing units according to this document than the document says we are going forward, and asked if that was correct. Bill Stauber stated that yes that is correct.

Discussion/possible action on the Comprehensive Plan by the Plan Commission

Supervisor Jones asked that the Resolution # 12.2009 be read.

Chair Burwell read Resolution # 12.2009, Karla Wojtowicz made a second to approve Resolution # 12.2009, motion carried.

Discussion/possible action on the Comprehensive Plan by the Town Board

Chair Burwell read Ordinance 300. Supervisor Jones made a motion to approve Ordinance # 300 with a second by second Supervisor Sessner, motion carried. Chair Burwell stated one possible correction; there are three parks and Cummings Park is not listed, and needs to be listed as Fourth Park. Supervisor Jones made a motion to dispense with the second reading of Ordinance # 300 and approve with a second by Supervisor Sessner, motion carried.

Adjournment of Plan Commission

Karla Wotjowicz made a motion to adjourn the Plan Commission with a second John Pelletier, motion carried.

Adjournment of the Town Board

Supervisor Simons made a motion to adjourn with a second by Supervisor Sessner motion carried adjourned at 7:57PM

Appendix A-3

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF EAST TROY

INVENTORY FINDINGS

Population and Households

- The population of the Town of East Troy was 2,743 persons in 1970, 3,583 persons in 1980, 3,687 persons in 1990, 3,830 persons in 2000, and 3,915 persons in 2006 (see Table II-1 in Chapter II). Between 1970 and 2000 the population increased 40 percent, compared to 45 percent for the County. The Town population increased by 2 percent from 2000 to 2006, while the County population increased 8 percent.
- The median age of the Town population in 2000 was 39.8 years, compared to 35.1 years for the County (see Table II-2 in Chapter II).
- About 98 percent of the Town population identified their race as White (and no other race) in the 2000 census; the balance (2 percent) specified African American, American Indian or Alaska Native, Asian, some other race, or more than one race. About 1 percent of the Town's population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- Approximately 90 percent of the Town population age 25 years and over had attained a high school or greater education, compared to 84 percent for the County. About 23 percent of the Town population in this age group had a bachelor's or greater degree, which was consistent with County (see Table II-5 in Chapter II).
- The number of households in the Town was 767 in 1970, 1,142 in 1980, 1,269 in 1990, 1,427 in 2000, and 1,547 in 2006. The relative increase in households (102 percent) between 1970 and 2006 exceeded the relative increase in population (43 percent). The average household size in the Town decreased from 3.54 persons in 1970 to 2.85 persons in 1990, and was 2.67 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 1,174 in 1970, 1,488 in 1980, 1,565 in 1990, 1,753 in 2000, and 1,900 in 2006 (see Table II-8 in Chapter II).

- Of the total 1,753 existing housing units in 2000, 1,427 units (81 percent) were occupied and 326 units (19 percent) were vacant. The majority of the vacant housing units, 88 percent, were for seasonal, recreational, or occasional use. Of the occupied units, 1,266 units (89 percent) were owner-occupied and 161 units (11 percent) were renter-occupied (see Tables II-9 and II-10 in Chapter II).
- Single-family detached housing units comprised 95 percent of all housing units in the Town in 2000; single-family attached housing units and other housing units in structures of two or more units comprised 4 percent; and the remaining housing units consisted of mobile homes (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 18 percent was constructed prior to 1940; 45 percent was constructed between 1940 and 1979; and 37 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$171,700 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$703 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were approximately 590 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily unemployed—was 2,317 in 2000. About 76 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- Approximately 32 percent of the Town's labor force was employed in management and professional occupations; 21 percent in sales and office occupations; 19 percent in production, transportation and material moving occupations; 14 percent in construction, extraction, and maintenance occupations; 11 percent in service occupations; and 3 percent in farming, fishing, and forestry occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$61,500 in 2000, which was higher than the County median household income of \$46,300 (see Table II-22).
- The total equalized value of property (real and personal property combined) in the Town was \$724.9 million in 2006. The per capita equalized value of property was \$185,200, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 9,945 acres, or 53 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class II and Class III soils with some isolated areas of Class I soils and other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 1,193 acres, or 6 percent of the Town, in 2000; wetlands comprised 2,275 acres, or 12 percent; and woodlands comprised 1,916 acres, or 10 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses eight natural areas identified by the Regional Planning Commission (see Table III-13 and Map III-14 in Chapter III).
- Primary environmental corridors encompassed 4,072 acres, or 22 percent of the Town in 2000; secondary environmental corridors encompassed 100 acres, or 1 percent; and isolated natural resource areas encompassed 597 acres, or 3 percent (see Table III-16 and Map III-16 in Chapter III).

- Much of the Town is covered by glacial outwash deposits and till, with some areas covered by organic material and stream deposits. Glacial outwash deposits have the highest potential for sand and gravel (see Map III-7 in Chapter III).
- There are six state park and open space sites in the Town including the Beulah Lake Remnant, two extensive wildlife habitat areas, Potter's Lake access, and a state scientific area (see Table III-18 and Map III-17 in Chapter III). There are no County park sites in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

Land Use and Transportation

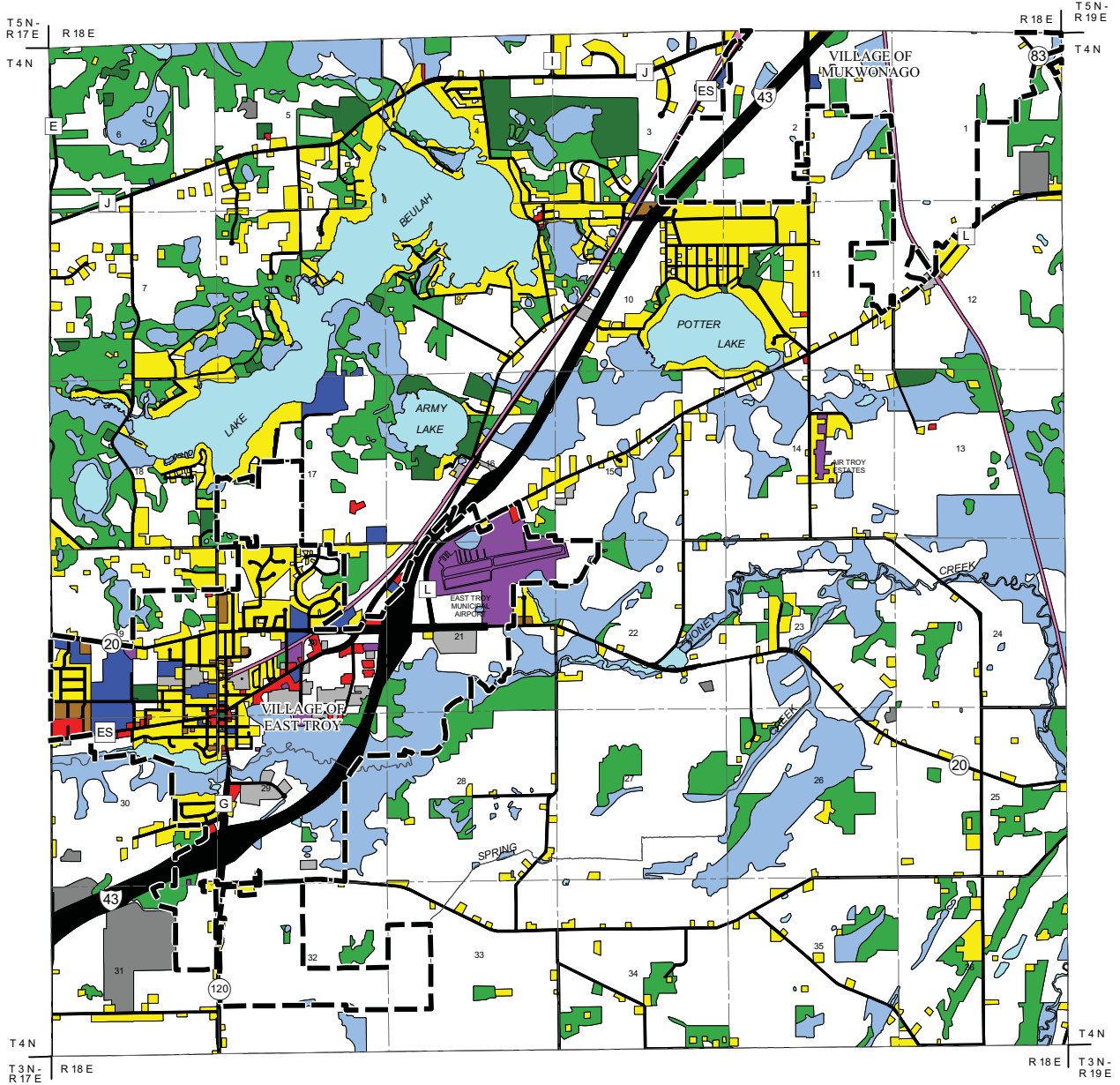
- In 2000, urban land uses encompassed 2,732 acres, or 14 percent of the Town of East Troy. This includes 1,479 acres of residential land; 16 acres of commercial land; 17 acres of industrial land; 68 acres of governmental-institutional land; 271 acres of recreational land (includes only those lands in intensive recreational use); 810 acres of transportation, communication, and utility land, much of which consists of street and rail rights-of-way; and 71 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land encompassed 16,198 acres, or 86 percent of the Town, in 2000. As noted above, agricultural lands encompassed 9,945 acres, or 53 percent of the Town. Wetlands, woodlands, and surface water together encompassed 5,384 acres, or 28 percent. Extractive and landfill areas encompassed 180 acres, or 1 percent, while other non-urban lands encompassed 689 acres, or 4 percent.
- Existing State trunk highways in the Town include STH 20, STH 83 (less than one mile), STH 120, and IH 43. Existing County trunk highways include CTH E, CTH ES, CTH G, CTH I, CTH J, and CTH L (see Map IV-4 in Chapter IV). The Canadian National Railway traverses along the eastern portion of the Town of East Troy. Additionally, the Municipality of East Troy Wisconsin Railroad runs from the Village of East Troy northeasterly to the Village of Mukwonago through the Town (see Map IV-6 in Chapter IV).














Utilities and Community Facilities

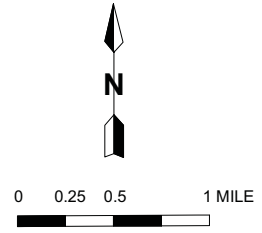
- Sanitary sewer service in the Town is limited to the area surrounding Potter Lake and an area east of Army Lake that includes the Salvation Army Camp. The planned sewer service area of the Village of East Troy extends into the Town of East Troy.¹ Public water supply service is limited to the aforementioned area east of Army Lake and the unincorporated village of Lake Beulah. Other areas of the Town rely on private onsite wastewater treatment systems and private wells (see Maps V-1 and V-2 in Chapter V).

¹The Town also includes a portion of the Rainbow Springs planned sewer service area. The Rainbow Springs area was added to the Mukwonago planned sewer service area in 1984 to enable provision of public sanitary sewer service to the resort-recreational facilities that had been developed in the Waukesha County portion of the Rainbow Springs site. The Walworth County portion of that site was included in the sewer service area because it was under the same ownership. Now that Rainbow Springs has been acquired by the Wisconsin Department of Natural Resources, the Town of East Troy recommends that the regional water quality management plan be amended to remove the sewer service area around Rainbow Springs.

Appendix A-3
Map 1
EXISTING LAND USE IN THE TOWN OF EAST TROY: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | RAILWAYS |
|  | RECREATIONAL |  | SURFACE WATER |



Source: SEWRPC.

- The Town receives fire protection service and emergency medical service from the East Troy Area Emergency Services Department (see Maps V-9 and V-10 in Chapter V). In addition, advanced life support emergency medical service is available through the Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Service, Inc. The Town has its own police department.
- Most of the Town is located in the East Troy Community School District (K-12), with schools located in the Village of East Troy. A small area in the southeastern portion of the Town is located in the Burlington Area School District, a K-12 district (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public library in the County is in the Village of East Troy (see Map V-7 in Chapter V). There is also a public library in the Village of Mukwonago in Waukesha County.
- The Town of East Troy contracts with a private hauler for pickup of solid waste.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Existing Local Plans and Land Use Regulation

- The Town had a community plan in place prior to the start of the Smart Growth planning effort. That plan is documented in a report entitled *Land Use Plan—Town of East Troy*, prepared with the assistance of Camiros, Ltd.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations).
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 3,830 in 2000 to 5,102 in 2035, an increase of 1,272 persons (33 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 1,427 in 2000 to 1,952 in 2035, an increase of 525 households (37 percent).
- The number of jobs in the Town would increase from 590 in 2000 to 695 in 2035, an increase of 105 jobs (18 percent)

LAND USE ELEMENT

The land use plan for the Town of East Troy for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of East Troy supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:²

- As shown on the Town land use plan map, urban density residential areas are broadly defined as less than 5.0 acres per dwelling. Within urban density residential areas, there must be at least 40,000 square feet per single-family dwelling in areas without sanitary sewer service and 15,000 square feet per single-family dwelling with sanitary sewer service.
- The commercial area between CTH ES and IH 43 in the north central area of the Town could accommodate commercial (such as retail, service, or office) and light industrial uses as appropriate.
- The land use plan map identifies an urban reserve between Army Lake Road and the East Troy Wisconsin Railroad in Sections 9 and 10, indicating that this area could be developed during the planning period, but that specific future uses have not been identified.
- The Exclusive-Agricultural area shown on the plan map is established for the preservation of agricultural lands in the Town and the protection of farming operations from the encroachment of urban uses. Future land divisions in the Exclusive-Agricultural areas shall be 35 acres minimum with the following exceptions: to create a lot for an additional farm residence; to create a lot for a permitted farm business; to create a lot for a permitted farm structure; or for farm or field consolidation.
- The Agriculture-Rural area shown on the plan map is intended to be used for small-scale farming operations and traditional rural uses. Future land divisions in the Agriculture-Rural area shall be 20 acres minimum.
- Future residential development in the planned urban areas and at rural densities in planned rural density residential areas and elsewhere as allowed under the plan could accommodate the projected increase in year-round housing—525 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of East Troy:

Community Facilities:

The Town has plans for soccer fields and a baseball diamond at the Town park, along with the extension of the current park trail.

²The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

The Town does not envision any major changes with respect to Town facilities such as the Town hall and public works facilities, nor are major changes envisioned in existing arrangements for police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

The Town envisions that new development on lands in the vicinity of the Village of East Troy would rely on private onsite sewage disposal and private wells; public utility service is not envisioned for new development on lands in this area.

The Town would like to keep open the possibility of utility service through the Village of East Troy to existing development—such as intensively developed areas around Lake Beulah—should the need arise.

The Town does not envision any significant expansion of sanitary sewer service in the Potter Lake area; in general, only infill development served by sanitary sewers in that area is expected.

The Town envisions that new urban development in the northeast corner of the township would be attached to the Village of Mukwonago in accordance with the Town of East Troy-Village of Mukwonago boundary agreement and be provided with utility services through the Village.

The Town recommends that the regional water quality management plan be amended to remove the sewer service area around Rainbow Springs now that the area has been acquired by the Wisconsin Department of Natural Resources.

Transportation:

The Town opposes the recommendation of the regional transportation plan to add Town Line Road between CTH ES and CTH J to the arterial highway system. The Town recommends that Town Line Road not serve as an arterial and that it remain under local jurisdiction (see Map XII-2 in Chapter XII).

Natural Resources

The Town recognizes the importance of protecting the quality and quantity of its surface and groundwater resources. The Town looks forward to the completion of the Mukwonago River watershed protection plan which will include recommendations for the management of the Mukwonago River system, including Lake Beulah; the Lake Beulah Management District is one of the partners in this multi-agency cooperative planning effort.

The Town recommends that the Village of East Troy, as part of its comprehensive planning and plan implementation efforts, consider the potential impacts of its development-related decision-making on surface and groundwater resources.

Intergovernmental Cooperation:

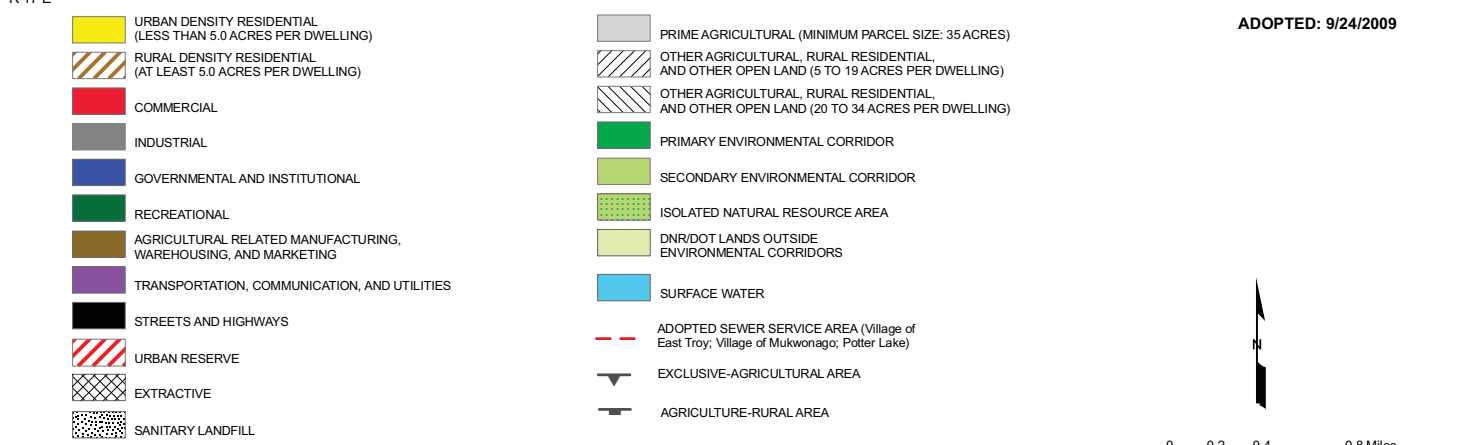
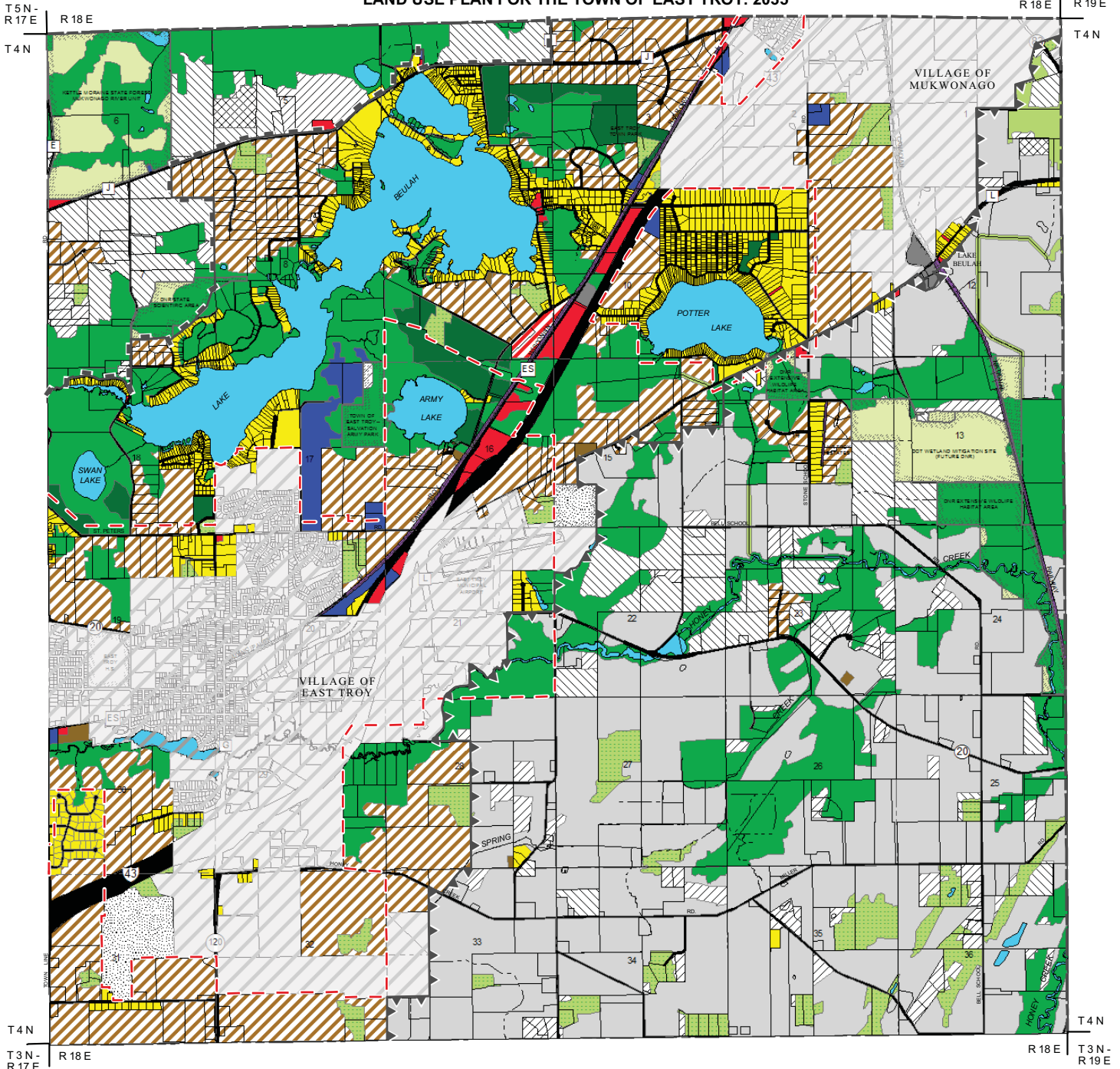
The Town of East Troy has a boundary agreement with the Village of Mukwonago, which is on file at the Walworth County Register of Deeds Office. The Town would like to enter into a boundary agreement with the Village of East Troy that is mutually beneficial to the Town and Village.

Official Map:

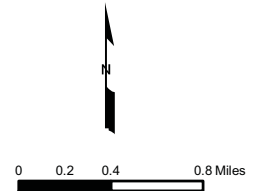
The Town Official Map, adopted by the Town on November 12, 2007, and shown on Map 3 of this appendix, is incorporated into the Town comprehensive plan.

Appendix A-3
Map 2

LAND USE PLAN FOR THE TOWN OF EAST TROY: 2035



ADOPTED: 9/24/2009



Source: Town of East Troy, Walworth County, and SEWRPC.

Appendix A-3

Table 1

PLANNED LAND USE IN THE TOWN OF EAST TROY: 2035

Land Use Category	Acres	Percent of Total
Urban		
Urban Density Residential (less than 5.0 acres per dwelling)	1,177	6.2
Commercial.....	115	0.6
Industrial	24	0.1
Governmental and Institutional	163	0.9
Transportation, Communication, Utilities ^a	866	4.6
Recreational.....	332	1.8
Urban Reserve.....	24	0.1
Urban Subtotal	2,701	14.3
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres).....	5,066	26.8
Other Agricultural, Rural Residential, and Other Open Land:		
5 to 19 acres per dwelling	556	2.9
20 to 34 acres per dwelling	1,037	5.5
Rural Density Residential (at least 5.0 acres per dwelling)	3,029	16.0
Agricultural Related Manufacturing, Warehousing, and Marketing	22	0.1
Extractive	43	0.2
Landfill	165	0.9
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	3,965	20.9
Secondary Environmental Corridor	101	0.5
Isolated Natural Resource Area	599	3.2
WDNR/WisDOT Lands Outside Environmental Corridor	464	2.5
Surface Water	1,180	6.2
Nonurban Subtotal	16,227	85.7
County Total	18,928	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Town of East Troy, Walworth County, and SEWRPC.

ORDINANCE NO. 2009-4

AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE TOWN OF EAST TROY

The Town Board of the Town of East Troy, Walworth County, Wisconsin, does hereby ordain as follows:

1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of East Troy 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.
2. The Town Board of the Town of East Troy, 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.
3. That the Town of East Troy has cooperated with Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of East Troy and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035", and information specific to the Town of East Troy is set forth throughout the report.
4. The Town of East Troy Plan Commission, by a majority vote of the entire commission and recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035", containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.
5. The Town Board 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.
6. That all changes to the draft comprehensive plan which resulted from the

public hearing, if any, are attached hereto and incorporated herein by reference as Exhibit A.

7. The Town Board of the Town of East Troy's formal adoption of the comprehensive plan is contingent upon the inclusion of, or reference within the plan, to the Official Map of the Town of East Troy which was adopted on November 12, 2007 (a copy of which is attached hereto and incorporated herein by reference as Exhibit B), and that a boundary agreement between the Village of Mukwonago and the Town of East Troy exists and is recorded in the Walworth County Register of Deeds Office.

8. The Town Board of the Town of East Troy, Wisconsin, does, by the enactment of this ordinance, and subject to the contingencies stated above, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035", pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of East Troy comprehensive plan.

9. This ordinance shall take effect upon passage by a majority vote of the members of the Town Board and publication or posting as required by law.

Dated this 24th day of September, 2009.

TOWN OF EAST TROY

BY:


MARTIN J. STOESSER, Chairman

ATTEST:


KIM BUCHANAN, Clerk

EXHIBIT A (CHANGES TO DRAFT COMPREHENSIVE PLAN)

That part of Tax Parcel PET 1300002 currently zoned as A-2 shall have a change of plan designation to "Other Agricultural, Rural Residential, and Other Open Land" (5 to 19 Acres per Dwelling)

Identify WDNR Land in Section 6 by name.

**TOWN OF EAST TROY PLAN COMMISSION
RESOLUTION ADOPTING A COMPREHENSIVE PLAN**

Whereas, the Town of East Troy, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of East Troy and for Walworth County, which is documented in the report titled "A Multijurisdictional Comprehensive Plan for Walworth 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 throughout 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 in Resolution 2006-19, on September 26, 2006 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 Town Board held a public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes; and

Whereas, all changes to the comprehensive plan draft, if any, are attached hereto and incorporated herein by reference as Exhibit A.

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 East Troy hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" and any changes in Exhibit A as the Town comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 24th day of September, 2009.

Ayes 7 Noes 0 Absent 0

TOWN OF EAST TROY PLAN COMMISSION

BY: Victor Kranitz
VICTOR KRANITZ, Plan Comm. Chair

ATTEST:

Tom M. Buckner

EXHIBIT A (CHANGES TO DRAFT COMPREHENSIVE PLAN)

That part of Tax Parcel PET 1300002 currently zoned as A-2 shall have a change of plan designation to "Other Agricultural, Rural Residential, and Other Open Land". (5 to 19 Acres per Dwelling)

Identify WDNR Land in Section 6 by name.

Minutes of the Town of East Troy

SMART Growth Public Hearing

September 24, 2009

The Public Hearing was called into session at 7:00 p.m. In attendance were Chairman Stoesser, Supervisors Klarkowski and Montez, Clerk/Treasurer Buchanan, Planning Commission Chairman Kranitz and Planning Commission members; Josie Midman, Bob Zelenski, Dave DeGrave, Jim Stark, and Don Trampe. Also in attendance were Rick Stacey - Walworth County Supervisor, Neal Frauenfelder – Walworth County Planning, Bill Stauber – SEWRPC, Nancy Russell –Walworth County Chair, Barb Church – East Troy Times, John Murphy , Tom Marx, Frank Scherkenbach and Town Patrol Officer Weber.

Neal Frauenfelder presented the Comprehensive Plan. Land Use decisions will be based on the Land Use plan. All decisions must be consistent with the plan. The plan will be adopted by Walworth County on November 10, 2009 and amendments will be made annually or if there is a shown extraordinary community need.

Bill Stauber of SEWRPC presented the Town of East Troy's Land Use map. Once it is approved by the Town and County, it will be republished in a more user friendly form. SEWRPC will also redistribute the Plan to all required municipalities and entities as required by law.

Supervisor Klarkowski made a motion to approve the Resolution as read including Exhibit A. Planning Commission member Jim Stark seconded and the Planning Commission Approved the Resolution Adopting the Comprehensive Plan.

Supervisor Montez made a motion to accept the Resolution of the Planning Commission. Supervisor Klarkowski seconded and motion passed with Chairman Stoesser abstaining.

Supervisor Montez moved to wave the second reading of the Ordinance adopting the Comprehensive Plan for the Town of East Troy. Supervisor Klarkowski seconded. Motion Carried with Chairman Stoesser abstaining.

Chairman Stoesser read the Ordinance adopting the Comprehensive plan for the Town of East Troy. Supervisor Klarkowski made a motion to approve the Ordinance as read. Supervisor Montez seconded. Motion carried with Chairman Stoesser abstaining.

Supervisor Klarkowski thanked Bill Stauber and Neal Frauenfelder for all their hard work and efforts regarding the Comprehensive plan.

Supervisor Montez made a motion to adjourn at 8:00 p.m. Supervisor Klarkowski seconded and motion carried unanimously.

Respectfully Submitted,

Kim Buchanan, Clerk/Treasurer

Appendix A-4

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF GENEVA

INVENTORY FINDINGS

Population and Households

- The population of the Town of Geneva was 3,490 persons in 1970, 3,933 persons in 1980, 3,472 persons in 1990, 4,642 persons in 2000, and 4,978 persons in 2006 (see Table II-1 in Chapter II). There was an overall 33 percent increase in population between 1970 and 2000. Between 2000 and 2006, the Town population increased by 7 percent.
- The median age of the Town population in 2000 was 42.0 years, compared to 35.1 years for the County (see Table II-2 in Chapter II).
- The number of households in the Town was 917 in 1970, 1,185 in 1980, 1,213 in 1990, 1,660 in 2000, and 1,950 in 2006. The relative increase in households (113 percent) between 1970 and 2006 exceeded the relative increase in population (43 percent). The average household size in the Town decreased from 3.78 persons in 1970 to 2.53 persons in 1990, and was 2.45 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 1,610 in 1970, 2,162 in 1980, 2,100 in 1990, 2,826 in 2000, and 3,320 in 2006 (see Table II-8 in Chapter II).
- Of the total 2,826 existing housing units in 2000, 1,660 units (59 percent) were occupied and 1,166 units (41 percent) were vacant. The majority of the vacant housing units, 84 percent, were for seasonal, recreational, or occasional use. Of the occupied units, 1,344 units (81 percent) were owner-occupied and 316 units (19 percent) were renter-occupied (see Tables II-9 and II-10 in Chapter II).
- Single-family detached housing units comprised 73 percent of all housing units in the Town in 2000; single-family attached housing units and other housing units in structures of two or more units comprised 25 percent; and the remaining housing units consisted of mobile homes (see Table II-11 in Chapter II).

- Of the total existing housing stock in 2000, 13 percent was constructed prior to 1940; 51 percent was constructed between 1940 and 1979; and 37 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$135,000 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$638 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were approximately 2,860 jobs in the Town in 2000, representing about 6 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The median household income in the Town was \$49,500 in 2000, which was higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$747.1 million in 2006. The per capita equalized value of property was \$150,100 compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 11,048 acres, or 57 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class II soils with some areas of Class I soils and other soils (see Table III-1 in Chapter III and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 1,011 acres, or 5 percent of the Town, in 2000; wetlands comprised 1,062 acres, or 6 percent; and woodlands comprised 1,858 acres, or 10 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses three natural areas and one critical species habitat site identified by the Regional Planning Commission (see Tables III-13 and III-14 and Maps III-14 and III-15 in Chapter III).
- Primary environmental corridors encompassed 2,131 acres, or 11 percent of the Town in 2000; secondary environmental corridors encompassed 1,013 acres, or 5 percent; and isolated natural resource areas encompassed 376 acres, or 2 percent (see Table III-16 and Map III-16 in Chapter III).
- The majority of the Town is covered with till, with some areas covered by glacial outwash deposits and organic material. Glacial outwash deposits have the highest potential for sand and gravel, but local concentrations of sand and gravel are commonly found in glacial till (see Map III-7 in Chapter III).
- Lake Como has been assigned special designations by the Wisconsin Department of Natural Resources (WDNR). The central area of the lake has been designated as an Area of Special Natural Resource Interest (ASNRI). Because of this designation, shoreland improvements within the ASNRI area—such as the installation of piers or installation of revetments—require individual WDNR permits under *Wisconsin Statutes* Chapter 30. The eastern and western areas of the lake have been designated by the WDNR as Public Rights Features (PRF) areas, specifically as environmentally sensitive areas pursuant to *Wisconsin Administrative Code* Chapter NR 107. This designation reflects “areas of aquatic vegetation identified by the WDNR as offering critical or unique fish and wildlife habitat, including seasonal or lifestage requirements, or offering water quality or erosion control benefits to the body of water.” The WDNR has issued special management guidelines for these areas.

- There are two state park and open space sites in the Town including a scattered wildlife area and statewide habitat area. The White River Trail, which is owned by the State and operated by the County, runs across the northern part of the Town (see Table III-18 and Map III-17 in Chapter III). There are no County park sites in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, the Town does encompass a state historical marker for the 755 Aircraft Control and Warning Squadron (see Table III-23 and Map III-22 in Chapter III). There are also a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

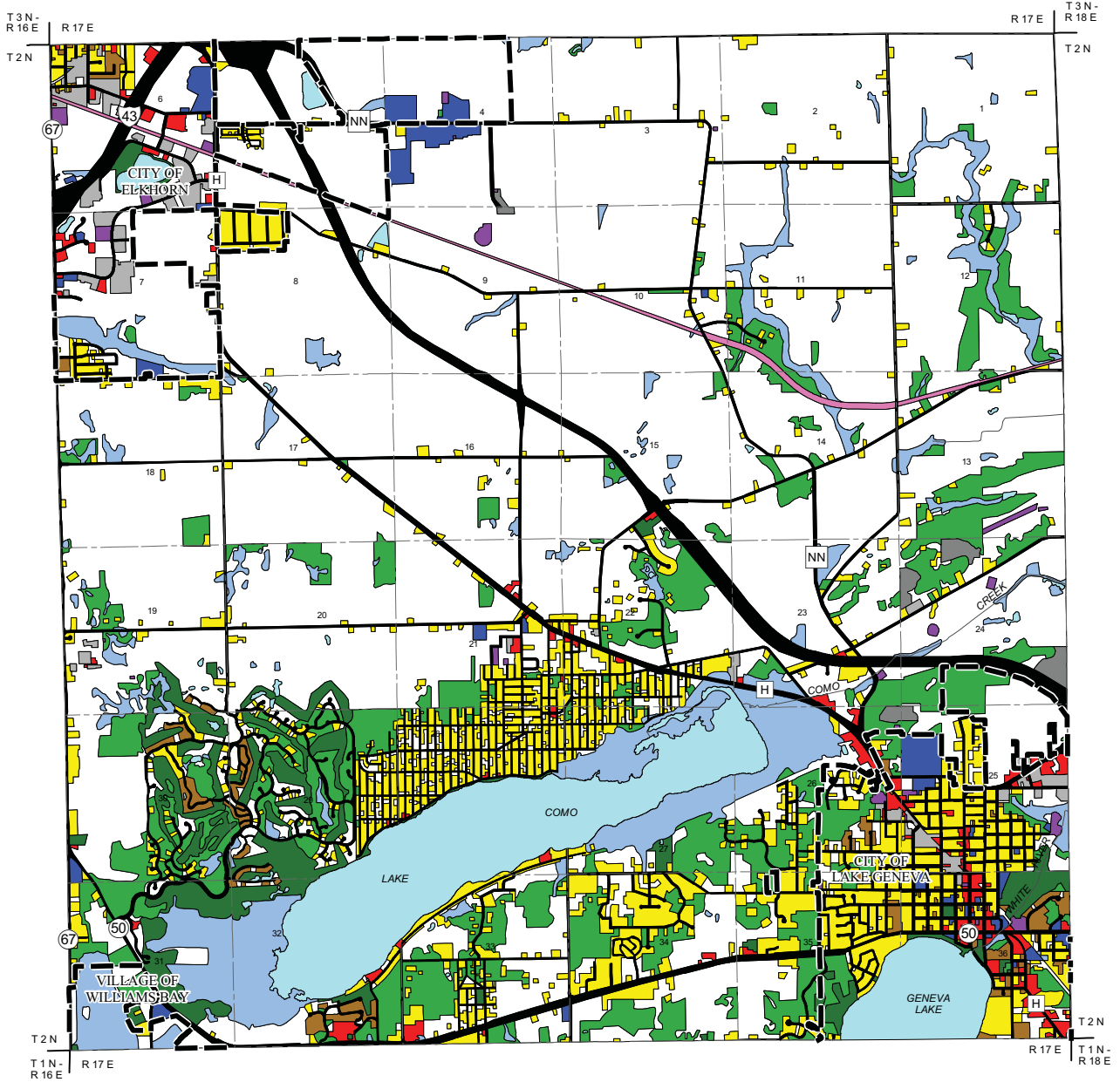
Land Use and Transportation














- In 2000, urban land uses encompassed 3,419 acres, or 18 percent of the Town of Geneva. This includes 1,329 acres of residential land; 69 acres of commercial land; 24 acres of industrial land; 69 acres of governmental-institutional land; 502 acres of recreational land (includes only those lands in intensive recreational use); 1,150 acres of transportation, communication, and utility land, much of which consists of street and rail rights-of-way; and 276 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land encompassed 15,880 acres, or 82 percent of the Town, in 2000. As noted above, agricultural lands encompassed 11,048 acres, or 57 percent of the Town. Wetlands, woodlands, and surface water together encompassed 3,931 acres, or 20 percent. Extractive and landfill areas encompassed 63 acres, or less than 1 percent, while other non-urban lands encompassed 838 acres, or 4 percent.
- Existing State trunk highways in the Town include USH 12, STH 50, and STH 67. Existing County trunk highways include CTH H and CTH NN (see Map IV-4 in Chapter IV).

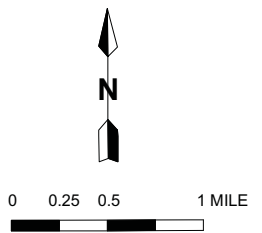
Utilities and Community Facilities

- Public sanitary sewer and water supply services are provided in the Lake Como Sanitary District No. 1 and at the Lakeland complex. Public sewer service is also provided at Grand Geneva and at the Lodges at Geneva Ridge, with water service provided through private community water supply systems. There are also two other private community water supply systems in the Town (see Maps V-1 and V-2 in Chapter V).
- The Town receives fire protection service and emergency medical service from the Lake Geneva Fire and EMS Department, the Elkhorn Area Fire Department, and the Williams Bay Volunteer Fire Department and Rescue Squad (see Maps V-9 and V-10 in Chapter V). In addition, advanced life support emergency medical service is available through the Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Service, Inc. The Town has its own police department.
- Most of the Town is located in the Elkhorn Area School District (K-12) or the Lake Geneva-Genoa City UHS School District and two feeder elementary school districts—Lake Geneva J1 and Geneva J4. The rest of the Town is located in the Williams Bay School District (K-12) (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public libraries in the County are in the Cities of Elkhorn and Lake Geneva and the Village of Williams Bay (see Map V-7 in Chapter V).
- The Town of Geneva contracts with a private hauler for pickup of solid waste.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Appendix A-4
Map 1
EXISTING LAND USE IN THE TOWN OF GENEVA: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | RAILWAYS |
|  | RECREATIONAL |  | SURFACE WATER |



Source: SEWRPC.

Existing Local Plans and Land Use Regulation

- The Town had a community plan in place prior to the start of the Smart Growth planning effort. That plan is documented in a report entitled *A Land Use Plan for the Town of Geneva: 2010*, prepared with the assistance of the Regional Planning Commission.
- With the exception of areas subject to extraterritorial zoning, the Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations). The areas of the Town in the vicinity of the City of Elkhorn and the Village of Williams Bay are subject to the City of Elkhorn and Village of Williams Bay extraterritorial zoning ordinances (see Map VI-4 in Chapter VI).
- The division of land in the Town is subject to the Walworth County Subdivision Control Ordinance and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 4,642 in 2000 to 7,127 in 2035, an increase of 2,485 persons (54 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 1,660 in 2000 to 2,772 in 2035, an increase of 1,112 households (67 percent).
- The number of jobs in the Town would increase from 2,860 in 2000 to 4,390 in 2035, an increase of 1,530 jobs (54 percent)

LAND USE ELEMENT

The land use plan for the Town of Geneva for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of Geneva supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- The Town land use plan breaks out the urban density range shown on the countywide land use plan map (less than 5.0 acres per dwelling) into four density ranges: suburban density—2.3 acres to 4.9 acres per dwelling; low density—40,000 square feet to 2.2 acres per dwelling; medium-low density—15,000 square feet to 39,999 square feet per dwelling; and medium density—7,500 square feet to 14,999 square feet per dwelling.
- The land use plan map identifies “development reserve” areas on the west side of the Town. This designation indicates that the areas could be developed at some point during the planning period. While specific uses have not been identified, among the types of uses which may potentially be considered are resorts, golf courses, residential development in a recreational setting, hotels, spas, water parks, and professional offices.

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

- Existing zoning remains in effect until there is a petition for, and adoption of, a zoning change that is in accordance with the plan. This applies to the development reserve areas and other areas of the Town.
- Future residential development in the planned urban areas and at rural densities in upland environmental corridors and in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—1,112 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of Geneva:

Community Facilities:

The current Town hall has become inadequate for the size of the Town and accessibility for the disabled needs improvement. The Town is planning to incorporate the Town hall, public works, and police department facilities at one site. A referendum in this regard is expected in 2009 or 2010. The Town is exploring options for fire districts and local fire substations. The Town has created a temporary fire substation, and would build a more permanent station for the Elkhorn Area Fire Department if staff were to be made available.

Public Utilities:

Currently, public sewer and water utility services are provided in the Lake Como Sanitary District No. 1 and the Lakeland complex. Public sewer service is provided at Geneva National and the Lodges at Geneva Ridge; these areas have their own private water supply systems. Wastewater from all of these areas is ultimately conveyed to the Walworth County Metropolitan Sewerage District (WalCoMet) wastewater treatment plant.

The Town envisions that infill urban development in the Lake Como area would be provided with sewer and water utility service. The Town also envisions that proposed new medium-low density residential development along Palmer Road, as identified on the Town land use plan map, would be provided with public sewer and water utility service. The Town further envisions that new urban development in the “development reserve” areas in the westerly portions of the Town, as identified on the Town land use plan map, would be served by public sewer service and, potentially, with public water supply service.

In addition, the Town envisions the eventual extension of public sewer service to certain areas located south of Lake Como between the Lodges at Geneva Ridge and Schofield Road. The Town envisions that sewer service may be provided to certain developed lands and, potentially, to some new infill development, in this area.

A Town-proposed expansion of the currently adopted sanitary sewer service area—reflecting all of the above—is shown on the Town land use plan map.

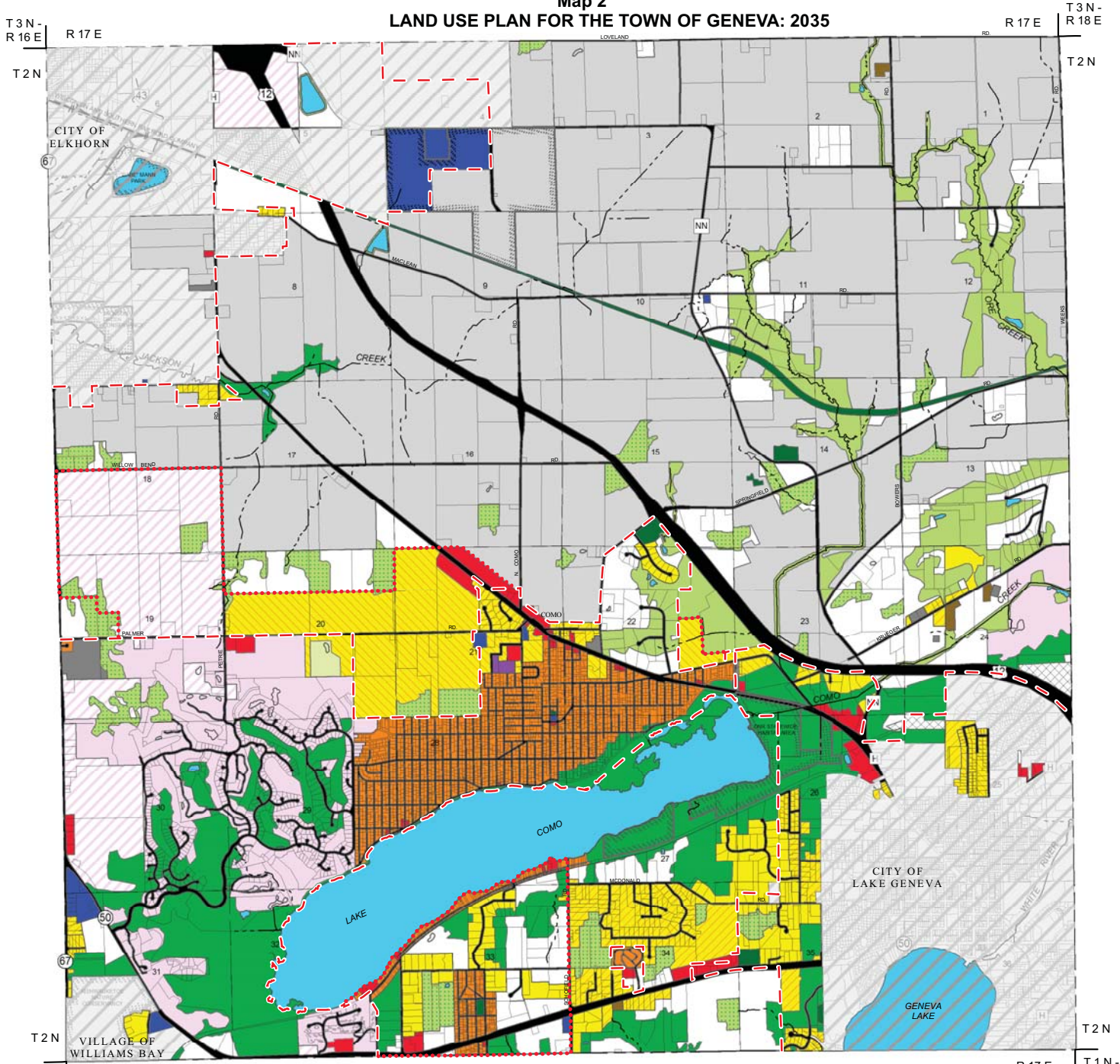
Economic Development

The Town envisions that economic development would focus on the recreational-tourism industry, accommodating related development in the commercial-recreational areas shown on the Town land use plan map, and, potentially, in the development reserve areas.

Intergovernmental Cooperation:

The Town would like to enter into boundary agreements with the Cities of Elkhorn and Lake Geneva and the Village of Williams Bay that are mutually beneficial to the Town and the Cities and Village.

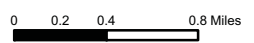
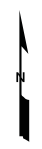
**Appendix A-4
Map 2
LAND USE PLAN FOR THE TOWN OF GENEVA: 2035**



- T 1 N - R 16 E
- R 17 E
- SUBURBAN DENSITY RESIDENTIAL (2.3 TO 4.9 ACRES PER DWELLING)
 - LOW DENSITY RESIDENTIAL (40,000 SQUARE FEET TO 2.2 ACRES PER DWELLING)
 - MEDIUM-LOW DENSITY RESIDENTIAL (15,000 TO 39,999 SQUARE FEET PER DWELLING)
 - MEDIUM DENSITY RESIDENTIAL (7,500 TO 14,999 SQUARE FEET PER DWELLING)
 - COMMERCIAL
 - COMMERCIAL/RECREATIONAL
 - INDUSTRIAL
 - GOVERNMENTAL AND INSTITUTIONAL
 - RECREATIONAL
 - TRANSPORTATION, COMMUNICATION, AND UTILITIES
 - AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING
 - DEVELOPMENT RESERVE
 - STREETS AND HIGHWAYS
 - EXTRACTIVE

- PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 34 ACRES PER DWELLING)
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LAND TO BE PRESERVED
- SURFACE WATER
- ADOPTED SEWER SERVICE AREA (City of Lake Geneva; City of Elkhorn; Williams Bay-Geneva-National-Lake Como)
- TOWN PROPOSED ADDITION TO GENEVA NATIONAL-LAKE COMO SEWER SERVICE AREA

ADOPTED: 9/29/2009



Appendix A-4

Table 1

PLANNED LAND USE IN THE TOWN OF GENEVA: 2035

Land Use Category	Acres	Percent of Total
Urban		
Suburban Density Residential 2.3 to 4.9 acres per dwelling	398	2.1
Low Density Residential 40,000 square feet to 2.2 acres per dwelling	419	2.2
Medium-Low Density Residential 15,000 square feet to 39,999 square feet per dwelling	676	3.5
Medium Density Residential 7,500 square feet to 14,999 square feet per dwelling	685	3.6
Commercial.....	162	0.8
Industrial	48	0.2
Governmental and Institutional	181	0.9
Transportation, Communication, Utilities ^a	1,207	6.3
Recreational.....	103	0.5
Commercial/Recreational.....	1,134	5.9
Development Reserve	911	4.7
Urban Subtotal	5,924	30.7
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres).....	7,545	39.1
Other Agricultural, Rural Residential, and Other Open Land (5 to 34 acres per dwelling)	1,624	8.4
Agricultural Related Manufacturing, Warehousing, and Marketing	15	0.1
Extractive	36	0.2
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	1,702	8.8
Secondary Environmental Corridor	900	4.7
Isolated Natural Resource Area	525	2.7
Other Open Land to Be Preserved.....	21	0.1
Surface Water	994	5.2
Nonurban Subtotal	13,362	69.3
County Total	19,286	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Town of Geneva, Walworth County, and SEWRPC.

**ORDINANCE ADOPTING THE COMPREHENSIVE PLAN
FOR THE TOWN OF GENEVA, WALWORTH COUNTY, WISCONSIN**

The Town Board of the Town of Geneva, Walworth County, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Geneva 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 Geneva, Walworth County, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Geneva and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," and information specific to the Town is set forth throughout the report.

SECTION 4. The Plan Commission of the Town of Geneva, by a majority vote of the commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

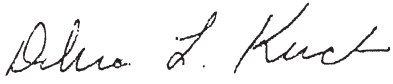
SECTION 6. The Town Board of the Town of Geneva, Walworth County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Geneva 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 29th day of September, 2009.

By a vote of: 5 in favor 0 opposed 0 abstain


Chairperson, Town of Geneva


Attest: Town Clerk/Treasurer

Published/Posted: 9-30-09

Resolution No. 189

TOWN OF GENEVA
PLAN ADOPTION RESOLUTION

**Town of Geneva Plan Commission
A Resolution Adopting a Comprehensive Plan**

WHEREAS, the Town of Geneva, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Geneva and for Walworth County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth 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 throughout 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 January 14, 2008, 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 Town Board held a 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 Geneva hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" as the Town comprehensive plan.

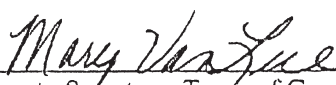
BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 29th day of September, 2009.

By a vote of: 5 in favor 0 opposed 0 abstain



Chairperson, Town of Geneva Plan Commission



Attest: Secretary, Town of Geneva Plan Commission

TOWN OF GENEVA
COMPREHENSIVE PLAN PUBLIC HEARING AND
PLAN COMMISSION AND TOWN BOARD JOINT MEETING
SEPTEMBER 29, 2009

TOWN OF GENEVA
PUBLIC HEARING MINUTES

Open house for the Comprehensive Plan began at 6:00 p.m. This was an opportunity for the public to view the plan and ask questions. Open house concluded at 7:00 p.m.

Chairman Lauderdale called the duly noticed and posted meeting to order at 7:00 p.m. In addition to Lauderdale, in attendance were Supervisors Fahey, Kukla, Kamps (also Plan Commission Chair) and Millard, Administrator Downing, Plan Commission Members Schmidt, Thometz, Loomer, Anton, and Cocroft, Plan Commission Secretary Van Lue, along with Laura Burgbacher from SEWRPC, and Neal Frauenfelder and Nancy Russell from Walworth County. Clerk/Treasurer Kirch took the minutes of the meeting.

Motion (Millard/Kukla) to open the public hearing on the Comprehensive Plan at 7:00 p.m. Approved 5-0.

Steven Jacques of N4347 Bowers Road had a couple of areas of concern: 1) what is labeled on the map as "Ore Creek" is really a drainage ditch. Ore Creek is located elsewhere on the map in Sections 12 and 1. Would like name removed from the map; 2) an area designated as isolated natural resource in Section 13 along Bowers Road has been historically farmed and is agricultural land. Admitted this area hasn't been farmed in a while. Would like the isolated corridor designation removed. Frauenfelder stated that the underlying zoning remains the same as it is now. Part of the land is already zoned low-land resource conservation district C-1 and C-4. Part is zoned A-1. Isolated resource areas were designated by the Regional Plan Commission. Zoning rules the land use, with zoning and the DNR regulating unzoned and unmapped wetlands with their statutes and administrative policies. Changing a wetland designation would have to be done by the DNR. SEWRPC will do a wetland delineation if requested.

Bruce Gebert of W3626 Springfield Road requested a change in zoning for the properties located in the NE corner of Section 21 and the NW corner of Section 22 squaring up the zoning changes in both of those sections by continuing to the other major artery for development of the area and changing from agricultural to suburban density residential (2.3 to 4.9 acres per dwelling) to the northern Section lines. Already close to sewer-serviced area. Questioned why this zoning wasn't extended and changed. Lauderdale stated this was discussed at previous meetings and the general consensus was not to plan for those areas at this time. Frauenfelder reviewed the process used for projection of anticipated housing needs and population growth rate. Plan Commission Member Schmidt stated that for the record, he agrees with Gebert and this was brought up previously and he couldn't understand why that section wasn't included, especially with the commercial that would end up being in the middle of all that. With the requested zoning, would only have 33 homes on 120 acres. Plan can be adopted this evening with such an amendment.

Motion (Kamps/Kukla) to close the public hearing at 7:42 p.m. Approved 5-0.

Roll Call taken. All Town Officials listed above are in attendance. Motion (Kamps/Millard) to approve the agenda. Approved 5-0.

Neal Frauenfelder, Walworth County Land Use and Resource Management Department, gave a presentation on the Comprehensive Plan. Fact Sheet No. 1 and Appendix A-4 were available at the meeting. The Walworth County Board will formally act on the plan on November 10, 2009. Thirteen Towns are participating on the technical advisory committee to develop the plan, along with five County Board representatives. Town used the 1997 plan as a starting point. The planning process, along with how to amend the plan, was reviewed. Amendments can be considered on an annual basis. Plan Commission Member Schmidt left the meeting. Laura Burgbacher from SEWRPC reviewed the plan, focusing mainly on the land use elements. Development could accommodate 1,950 new homes. Safety feature built-in for an extraordinary public need whereby the plan could be amended outside of the annual process. Would require a 2/3 majority vote by the County Board.

No public comments.

Motion (Cocroft/Thometz) to approve Resolution #189 adopting the Comprehensive Plan by the Town Plan Commission. Approved 5-0-0. Motion (Kamps/Millard) to approve Ordinance #70 to adopt the Comprehensive Plan by the Town Board. Approved 5-0-0. Motion (Fahey/Kukla) to adjourn at 8:16 p.m. Approved 5-0.

Appendix A-5

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF LAFAYETTE

INVENTORY FINDINGS

Population and Households

- The population of the Town was 979 persons in 1970, 1,024 persons in 1980, 1,276 persons in 1990, 1,708 persons in 2000, and 1,917 persons in 2006 (see Table II-1 in Chapter II). The Town population increased 75 percent between 1970 and 2000, while the County population increased by 45 percent. Between 2000 and 2006, the Town population increased by 12 percent, compared to 8 percent for the County population.
- Persons under 20 years of age—including much of the pre-school and school age population—numbered 546 in 2000, representing 32 percent of the Town population. Persons between 20 and 64—including much of the workforce age population—numbered 966, or 57 percent of the total. Persons over age 65 years and over numbered 196, or 11 percent. The median age of the Town population in 2000 was 40.7 years, compared to 35.1 years for the County (see Table II-2 in Chapter II).
- The number of households in the Town was 256 in 1970, 343 in 1980, 436 in 1990, 595 in 2000, and 727 in 2006. The relative increase in households (184 percent) between 1970 and 2006 exceeded the relative increase in population (96 percent). The average household size in the Town decreased from 3.82 persons in 1970 to 2.93 persons in 1990, and stood at 2.87 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 276 in 1970, 372 in 1980, 485 in 1990, 619 in 2000, and 756 in 2006 (see Table II-8 in Chapter II).
- Of the total 619 existing housing units in 2000, 595 units (96 percent) were occupied and 24 units (4 percent) were vacant. Of the occupied units, 517 units (87 percent) were owner-occupied and 78 units (13 percent) were renter-occupied (see Table II-9 in Chapter II).
- Single-family detached housing units comprised 93 percent of all housing units in the Town in 2000. Single-family attached housing units and other housing units in structures of two or more units comprised 5 percent. The remainder of housing units consisted of mobile homes (see Table II-11 in Chapter II).

- Of the total existing housing stock in 2000, 21 percent was constructed prior to 1940; only 6 percent was constructed between 1940 and 1959; 27 percent was constructed between 1960 and 1979; and 46 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$177,500 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$679 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were about 580 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The median household income in the Town was \$62,500 in 2000, which was higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$235.1 million in 2006. The per capita equalized value of property was \$122,600, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 15,168 acres, or 69 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class II soils, with concentrated areas of Class III soils and scattered areas of Class I and other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 66 acres, or less than 1 percent of the Town, in 2000; wetlands comprised 1,849 acres, or 8 percent; and woodlands comprised 2,042 acres, or 9 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses five natural areas and four critical species habitat sites identified by the Regional Planning Commission (see Tables III-13 and III-14 and Map III-14 and III-15 in Chapter III).
- Primary environmental corridors encompassed 3,339 acres, or 15 percent of the Town, in 2000; secondary environmental corridors encompassed 592 acres, or 3 percent; and isolated natural resource areas encompassed 601 acres, or 3 percent (see Table III-16 and Map III-16 in Chapter III).
- Most of the Town is covered with glacial till, while much of the rest is covered by glacial outwash deposits. Glacial outwash deposits have the highest potential for sand and gravel, but local concentrations of sand and gravel are commonly found in glacial till (see Map III-7 in Chapter III).
- State park and open space sites in the Town include two scattered wildlife areas, one extensive wildlife habitat area, and two interstate highway waysides. One County park site, which is the Price Conservancy, is located in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>. In addition, the Town is also the location of Watson's Wild West Museum, which offers a perspective of the historical west.

Land Use and Transportation

- In 2000, urban land uses encompassed 2,063 acres, or 9 percent of the Town of LaFayette. This includes 636 acres of residential land; 22 acres of commercial land; 35 acres of industrial land; 24 acres of governmental-institutional land; 471 acres of recreational land (includes only those lands in intensive recreational use); 869 acres of transportation, communication, and utility land, much of which consists of street right-of-way; and 6 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 in this appendix).
- Non-urban land uses encompassed 19,995 acres, or 91 percent of the Town, in 2000. As noted above, agricultural lands encompassed 15,168 acres, or 69 percent of the Town. Wetlands, woodlands, and surface water together encompassed 3,957 acres, or 18 percent. Extractive and landfill areas encompassed 266 acres, or 1 percent, while other non-urban lands encompassed 604 acres, or 3 percent.
- Existing State trunk highways in the Town include STH 11, USH 12, STH 67, and IH 43. Existing County trunk highways include CTH A, CTH D, CTH NN (less than one mile), and CTH ES (see Map IV-4 in Chapter IV).

Utilities and Community Facilities

- Most residential and other urban development in the Town relies on private sewage disposal and water supply systems. Sanitary sewer service in the Town is limited to the Alpine Valley Resort. The planned sewer service area of the City of Elkhorn extends into the Town; Alpine Valley is part of the planned sewer service area for the Village of East Troy. There is no public community water supply service in the Town and there are no private community water supply systems; most residents in the Town rely on private wells (see Maps V-1 and V-2 in Chapter V).
- The Town receives fire protection and emergency medical services from the Elkhorn Area Fire Department and East Troy Area Emergency Services (see Maps V-9 and V-10 in Chapter V). In addition, advanced life support emergency service is available through the Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Service, Inc. The Town relies on the County Sheriff's Department for police protection services.
- Most of the Town is located in either the Elkhorn Area School District or the East Troy Community School District, both K-12 districts. A small area in the southeastern corner of the Town is located in the Lake Geneva-Genoa City Union High School District and Lake Geneva J1 Elementary School District (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public libraries in the County are located in the City of Elkhorn and the Village of East Troy (see Map V-7 in Chapter V).
- The Town contracts with a private hauler for the pickup of solid waste and recyclables.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

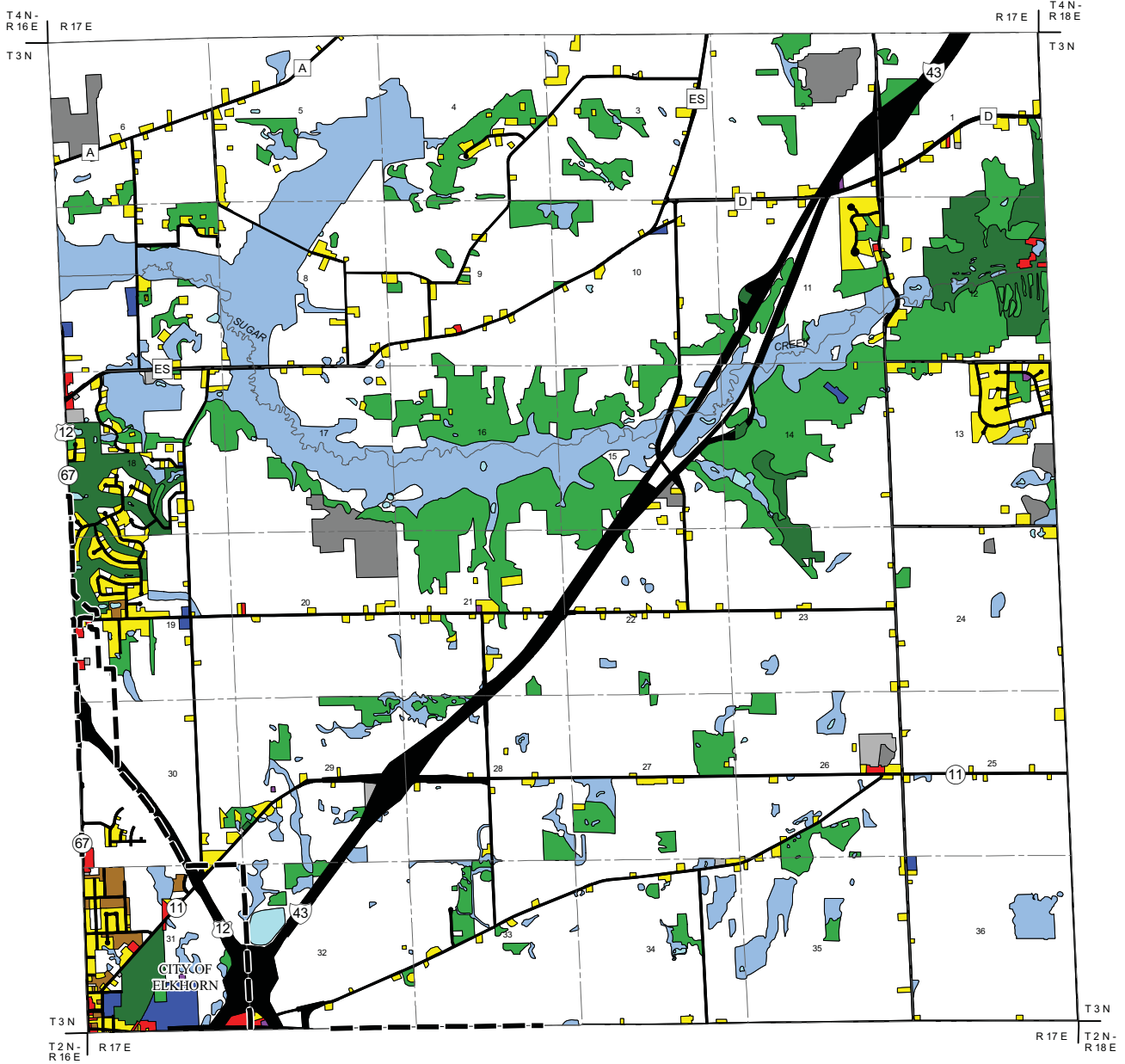
Existing Local Plans and Land Use Regulation














- The Town had a community plan in place prior to the start of the Smart Growth planning effort. That plan is documented in a report entitled, *A Master Plan for the Town of LaFayette: 2020*, prepared with the assistance of the Regional Planning Commission.

Appendix A-5

Map 1

EXISTING LAND USE IN THE TOWN OF LAFAYETTE: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | SURFACE WATER |
|  | RECREATIONAL | | |



0 0.25 0.5 1 MILE



Source: SEWRPC.

- With the exception of areas subject to extraterritorial zoning, the Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations). The area of the Town in the vicinity of the City of Elkhorn is subject to the City of Elkhorn extraterritorial zoning ordinance (see Map VI-4 in Chapter VI).
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 1,708 in 2000 to 2,393 in 2035, an increase of 685 persons (40 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 595 in 2000 to 870 in 2035, an increase of 275 households (46 percent).
- The number of jobs in the Town would increase from 580 in 2000 to 755 in 2035, an increase of 175 jobs (30 percent).

LAND USE ELEMENT

The land use plan for the Town of LaFayette for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of LaFayette supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- Much of the upland environmental corridors and isolated natural resource areas are currently in the A-1 Prime Agricultural Land zoning district, and smaller amounts are in the A-2 Agricultural Land zoning district. The Town considers these districts as effectively preserving the environmental areas. The Town would consider petitions to rezone such areas to the C-2 Upland Resource Conservation zoning district (allowing residential development at no more than one dwelling per five acres) on a case-by-case basis, taking into account compatibility with adjacent land uses, environmental features, the overall character of the area, and other factors as appropriate.
- Areas identified on the plan map as “other agricultural, rural residential, and other open land” have a density range of five to 34 acres per dwelling. The choice of a specific density within this range will be made on a case-by-case basis taking into account historic development trends in the area, potential impacts on adjacent farming operations, compatibility with adjacent land uses, and other factors as appropriate.
- The area shown as industrial on the Town land use plan map (Section 26) is currently used as a contractor’s storage yard. The Town would consider allowing this area to be converted to a more intensive industrial-type use, compatible with the surrounding areas, should the landowner seek such a change. At that time, the Town would consider a possible change in zoning from the current zoning district (M-3 Mineral Extraction) to an appropriate industrial district.

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

- Future residential development in the planned urban areas and at rural densities in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—275 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of LaFayette:

Community Facilities:

The Town has discussed the possibility of a new Town hall, although nothing is envisioned in the near future.

No major changes are envisioned in existing arrangements for the provision of police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

The Town does not perceive a need for public sewer or water utility service for existing development in the Town at this time, other than the continuation of sewer utility service to Alpine Valley. However, the Town would like to keep open the possibility of utility service through the City of Elkhorn to existing development near the City should the need arise.

The Town has no specific plans for new urban development that would be served by public utilities in the vicinity of the City of Elkhorn at this time. However, the Town would like to keep open the possibility of City utility service for new development on lands that would remain within the Town.

Transportation:

The Town supports the regional transportation plan recommendation to transfer Bowers Road between IH 43 and CTH D from local to County jurisdiction.

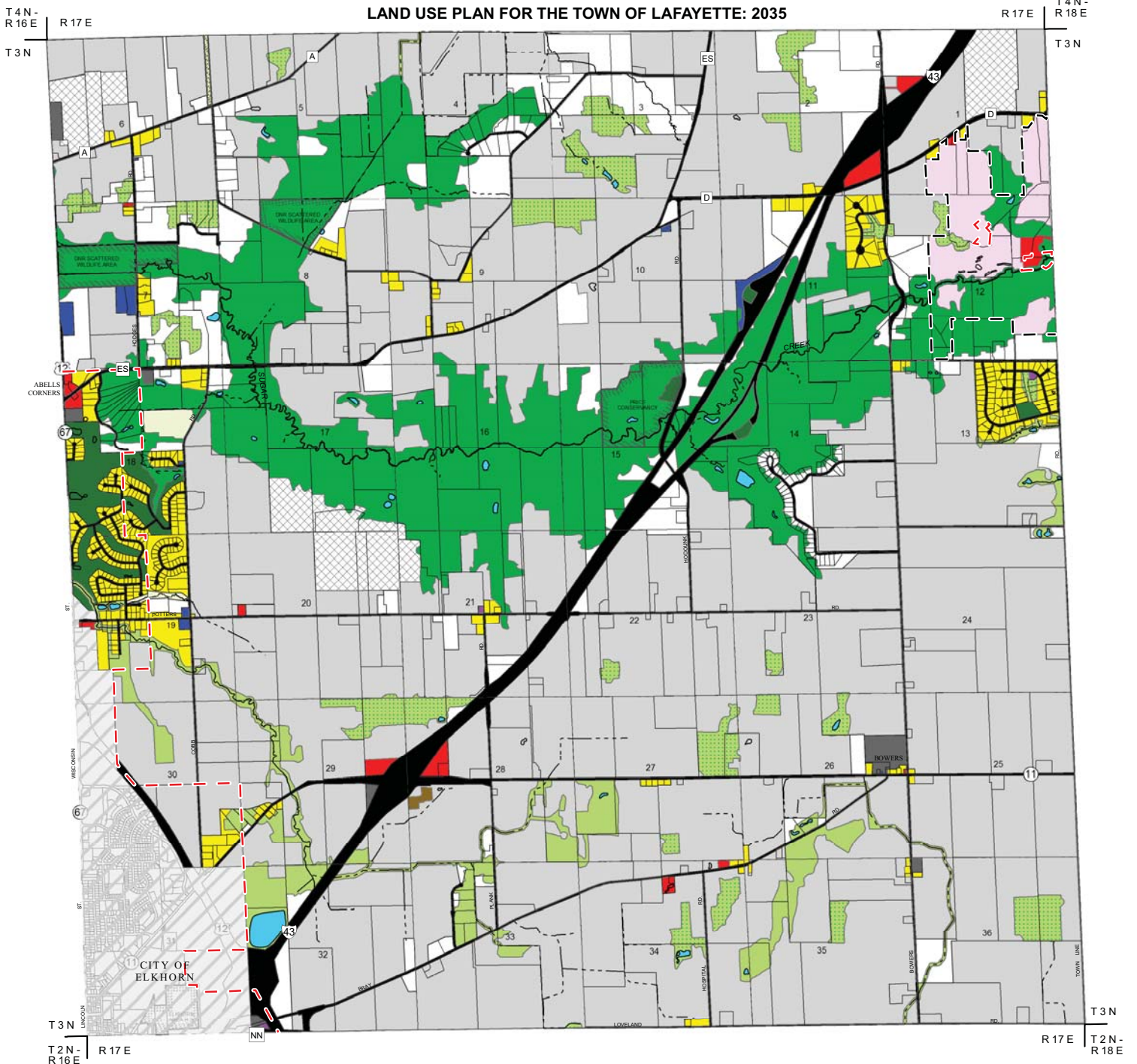
The Town opposes the regional transportation plan proposal for off-road bicycle trails within the Town (see Map XII-4 in Chapter XII).





















Intergovernmental Cooperation:

The Town would like to enter into a boundary agreement with the City of Elkhorn that is mutually beneficial to the Town and City.

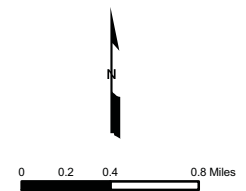
Appendix A-5
Map 2

LAND USE PLAN FOR THE TOWN OF LAFAYETTE: 2035



- | | | | |
|---|---|---|--|
|  | URBAN DENSITY RESIDENTIAL
(LESS THAN 5.0 ACRES PER DWELLING) |  | PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES) |
|  | COMMERCIAL |  | OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (5 TO 34 ACRES PER DWELLING) |
|  | COMMERCIAL/RECREATIONAL |  | PRIMARY ENVIRONMENTAL CORRIDOR |
|  | INDUSTRIAL |  | SECONDARY ENVIRONMENTAL CORRIDOR |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | ISOLATED NATURAL RESOURCE AREA |
|  | RECREATIONAL |  | DNR LANDS OUTSIDE ENVIRONMENTAL CORRIDORS |
|  | TRANSPORTATION, COMMUNICATION, AND UTILITIES |  | OTHER OPEN LAND TO BE PRESERVED |
|  | AGRICULTURAL RELATED MANUFACTURING,
WAREHOUSING, AND MARKETING |  | SURFACE WATER |
|  | STREETS AND HIGHWAYS |  | ADOPTED SEWER SERVICE AREA
(City of Elkhorn; Alpine Valley) |
|  | EXTRACTIVE |  | ALPINE VALLEY RESORT |

ADOPTED: 9/9/2009



Source: Town of LaFayette, Walworth County, and SEWRPC.

Appendix A-5

Table 1

PLANNED LAND USE IN THE TOWN OF LAFAYETTE: 2035

Land Use Category	Acres	Percent of Total
Urban		
Urban Density Residential (less than 5.0 acres per dwelling)	603	2.7
Commercial	84	0.4
Industrial	63	0.3
Governmental and Institutional	43	0.2
Transportation, Communication, Utilities ^a	1,049	4.8
Recreational	192	0.9
Commercial/Recreational	289	1.3
Urban Subtotal	2,323	10.6
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres)	13,174	59.7
Other Agricultural, Rural Residential, and Other Open Land (5 to 34 acres per dwelling)	1,566	7.1
Agricultural Related Manufacturing, Warehousing, and Marketing	7	-- ^b
Extractive	423	1.9
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	3,319	15.0
Secondary Environmental Corridor	563	2.6
Isolated Natural Resource Area	587	2.7
WDNR/WisDOT Lands Outside Environmental Corridor	7	-- ^b
Other Open Land to Be Preserved	37	0.2
Surface Water	55	0.2
Nonurban Subtotal	19,738	89.4
County Total	22,061	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Town of LaFayette, Walworth County, and SEWRPC.

TOWN OF LAFAYETTE

ADOPTION OF THE TOWN OF LAFAYETTE COMPREHENSIVE PLAN 2035

ORDINANCE 8 - 03

RECITALS

A. Pursuant to § 60.22(3), 61.35 and 62.23, WI Statutes, the Town of LaFayette is authorized to prepare and adopt a comprehensive plan as defined in § 66.1001(1)(a) and 66.1001(2), WI Statutes.

B. The Town Board of the Town of LaFayette adopted and followed written procedures designed to foster public participation in every stage of the preparation of the comprehensive plan as required by § 66.1001(4)(a), WI Statutes.

C. The Town of LaFayette has cooperated with Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of LaFayette and for Walworth County. The Town Plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" and information specific to the Town of LaFayette is set forth throughout the report.

D. The Plan Commission of the Town of LaFayette, by a majority vote of the entire Commission recorded in its official minutes, adopted a resolution recommending to the Town Board the adoption of the document entitled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" which contains all of the elements specified in § 66.1001(2), WI Statutes.

E. The Town Board has duly noticed and held at least one public hearing on the Comprehensive Plan in compliance with the requirements of § 66.1001(4)(d), WI Statutes.

ORDINANCE

The Town Board of the Town of LaFayette, Walworth County, Wisconsin, does hereby ordain as follows:

SECTION 1.0 PURPOSE

The purpose of this ordinance is to protect the comfort, health, safety, property, aesthetics and general welfare of the citizens of the Town of LaFayette.

SECTION 2.0 AUTHORITY

The Town of LaFayette is authorized to adopt this ordinance pursuant to § 60.22(3), 62.23(2) and (3), and 66.1001, WI Statutes.

SECTION 3.0 ADOPTION

The Town Board of the Town of LaFayette, Walworth County, Wisconsin does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" pursuant to § 66.1001(4)(c), WI Statutes, as the Town of LaFayette Comprehensive Plan.

SECTION 4.0 FILING

The Town clerk is directed to file a copy of this ordinance and the "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" with all of the entities specified in § 66.1001(4)(b), WI Statutes.

SECTION 5.0 EFFECTIVE DATE

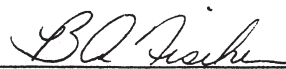
This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication/posting as required by law.

This Ordinance adopted by the Town Board of the Town of LaFayette on this 9th day of September 2009.



Daniel D Cooper, Chair

Passed this day: September 9, 2009



Barbara A Fischer, Town Clerk-Treasurer

Filed this day: September 9, 2009

RESOLUTION # 6 - 2009

**RESOLUTION RECOMMENDING ADOPTION
OF THE COMPREHENSIVE PLAN**

WHEREAS, the Town of LaFayette, pursuant to § 60.22(3), 61.35 and 62.23, WI 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 § 62.23(2), WI 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of LaFayette and for Walworth County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth 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 throughout the report; and

WHEREAS, in accordance with § 66.1001(2) of the WI 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 § 66.1001(4)(d), WI Statutes on March 14, 2007, 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 Town Board held a public hearing following the procedures in § 66.1001(4)(d), WI Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to § 62.23(3)(b) and 66.1001(4)(b), WI Statutes, the Plan Commission of the Town of LaFayette hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" as the Town Comprehensive Plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an ordinance adopting the comprehensive plan.

This Resolution adopted, approved and recorded on this 9th day of September 2009.


Joseph J Pappa, Acting Chair, Plan Commission


Barbara A Fischer, Town Clerk-Treasurer

Filed this day: September 9, 2009

TOWN OF LAFAYETTE

County of Walworth

State of Wisconsin

September 9, 2009
LaFayette Town Hall

PUBLIC HEARING

PRESENT: Diane Boyd, Donald Bub, Dan Cooper, Sheron Cornelison, M B Dunning III, B A Fischer, Neal Frauenfelder (Walworth County), William Hartz, Bill Jacques, Judy O'Donell, Joe Pappa, Bill Riese, Bruno Schiffleger, Bill Stauber (SEWRPC), Loren Waite, Howard Watson

--

Town Chair Daniel Cooper called the Public Hearing to order at 7:00 pm immediately following the Open House for the Comprehensive Plan 2035 for the Town of LaFayette (held from 6:00 pm to 7:00 pm). He asked if there was proper posting of the hearing; clerk stated yes.

Cooper stated the purpose of this public hearing was to present the Town of LaFayette Comprehensive Plan 2035 documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035". He turned the presentation over to Neal Frauenfelder, Senior Planner, Walworth County Land Use and Resource Management Department.

Frauenfelder stated that in 1999, the State of Wisconsin passed a comprehensive planning law, requiring that all municipalities prepare a comprehensive land use plan to include nine elements; the twenty-five year plan is to be in place beginning in 2010. The plan development was guided by each community and developed at each town level. Thirteen (13) of the sixteen (16) towns in Walworth County participated cooperatively with Walworth County and SEWRPC to develop their plans; the remaining three (3) towns developed their plans independently. To provide accountability, more community involvement, understanding and implementation of the plan, one elected member of each municipality was appointed to the Technical Advisory Committee (TAC) along with five (5) at-large County Board members. The Walworth County Comprehensive Plan will incorporate all of the County's individual municipal plans, including the maps. The plans are available at each municipal office, local libraries, Walworth County Land Use Office and on the Walworth County website <http://www.co.walworth.wi.us>.

Frauenfelder stated that to facilitate community involvement, a questionnaire survey was mailed to local residents for their input at the beginning of the planning stage. Objectives and goals were taken from these responses along with additional discussions at TAC meetings, local plan commissions and town boards. There were also public quadrant meetings held within the County during the development of the plan.

Frauenfelder stated all land use decisions must be consistent with the local municipal comprehensive plan. Minimally, state law requires that a community revisit a plan every ten years, but the Walworth County TAC agreed to consider amendments annually, beginning a year after adoption of the initial plan. Amendments would need to be done at the Town level and then the County level before a rezoning petition could be heard that was inconsistent with the current land use plan. The posting, publishing, public hearing and decision notices would be the same as the initial passage of the plan, incurring costs to the municipalities to make these changes. There is a clause in the plan that would allow a change to the plan before the annual date if the applicant could demonstrate extraordinary circumstances involving public welfare. The County Board would also have to agree that it meet the special circumstances criteria with a 2/3 approval vote to change the map. Text amendments could potentially be amended, but will be considered by the County Board only if a majority of the towns approved them first. Frauenfelder stated he potentially sees more map than text amendments.

PUBLIC HEARING
for

Town of LaFayette Comprehensive Plan 2035
Ordinance #8 - 03 Adoption of the Town of LaFayette Comprehensive Plan 2035
following the Open House for the Comprehensive Plan 2035
September 9, 2009
Page 1 of 2

The towns in the County have begun conducting their open houses, public hearings and passage of their municipal plans; the County will hold their public hearing October 22, 2009 which will include of a compilation of the town plans and maps. Upon passage, the County Zoning Agency will then forward the plan to the County Board for adoption at their November meeting.

Frauenfelder introduced Bill Stauber, SEWRPC Chief Land Use Planner, and turned the hearing over to him for additional comments. Stauber described the nine elements required in each municipal plan: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Communities Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation and gave a brief history of how the plan was developed under these categories. He referred the attendees to the appendix specifically related to the Town of LaFayette. With the aid of the large land use map, Stauber described in more detail the specific designations as they relate to the Town.

Cooper asked if there were any questions or comments. There was none.

Cooper stated that copies of this plan are available from the Town Clerk, local libraries, the County Land Use Office, as well as on the web at <http://www.co.walworth.wi.us>. He also presented Ordinance #8 - 03 *Adoption of the Town of LaFayette Comprehensive Plan 2035* and stated the Board will consider passage of this ordinance at their meeting to follow later in the evening.

Chair Cooper closed the hearing at 7:36 pm.

Respectfully Submitted,

Barbara A Fischer
Clerk-Treasurer

Note: The Plan Commission held their regular monthly meeting immediately following the Public Hearing. The Regular Town Board Meeting was held immediately following the Plan Commission meeting.

Appendix A-6

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF LAGRANGE

INVENTORY FINDINGS

Population and Households

- The population of the Town of LaGrange was 1,311 persons in 1970, 1,661 persons in 1980, 1,643 persons in 1990, 2,444 persons in 2000, and 2,566 persons in 2006 (see Table II-1 in Chapter II). The population increased by 86 percent between 1970 and 2000, compared to 45 percent for the County. Between 2000 and 2006, the Town population increased by 5 percent.
- The median age of the Town population in 2000 was 40.5 years, compared to 35.1 years for Walworth County (see Table II-2 in Chapter II).
- Approximately 98 percent of the Town population identified their race as White (and no other race) in the 2000 census; the balance (2 percent) specified African American, American Indian or Alaska Native, Asian, some other race, or more than one race. About 2 percent of the Town population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- As reported in the 2000 census, about 92 percent of the Town population age 25 years and over had attained a high school or greater education, compared to 84 percent for the County. About 25 percent of the Town population in this age group had a bachelor's or greater degree, compared to 22 percent for Walworth County (see Table II-5 in Chapter II).
- The number of households in the Town was 403 in 1970, 586 in 1980, 606 in 1990, 923 in 2000, and 990 in 2006. The relative increase in households (146 percent) between 1970 and 2006 exceeded the relative increase in population (96 percent). The average household size in the Town decreased from 3.25 persons in 1970 to 2.71 persons in 1990, and then to 2.61 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 915 in 1970, 1,172 in 1980, 1,414 in 1990, 1,723 in 2000, and 1,848 in 2006 (see Table II-8 in Chapter II).
- Of the total of 1,723 housing units in 2000, 923 units (54 percent) were occupied and 800 units (46 percent) were vacant. Almost all of these vacant units (97 percent) were for seasonal, recreational, or occasional use. Of the 923 occupied units, 817 units (89 percent) were owner-occupied and 106 units (12 percent) were renter-occupied (see Tables II-9 and II-10 in Chapter II).

- Single-family detached housing units comprised 93 percent of all housing units in the Town in 2000; single-family attached housing units and other housing units in structures of two or more units comprised 5 percent; and the remaining housing units consisted of mobile homes (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 15 percent was constructed prior to 1940; 46 percent was constructed between 1940 and 1979; and 39 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$172,400 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$608 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were about 320 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by the Town residents as well as persons living outside the Town. The distribution of jobs is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily unemployed—stood at 1,330 persons in 2000. About 71 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- About 34 percent of the Town's labor force was employed in management and professional occupations; 24 percent in sales and office occupations; 19 percent in production, transportation, and material moving occupations; 11 percent in service occupations; 11 percent in construction, extraction, and maintenance occupations; and 2 percent in farming, fishing, and forestry occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$62,500 in 2000, which is higher than the County median income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$694.1 million in 2006. The per capita equalized value of property was \$270,500, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 13,370 acres, or 59 percent of the area of the Town, in 2000. Much of the agricultural land is covered by Class I and Class II soils, intermixed with Class III and other soils in some areas (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 1,043 acres, or 5 percent of the Town, in 2000; wetlands comprised 616 acres, or 3 percent; and woodlands comprised 5,161 acres or 23 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses 11 natural areas and two critical species habitat sites identified by the Regional Planning Commission (see Tables III-13 and III-14 and Maps III-14 and III-15 in Chapter III).
- Primary environmental corridors encompassed 5,944 acres, or 26 percent of the Town, in 2000; secondary environmental corridors encompassed 85 acres, or less than 1 percent; and isolated natural resource areas encompassed 401 acres, or 2 percent (see Table III-16 and Map III-16 in Chapter III).
- Most of the Town is covered by glacial outwash deposits, with other areas of till and glacial lake sediment. Glacial outwash deposits have the highest potential for sand and gravel (see Map III-7 in Chapter III).

- State park and open space sites in the Town include a scattered wildlife area, a state scientific area, the Kettle Moraine State Forest-Southern Unit, and a highway wayside. There are no County park sites in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society’s website at <http://www.wisconsinhistory.org/ahi>. One such site is the William Houghton Farm, which was the home of John Francis Appleby who is known for inventing the “knotter”—a device used for binding grain that ultimately made possible the modern grain binder.

Land Use and Transportation

- In 2000, urban land uses encompassed 1,892 acres, or 8 percent of the Town of LaGrange. This includes 1,013 acres of residential land; seven acres of commercial land; five acres of industrial land; nine acres of governmental-institutional land; 196 acres of recreational land (includes only those lands in intensive recreational use); 645 acres of transportation, communication, and utility land, much of which consists of street right-of-ways; and 17 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land uses encompassed 20,967 acres, or 92 percent of the Town, in 2000. As noted above, agricultural lands encompassed 13,370 acres, or 59 percent of the Town. Wetlands, woodlands, and surface water together encompassed 6,820 acres, or 30 percent. Extractive and landfill areas encompassed 73 acres, or less than 1 percent, while other non-urban lands encompassed 704 acres, or 3 percent.
- Existing State trunk highways in the Town include USH 12, STH 20, and STH 67. Existing County trunk highways include CTH H and CTH O (see Map IV-4 in Chapter IV).

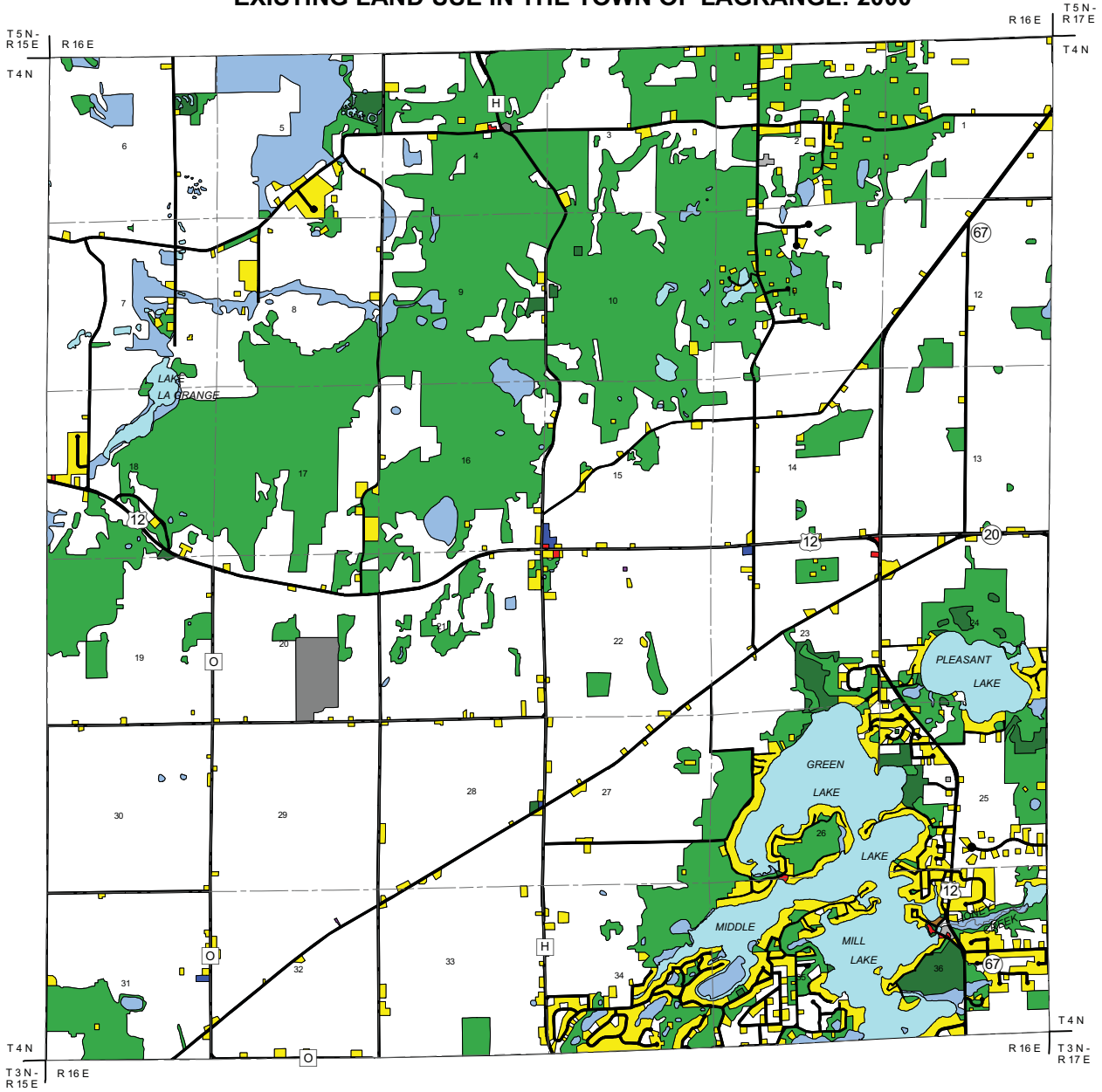
Utilities and Community Facilities













- All residential and other urban development in the Town relies on private sewage disposal and private water supply systems. There is currently no sanitary sewer service in the Town and the Town does not encompass any planned sewer service areas. There is no public water supply service in the Town. Sterlingworth Condominiums is served by a private community water supply system (see Maps V-1 and V-2 in Chapter V).
- The Town receives fire protection and emergency medical services from the Lauderdale-LaGrange Fire Department, Inc., with its station located in the center of the Town. In addition, advanced life support emergency medical service is available through the Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Services, Inc. The Town relies on the County Sheriff’s Department for police protection services.
- Much of the Town—the westerly half and the east central area—is located in the Whitewater School District (K-12). Smaller areas in the southeast, east, and northeast area of the Town are located in the Elkhorn Area School District, East Troy Community School District, and Palmyra-Eagle Area School District—all K-12 districts (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee’s); the nearest public libraries in the County are located in the City of Whitewater, the City of Elkhorn, and the Village of East Troy. There is also a public library in the Village of Palmyra in Jefferson County.
- The Town of LaGrange contracts with a private waste hauler for the pickup of solid waste and recyclables.

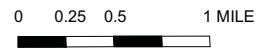
Appendix A-6

Map 1

EXISTING LAND USE IN THE TOWN OF LAGRANGE: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | COMMERCIAL |  | WOODLANDS |
|  | INDUSTRIAL |  | EXTRACTIVE AND LANDFILL |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | AGRICULTURE AND OTHER OPEN LAND |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | STREETS AND HIGHWAYS |
|  | RECREATIONAL |  | SURFACE WATER |



Source: SEWRPC.

- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Existing Local Plans and Land Use Regulation

- The Town had a community plan in place prior to the start of the Smart Growth planning effort. That plan is documented in a report entitled, *A Land Use Plan for the Town of LaGrange: 2010*, prepared with the assistance of the Regional Planning Commission.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2, in Chapter VI which presents a summary of zoning district regulations).
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 2,444 in 2000 to 2,853 in 2035, an increase of 409 persons (17 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 923 in 2000 to 1,116 in 2035, an increase of 193 households (21 percent).
- The number of jobs in the Town (320 in 2000) would remain essentially unchanged over the planning period.

LAND USE ELEMENT

The land use plan for the Town of LaGrange for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of LaGrange supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- The Town land use plan breaks out the urban density range shown on the countywide land use plan map (less than 5.0 acres per dwelling) into three density ranges: suburban density—1.5 to 4.9 acres per dwelling; low density—19,000 square feet to 1.4 acres per dwelling; and medium density—6,200 square feet to 18,999 square feet per dwelling.
- Future residential development in the planned urban areas and at rural densities in upland environmental corridors and in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—193 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

- The Town requires the use of conservation development designs as part of residential subdivisions within the Town.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of LaGrange:

Community Facilities:

The Town does not envision any major changes with respect to Town facilities such as the Town hall and public works facilities, nor are major changes envisioned in existing arrangements for police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

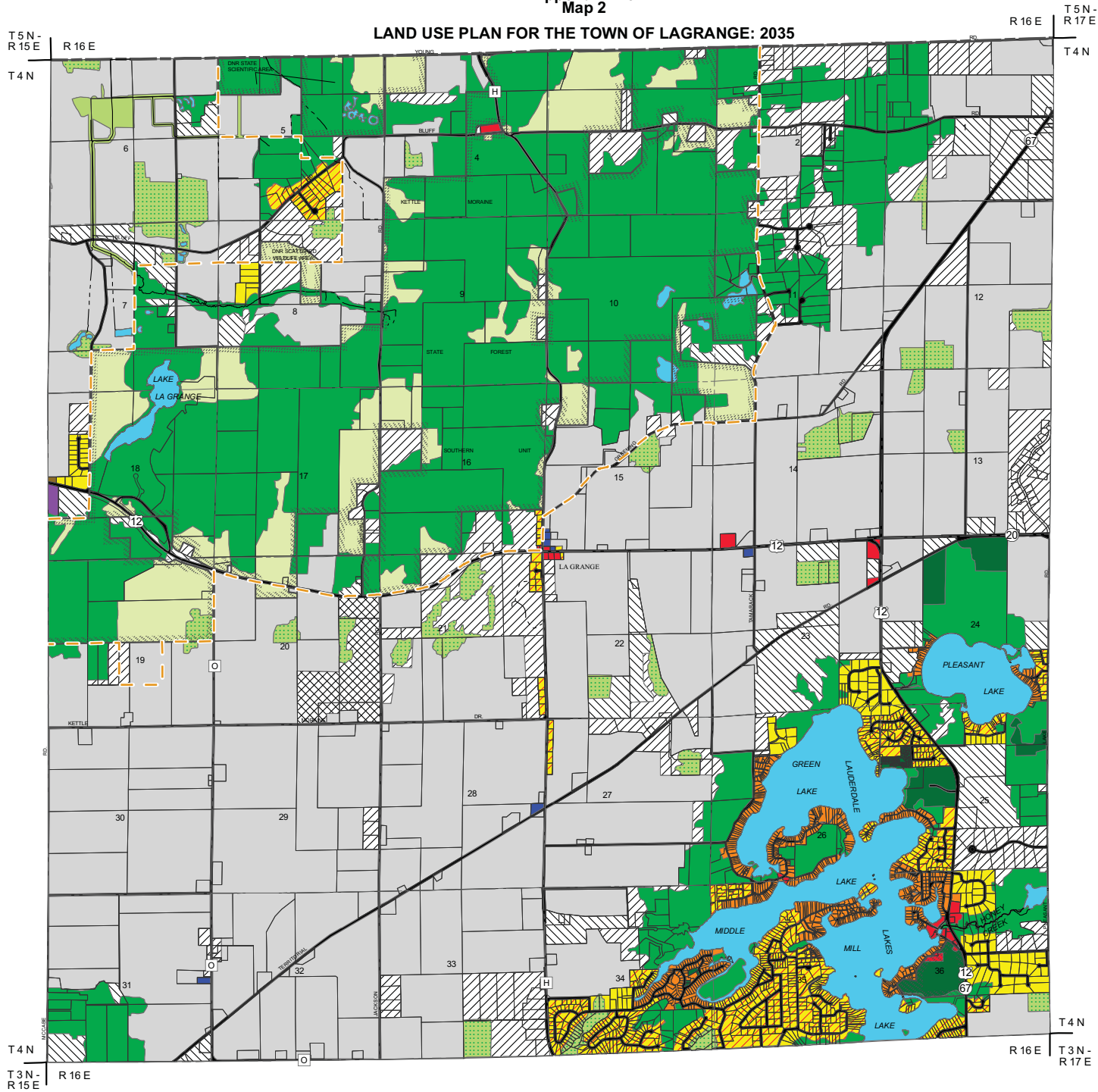
The Town does not envision public sanitary sewer or water supply service at this time. If sewer service were to be made available in the future, the Town would want to retain a minimum parcel size of 40,000 square feet for sewer residential development.

Transportation:




















The Town of LaGrange indicated that, at such time as the Wisconsin Department of Transportation decides to expand the capacity of U.S. Highway 12, the Town would support the freeway alignment of USH 12 between the Cities of Elkhorn and Whitewater, as shown on the year 2035 regional transportation plan, rather than a widening of USH 12 along its current alignment.

Appendix A-6
Map 2

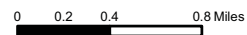
LAND USE PLAN FOR THE TOWN OF LAGRANGE: 2035



ADOPTED: 9/3/2009

- | | |
|---|---|
|  SUBURBAN DENSITY RESIDENTIAL
(1.5 TO 4.9 ACRES PER DWELLING) |  PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES) |
|  LOW DENSITY RESIDENTIAL
(19,000 SQUARE FEET TO 1.4 ACRES PER DWELLING) |  OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (5 TO 19 ACRES PER DWELLING) |
|  MEDIUM DENSITY RESIDENTIAL
(6,200 TO 18,999 SQUARE FEET PER DWELLING) |  OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (20 TO 34 ACRES PER DWELLING) |
|  COMMERCIAL |  PRIMARY ENVIRONMENTAL CORRIDOR |
|  GOVERNMENTAL AND INSTITUTIONAL |  SECONDARY ENVIRONMENTAL CORRIDOR |
|  RECREATIONAL |  ISOLATED NATURAL RESOURCE AREA |
|  TRANSPORTATION, COMMUNICATION, AND UTILITIES |  DNR LANDS OUTSIDE
ENVIRONMENTAL CORRIDORS |
|  AGRICULTURAL RELATED MANUFACTURING,
WAREHOUSING, AND MARKETING |  SURFACE WATER |
|  STREETS AND HIGHWAYS |  WISCONSIN DEPARTMENT OF NATURAL RESOURCES
PROJECT AREA |
|  EXTRACTIVE | |

Source: Town of LaGrange, Walworth County, and SEWRPC.



Appendix A-6

Table 1

PLANNED LAND USE IN THE TOWN OF LAGRANGE: 2035

Land Use Category	Acres	Percent of Total
Urban		
Suburban Density Residential		
1.5 to 4.9 acres per dwelling	251	1.1
Low Density Residential		
19,000 square feet to 1.4 acres per dwelling	578	2.5
Medium Density Residential		
6,200 to 18,999 square feet per dwelling	270	1.2
Commercial.....	35	0.2
Governmental and Institutional	9	-- ^b
Transportation, Communication, Utilities ^a	700	3.1
Recreational.....	170	0.7
Urban Subtotal	2,013	8.8
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres).....	9,703	42.5
Other Agricultural, Rural Residential, and Other Open Land:		
5 to 19 acres per dwelling	1,646	7.2
20 to 34 acres per dwelling	848	3.7
Agricultural Related Manufacturing, Warehousing, and Marketing	1	-- ^b
Extractive	145	0.6
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	5,769	25.3
Secondary Environmental Corridor	75	0.3
Isolated Natural Resource Area	499	2.2
WDNR/WisDOT Lands Outside Environmental Corridor	1,125	4.9
Surface Water	1,033	4.5
Nonurban Subtotal	20,844	91.2
County Total	22,857	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Town of LaGrange, Walworth County, and SEWRPC.

STATE OF WISCONSIN

TOWN OF LAGRANGE

WALWORTH COUNTY

Ordinance No. 2009-04

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN
FOR THE TOWN OF LAGRANGE**

WHEREAS, the Town of LaGrange has by ordinance established a Plan Commission for the Town of LaGrange pursuant to Section 60.62, 61.35 and 62.23, Wisconsin Statutes; and

WHEREAS, the Town Board is empowered to a Comprehensive Plan for the physical development of the Town, pursuant to Sections 60.62, 62.23(1), (2) and (3), and Section 66.1001 of the Wisconsin Statutes (such statutes also known as the Wisconsin "Smart Growth" laws); and

WHEREAS, the Town of LaGrange cooperated with Walworth County and the Southeastern Wisconsin Regional Planning Commission in the preparation of "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" (hereinafter the "County-wide plan") to meet the requirements of the Smart Growth Law; and

WHEREAS, the Town Board 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; and

WHEREAS, on July 27, 2009 the Plan Commission for the Town of LaGrange, by a majority vote of the entire commission recorded in its official minutes, adopted a resolution pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes recommending the adoption of the Comprehensive Plan for the Town of LaGrange attached hereto and incorporated by reference as the comprehensive plan for the Town of LaGrange; and

WHEREAS, a public hearing was held on September 3, 2009, following notices as required by Section 66.1001(4)(e), concerning the proposed adoption of the Comprehensive Plan for the Town of LaGrange; and

WHEREAS, the Town Board finds that the Comprehensive Plan for the Town of LaGrange attached hereto as Exhibits A and B fully complies with the requirements set forth in Sections 62.23 and 66.1001 of the Wisconsin Statutes, including the requirement that it contain all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Town Board finds that the procedural requirements in Sections 62.23 and 66.1001 of the Wisconsin Statutes have been fully complied with; and

WHEREAS, the Town Board concurs with the Plan Commission's recommendation to adopt the Comprehensive Plan for the Town of LaGrange; and

WHEREAS, the Town Board for the Town of LaGrange, having carefully reviewed the recommendation of the Town Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, including consideration of the plan components related to issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation, land-use, and implementation, has determined that the comprehensive plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town of LaGrange which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Town Board of the Town of LaGrange do hereby ordain as follows:

Section 1. The Town of LaGrange Comprehensive Plan attached hereto and incorporated herein as Exhibits A and B is hereby adopted.

Section 2. Notice. The Town Clerk is directed to provide a copy of this ordinance and a copy of the Town of LaGrange Comprehensive Plan that is hereby adopted to the persons and entities described in Wisconsin Statutes Section 66.1001(4)(b), as required by Wisconsin Statutes Section 66.1001(4)(c).

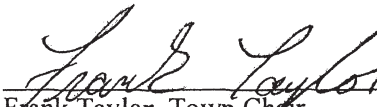
Section 3. Repeal. The Town of LaGrange Master Plan dated March 1991, including all revisions and amendments adopted from time to time regarding such plan, is hereby repealed in its entirety.

Section 4. Severability. The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.


Section 5. Effective date. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

ADOPTED THIS 3rd day of September, 2009

BY THE TOWN BOARD,
TOWN OF LAGRANGE


Frank Taylor, Town Chair

ATTEST:


Crystal Hoffman, Town Clerk

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EXHIBIT A

The Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035 dated August, 2009, on file in the office of the Town Clerk, with all background demographics and information required by Section 66.1001 of the State Statutes and planning objectives and policy subject to the comprehensive planning jurisdictional authority of the Town of LaGrange authorized by State Statutes, is incorporated herein by reference, except as modified by Exhibit B attached hereto.

exhibit B

ATTACHMENT A

1. The Town of La Grange indicated that, at such time as the Wisconsin Department of Transportation decides to expand the capacity of U.S. Highway 12, the Town would support the freeway alignment of USH 12 between the Cities of Elkhorn and Whitewater, as shown on the year 2035 regional transportation plan, rather than a widening of USH 12 along its current alignment.
2. The La Grange land use map is modified to re-designate land in the Northeast 1/4 of the Northeast 1/4 of Section 20 of the Town of La Grange from prime agricultural land to primary environmental corridor.

MINUTES OF MEETING SEPTEMBER 3, 2009

Pursuant to notice duly posted and published, the Board of the Town of La Grange convened at 7:00 P.M. on November 3, 2009. The board members in attendance were Chairman Frank Taylor, and Supervisors Donald Sukala, Jeffrey Schramm, and Mark Bromley.

The Board approved the agenda on motion by Schramm, seconded by Sukala.

The public hearing on adoption of An Ordinance to Adopt the Comprehensive Plan for the Town of La Grange began at 7:15 P.M., following a history of the Smart Growth planning process given by Neal Frauenfelder of the Walworth County Land Use and Resource Management Department and by William Stauber of the Southeast Wisconsin Regional Planning Commission (SEWRPC).

A roster of attendees is attached as Exhibit A: the Ordinance is attached as Exhibit B.

Mark Bromley described the Town's position regarding the eventual expansion of Highway 12, and read item 1 of the proposed Attachment A to the proposed ordinance to the meeting:

"The Town of La Grange indicated that, at such time as the Wisconsin Department of Transportation decides to expand the capacity of U.S. Highway 12, the Town would support the freeway alignment of USH 12 between the Cities of Elkhorn and Whitewater, as shown on the year 2035 regional transportation plan, rather than a widening of USH 12 along its current alignment.

"This text will be added near the bottom of Page 8 of Chapter XIII ("Transportation Element") of the plan report and will be added to Page 5 of the Town of La Grange Appendix in the plan report."

David Hannan inquired about the status of Highway 12 following the recent meeting of the Walworth County Highway Jurisdictional Committee. Mr. Stauber responded that there had been a 14-5 vote in favor of the solution La Grange favors. Mr. Bromley responded that the map before the meeting shows Highway 12 laid out as favored by the Town of La Grange, (the "red line" alternative) and that will be the map included in the Smart Growth plan.

Mr. Hannan asserted that Walworth County favored expansion of Highway 12 in its present roadbed. Nancy Russell, County Board Chair, responded that the vote was taken by the Walworth County Public Works Committee, not the County Board, and was taken before the recent Jurisdictional meeting. Mr. Hannan inquired whether the Public Works vote would be reversed. Ms. Russell responded that the committee has not met since the original vote.

Ken Coletta said that Walworth County and Public Works Director Shane Crawford favor the expansion of Highway 12 in its current roadbed, the "yellow line" alternative. Mr. Frauenfelder responded that inclusion of the DOT Jurisdictional Map in the Smart Growth plan is required by statute, and is not optional. The remedy for those municipalities opposed to provisions in the

map is to include their objections in the plan. Mr. Bromley responded that the map and plan advance the Red Line solution and not the Yellow Line solution.

Mr. Bromley stated that the Plan will not control the eventual construction of Highway 12 because the law gives the Wisconsin Department of Transportation control over that matter.

Peter van Kampen stated that the plan should go further than it does, and should urge expansion of Highway 12 now, on the Red Line route. Tony Balestrieri agreed with Mr. Van Kampen, and said planning should begin now because future development along the planned route might further obstruct construction.

Frank Taylor re-read the proposed Attachment A, pointing out that the language tracks the position adopted by the Town Board within the last two weeks without any public objection.

David Jordan asked why, if the Red Line solution is being adopted, he and his wife keep getting calls from people upset about the expansion of the Highway on the Yellow Line. Mr. Bromley responded that there seems to be an impenetrable fog surrounding this issue, so that no matter what the maps and the responsible political bodies say, citizens persist in believing that the Yellow Line solution is in place. The belief is wrong but persistent.

Al Busa suggested that the removal of the Red Line by the preliminary Jurisdictional meeting was too easily done, without adequate intervention by the SEWRPC.. He asked why the maps should be included in the Plan if the provisions are so easily changed, and whether other parts of the Plan would be subject to such easy modification.

Mr. Bromley responded that the inclusion of the DOT maps is statutorily required, but the maps are not subject to the control of the Smart Growth Technical Advisory Committee or of the eventual Smart Growth Plan. As to other provisions, those enactments are within the Plans control and are mandatory. Mr. Stauber read out the statutory provision for inclusion of the DOT maps, and supported Bromley's exposition of the mandatory nature of other provisions of the Plan.

Ken Knutson asked whether the Plan would change the zoning of any existing parcels. Mr. Taylor answered that the Plan does not change zoning of any parcel; that the illustrations on the map merely differentiate agricultural parcels of different sizes. Mr. Frauenfelder described the rezoning process, and the effect of Smart Growth on it. He said that where a proposed change is not consistent with the Land Use Plan, it will not be permitted to proceed without an amendment of the map. Such amendments will be considered annually, unless extraordinary circumstances justify action on a shorter timetable.

Mr Knutson suggested that the Plan will make zoning less flexible, and asked whether quarterly amendments could be permitted. Mr. Frauenfelder responded that the Technical Advisory Committee considered both longer and shorter intervals, and selected the intervals he had just described. He emphasized the importance of predictability and certainty to developers and real estate brokers, and the need of those groups to be able to examine the planning maps and know

they will be followed. He also noted the availability of extraordinary relief when needed.

Ken Coletta asked why the anticipated growth of housing was set at 200. Mr. Stauber described the process of forming the estimates, and pointed out that existing platted lots and C-2 parcels would accommodate all expected growth, though the rate of growth might not coincide with projections. Mr. Taylor asserted that the anticipated growth in La Grange could be accommodated with no zoning changes.

Mary Van Kampen inquired about the process of constructing the existing 4-lane section of Highway 12 between the state line and the City of Elkhorn. She asked what standards the DOT applied in going forward with that project, and whether those standards have changed. Mr. Stauber said that he did not know. Mr. Bromley recalled that when the construction occurred, the local rumor was that the Highway Commission was responding to political pressure from Hugh Hefner and the Playboy Club at Lake Geneva.

Neil Kedzie stated that Illinois had pressed for expansion of that section, and planned to expand the Illinois portion of Highway 12 between Chicago and the state line. After Wisconsin went forward with construction, Illinois stopped work on its plan. He said that during his tenure on the Jurisdictional Highway committee, it supported the 1967 plan, and adopted it in 1988.

Tony Balestrieri said that this had been in the works in 1972; that the political authorities need to take action now and take Highway 12 from its low-priority status to a higher priority. Mary Van Kampen said she is maintaining a list of e-mail participants interested in pressing for Highway 12 construction.

Donald Henderson said that the housing provisions of the Plan are interesting. He noted that historically there were 923 year-round houses, and 800 seasonal dwellings. He asked about the projections for seasonal housing. Mr. Stauber responded that the Plan doesn't really try to distinguish between the two categories.

Mr. Frauenfelder described the required 10-year review of the Plan.

Correspondence from Paul & Sylvia Baker was read to the meeting and is attached to these minutes as Exhibit C.

Russell Devitt reviewed the DOT control of the eventual expansion of Highway 12.

Michael Hurlburt asked about bicycle trails, and inquired about encouraging municipalities to include wider pavement when roads are reconstructed. Mr. Stauber responded that the Plan does encourage, without requiring, the widening of roads to accommodate bicycle use.

Frank Taylor described an error in the map, in which a parcel in the NE 1/4 of the NE 1/4 of Section 20 in the Town of La Grange has been designated as prime agricultural land, while it is actually prime environmental corridor.

The public hearing concluded.

On motion by Mr. Bromley, seconded by Mr. Schramm, the board unanimously adopted the Comprehensive Plan as modified by Attachment A.

The board adjourned on motion by Mr. Schramm, seconded by Mr. Sukala.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Bromley". The signature is written in a cursive, flowing style.

Mark Bromley, Secretary Pro Tem



Walworth County Multi-Jurisdictional
Comprehensive Plan

Name	Address	Community	Zip	Email	Organization (if applicable)
John Linzon	45689 Tamrock Trail	La Grange		john@benefitconcepts.us	
Mike Bettinger	w 6017 Greening rd	La Grange	53190	mfo@beckyardhikes.com	
JONNA Mahaffey	N7748 Asta DR.	ELKHORN, WI La Grange	53121	mahaffey58@hotmail.com	
Cynthia Sheard	W5349 Lawrence Dr	Elkhorn WI	53121		
BOB HOFF	N9009 TAMMACK DR	WW	53190	rhoff@centurytel.net	
Gordon Sorrell	N7922 4 ⁵ Hwy 1267	ELKHORN ^{WI}	53028		
DAVID Lee	157640 US 1267	ELKHORN	53121	lquartz17@yahoo.com	
Marilyn Lester	Lot 22 Gladwin W5470 CR 135	ELK	5370	lestermarilyn@aol.com	
Steve Hetz	W9990 Hwy D	WW	53190		

Date: September 3, 2009

Page 1 of 2

Meeting Location: La Grange Town Hall

Name	Address	Community	Zip	Email	Organization (if applicable)
Stacy Neth	N8439 DUFFIN	WW	53190		
John & Karen Anderson	N7622 U.S. Highway 12	WW	53121		
Inigo Mangano	W5444 Whitetail Tr.		53190	imo@mindspring.com	
DON HENDERSON	N7730 Laura Lane	Elkhorn	53121	DON-EMILY@SSALOCAL.NET	Coastal Labor Imp. Assoc.
Gen Virginia Knutek	N9217 Duffin Rd	Whitewater	53190	Knutek@chi-usa.com	
LINDY BALESTRIERI	N7542 CARDINAL	ELKHORN	53121	cbalebalestrierigroup.com	
PATR SPANLON	W5187 BAYVIEW DR	"	"		
D Jordan	W53121 Gladwin	Elkhorn	53121	Jordan 6221@sbcschool.net	
MIKE HURLBUR	N7422 CANTY LANE	ELKHORN	53121	mhr@genovaonline.com	
BARRY LIST	W5464 Cool Hill Dr	ELKHORN	53121	Rec 0829@mac.com	

Date: September 3, 2009

Page 2 of 2

Meeting Location: La Grange Town Hall

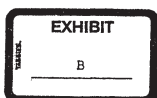


Exhibit B is the plan adoption ordinance.

August 28, 2009

Mr. Frank Taylor, Chairman, LaGrange Town Board
Mr. Mark Bromley, La Grange Township and Smart Growth committee
Mr. Neal Frauenfelder, Walworth County Land Use and Resource Management Dept., Sr. Planner

We understand that the public hearing of the Smart Growth meeting for LaGrange Township will be held at the LaGrange Town Hall on September 3, 2009. We will be unable to attend this meeting, as will many other residents of LaGrange, due to commitments at the Walworth County Fair.

We request that the resolution that was approved by the LaGrange Town Board at their August 10 meeting be included in the Smart Growth plan. That resolution stated that the option be kept available to build a freeway extension along the original route which is designated as a red line on most maps. It also included the recommendation that there be no widening of US Hwy 12 to 4 lanes on it's existing route in LaGrange township. This resolution was approved on August 13 by the Walworth County Jurisdictional Highway Committee and should be recorded in the minutes of the upcoming Smart Growth meeting.

A petition with over 740 signatures was also submitted to the LaGrange Town Board and to Walworth County for inclusion as part of the public record. This petition stated:
The undersigned residents and/or land owners of Walworth County hereby petition Walworth County and the Wisconsin Department of Transportation to not expand plans to make US Highway 12 between Elkhorn and Whitewater, Wisconsin into a 4 lane highway on the existing route in the Walworth Jurisdictional Highway plan or Smart Growth Plans or SEWRPC plans.

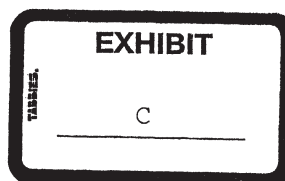
Thank you for your consideration.

Sincerely,

Paul Baker
Sylvia Baker
Paul and Sylvia Baker
N7850 US Hwy 12
Elkhorn, WI 53121

cc: Crystal Hoffman, Clerk, Town of LaGrange
Bill Stauber
Laura Burgbacher

AUG 31 2009



Appendix A-7

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF RICHMOND

INVENTORY FINDINGS

Population and Households

- The population of the Town of Richmond was 1,251 persons in 1970, 1,649 persons in 1980, 1,405 persons in 1990, 1,835 persons in 2000, and 1,948 persons in 2006 (see Table II-1 in Chapter II). Despite the decrease during the 1980s, there was an overall 47 percent increase in population between 1970 and 2000. Between 2000 and 2006, the Town population increased by 6 percent.
- The median age of the Town population was 39.7 years, compared to 35.1 for Walworth County (see Table II-2 in Chapter II).
- Approximately 97 percent of the Town population identified their race as White (and no other race) in the 2000 census, and the balance (3 percent) specified African American, American Indian and Alaska Native, Asian, some other race, or more than one race. About 5 percent of the Town population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- As reported in the 2000 census, about 84 percent of the Town population age 25 years and over had attained a high school or greater education, the same as for the County overall. About 24 percent of the Town population in this age group had a bachelor's or greater degree, compared to 22 percent for Walworth County (see Table II-5 in Chapter II).
- The number of households in the Town was 369 in 1970, 559 in 1980, 526 in 1990, 704 in 2000, and 773 in 2006. The relative increase in households (110 percent) between 1970 and 2006 exceeded the relative increase in population (56 percent). The average household size in the Town decreased from 3.39 persons in 1970 to 2.67 persons in 1990, and stood at 2.60 persons in 2000 (see Table II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 622 in 1970, 792 in 1980, 805 in 1990, 899 in 2000, and 987 in 2006 (see Table II-8 in Chapter II).

- Of the total 899 existing housing units in 2000, 704 units (78 percent) were occupied and 195 units (22 percent) were vacant. Approximately 63 percent of the vacant units were for seasonal, recreational, or occasional use. Of the occupied housing units, 600 units (85 percent) were owner-occupied and 104 units (15 percent) were renter-occupied (see Tables II-9 and II-10 in Chapter II).
- Single-family detached housing units comprised 95 percent of all housing units in the Town in 2000. Single-family attached housing units and other housing units in structures of two or more units comprised about 2 percent, and mobile homes comprised about 2 percent (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 21 percent was constructed prior to 1940; 53 percent was constructed between 1940 and 1979; and 26 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$130,600 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$553 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were about 330 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by residents as well as persons living outside of the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily employed—stood at 1,037 in 2000. About 73 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- About 26 percent of the Town's labor force was employed in management and professional occupations; 23 percent in sales and office occupations; 20 percent in production, transportation, and material moving occupations; 15 percent in construction, extraction, and maintenance occupations; 10 percent in service occupations; and 6 percent in farming, fishing, and forestry occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$51,800 in 2000, somewhat higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$238.5 million in 2006. The per capita equalized value of property was \$122,400, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 17,232 acres, or 75 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class I, Class II, and Class III soils, with some scattered areas of other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 504 acres, or 2 percent of the Town, in 2000; wetlands comprised 1,107 acres, or 5 percent; woodlands comprised 2,560 acres, or 11 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses four natural areas and three critical species habitat sites identified by the Regional Planning Commission (see Tables III-13 and III-14 and Maps III-14 and III-15 in Chapter III).
- Primary environmental corridors encompassed 2,806 acres, or 12 percent of the Town, in 2000; secondary environmental corridors encompassed 584 acres, or 3 percent; and isolated natural resource areas encompassed 510 acres, or 2 percent (see Table III-16 and Map III-16 in Chapter III).

- Most of the Town is covered with glacial outwash deposits, with other areas of glacial till. Glacial outwash deposits have the highest potential for sand and gravel (see Map III-7 in Chapter III).
- State park and open space sites in the Town include the Turtle Valley Wildlife Area and Department of Transportation land (see Table III-18 and Map III-17 in Chapter III). There is one County park site located in the Town, which is Natureland Park (see Table III-17 and Map III-17 in Chapter III). Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

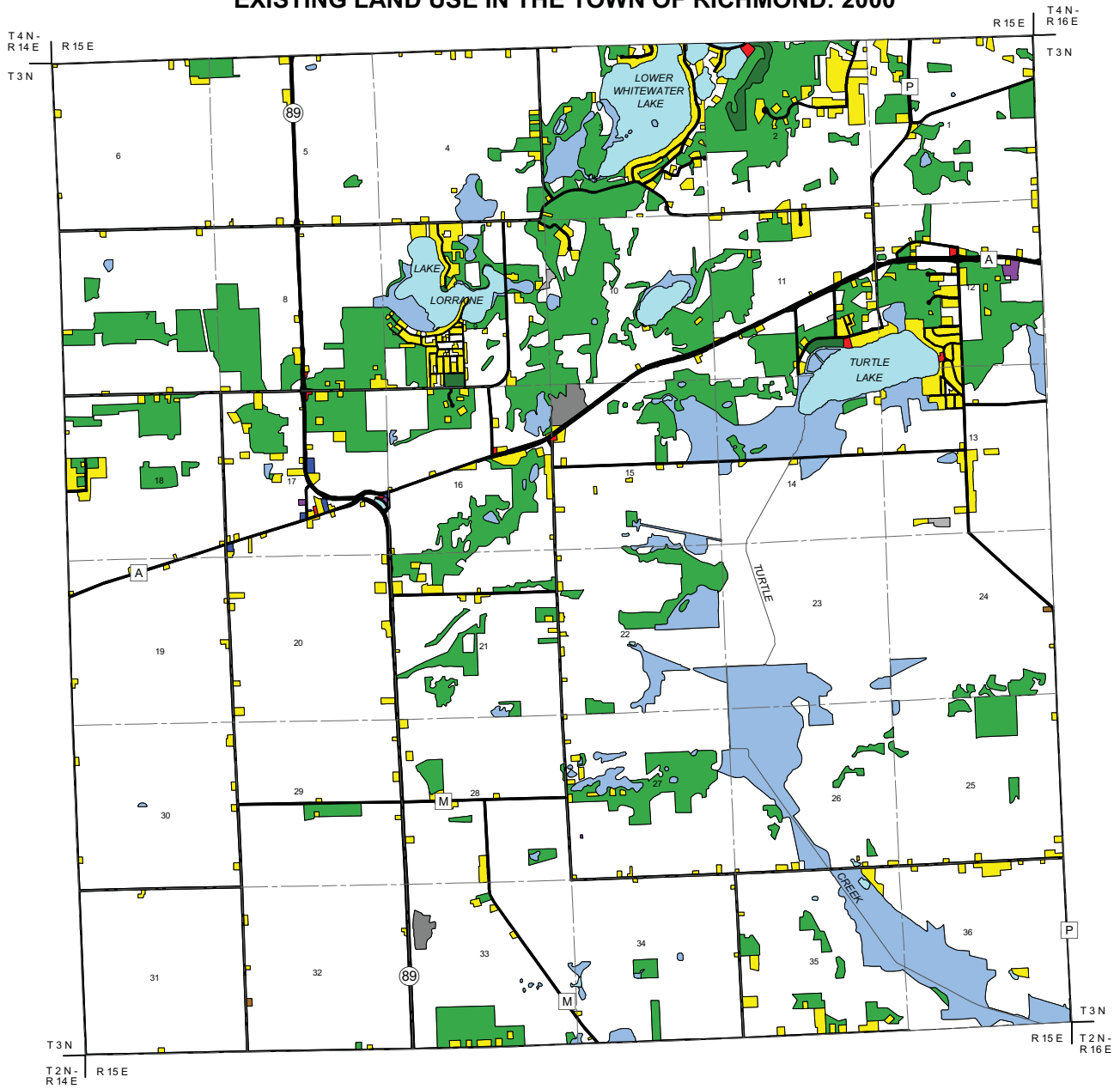
Land Use and Transportation














- In 2000, urban land uses encompassed 1,318 acres, or 6 percent of the Town of Richmond. This includes 712 acres of residential land; 11 acres of commercial land; eight acres of industrial land; eight acres of governmental-institutional land; 30 acres of recreational land (includes only those lands in intensive recreational use); 540 acres of transportation, communication, and utility land, much of which consists of street right-of-ways; and nine acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land uses encompassed 21,714 acres, or 94 percent of the Town, in 2000. As noted above, agricultural lands encompassed 17,232 acres, or 75 percent of the Town. Wetlands, woodlands, and surface water together encompassed 4,171 acres, or 18 percent. Extractive and landfill areas encompassed 36 acres, or less than 1 percent, while other non-urban areas encompassed 275 acres, or 1 percent.
- There is one existing State trunk highway in the Town, which is STH 89. Existing County trunk highways include CTH A, CTH M, and CTH P (see Map IV-4 in Chapter IV).

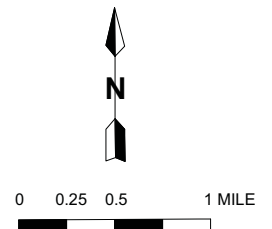
Utilities and Community Facilities

- All residential and other urban development in the Town relies on private sewage disposal and water supply systems. There is no sanitary sewer service in the Town and there are currently no planned sanitary service areas that extend into the Town. There is no public community water supply service in the Town. Snug Harbor Inn Mobile Home Park is served by a private community water supply system (see Maps V-1 and V-2 in Chapter V).
- The Town receives fire protection service from the Whitewater Volunteer Fire Department and Rescue Squad and the Darien Fire Department, with their stations in the City of Whitewater and the Village of Darien respectively. The Town receives emergency medical services from the Whitewater Volunteer Fire Department and Rescue Squad and from the Delavan Rescue Squad, Inc (see Maps V-9 and V-10 in Chapter V). In addition, advanced life support emergency medical service is available through Medix Ambulance Services, Inc. and Paratech Ambulance Services, Inc. The Town relies on the County Sheriff's Department for police protection services.
- The northerly area of the Town is located in the Whitewater School District, and the southerly area of the Town is located in the Delavan-Darien School District; both are K-12 districts (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public libraries in the County are in the Village of Darien, the City of Delavan, and the City of Whitewater (see Map V-7 in Chapter V).
- The Town contracts with a private hauler for the pickup of solid waste and recyclables.

Appendix A-7
Map 1
EXISTING LAND USE IN THE TOWN OF RICHMOND: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | SURFACE WATER |
|  | RECREATIONAL | | |



Source: SEWRPC.

- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Existing Local Plans and Land Use Regulation

- Prior to the start of the Smart Growth planning effort, the Town had prepared a land use guide, setting forth broad land use policies for the Town.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations).
- The division of land in the Town is subject to the Walworth County Subdivision Control Ordinance and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 1,835 in 2000 to 2,662 in 2035, an increase of 827 persons (45 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 704 in 2000 to 1,054 in 2035, an increase of 350 households (50 percent).
- The number of jobs in the Town (330 in 2000) would remain essentially unchanged over the planning period.

LAND USE ELEMENT

The land use plan for the Town of Richmond for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of Richmond supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- The Town land use plan map identifies a “mixed-use” area near the intersection of CTH A and STH 89. It is envisioned that this area would be further developed and redeveloped for a mix of business and residential uses as appropriate.
- The Town land use plan identifies an urban reserve area in Section 2. This designation indicates that this area, now used as a recreational campground, could be developed for an alternative use at some point, although specific alternative uses have not been identified. Future development should be sensitive to existing environmental features.

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

- The Town land use plan identifies two areas as agriculture holding areas—one in Section 11 and the other in Section 9. This designation indicates that the areas could be considered for development at some point, although specific uses have not been identified. This designation is not to be construed as limiting future development to urban density residential development (less than five acres per dwelling) or other urban use. Rural density residential development (five acres or more per dwelling) is an option for these areas.
- Future residential development in the planned urban areas and at rural densities in upland environmental corridors and in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—350 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of Richmond:

Community Facilities:

The Town is considering expansion of Town garage facilities, the recycling and yard waste area, and the sand/salt storage area. The Town may consider a branch fire station for one of the fire departments that currently serve the Town.

Public Utilities:

The Town does not envision public sanitary sewer or water supply service at this time.

Transportation:

The Town opposes certain aspects of the highway element of the regional transportation plan (see Map XII-2 in Chapter XII). Specifically, the Town:

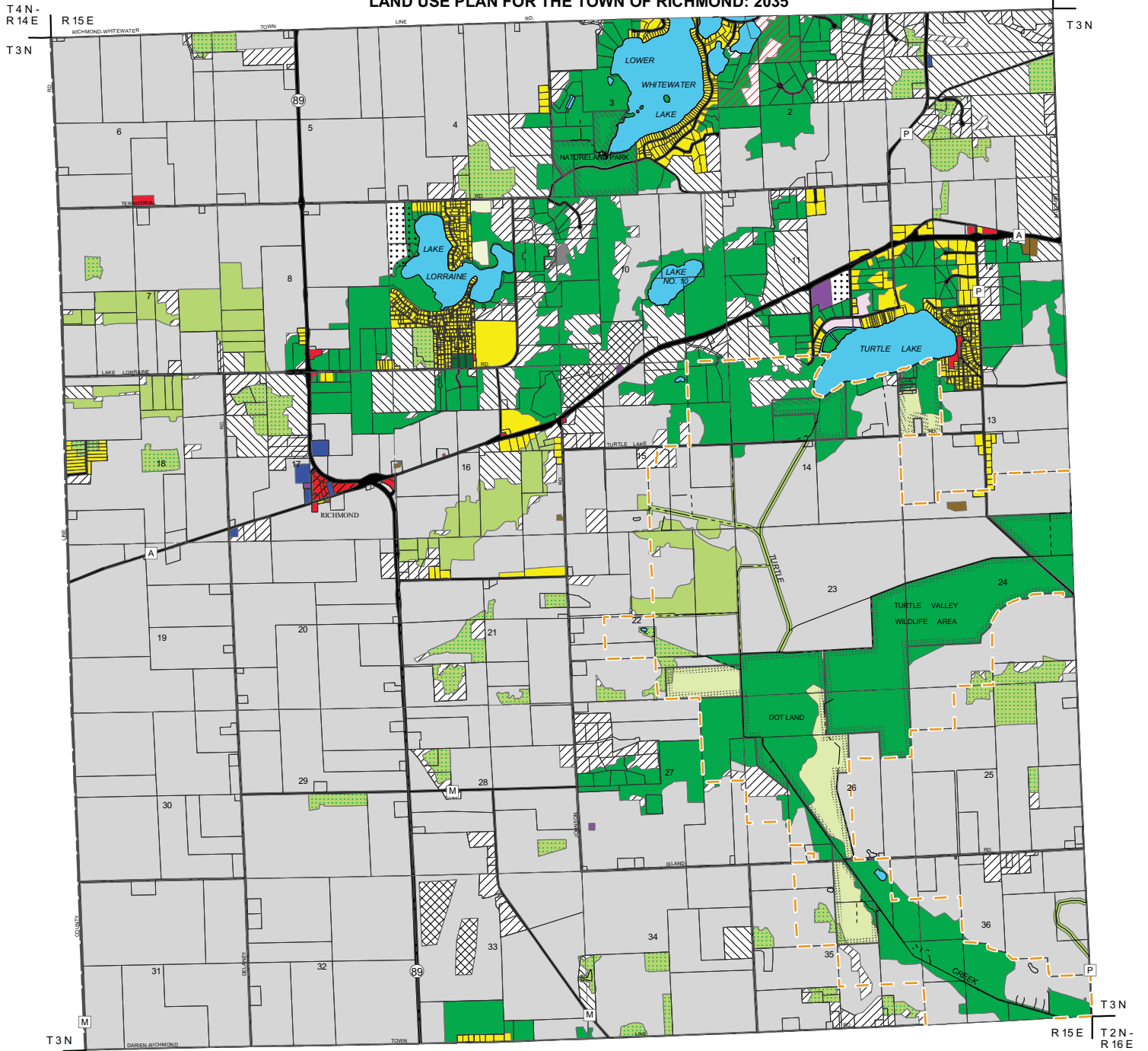
- Opposes the proposed transfer to local jurisdiction of CTH M between STH 89 and CTH P. The Town recommends that CTH M remain under County jurisdiction.
- Opposes the proposed realignment of CTH P north of CTH A. The Town proposes following the current alignment, given a new subdivision in the area.

In addition, the Town opposes the regional transportation plan proposal for off-road bicycle trails within the Town (see Map XII-4 in Chapter XII).

The Town of Richmond's paramount concern is to protect existing farmland. The Town opposes new highways or relocation of existing roadways, opposes realignment of County Road P, and opposes Town takeover of County Roads P and M.

Appendix A-7
Map 2

LAND USE PLAN FOR THE TOWN OF RICHMOND: 2035



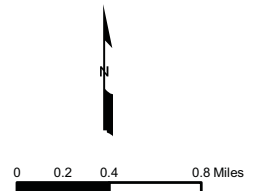
T 2 N - R 14 E

- URBAN DENSITY RESIDENTIAL (LESS THAN 5.0 ACRES PER DWELLING)
- COMMERCIAL
- COMMERCIAL/RECREATIONAL
- MIXED USE
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING
- STREETS AND HIGHWAYS
- EXTRACTIVE
- URBAN RESERVE
- AGRICULTURE HOLDING

- PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 19 ACRES PER DWELLING)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (20 TO 34 ACRES PER DWELLING)
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- DNR/DOT LANDS OUTSIDE ENVIRONMENTAL CORRIDORS
- OTHER OPEN LANDS TO BE PRESERVED
- SURFACE WATER

WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT AREA

ADOPTED: 9/29/2009



Appendix A-7

Table 1

PLANNED LAND USE IN THE TOWN OF RICHMOND: 2035

Land Use Category	Acres	Percent of Total
Urban		
Urban Density Residential (less than 5.0 acres per dwelling)	504	2.2
Commercial	20	0.1
Industrial	6	-- ^b
Governmental and Institutional	18	0.1
Transportation, Communication, Utilities ^a	628	2.7
Recreational	8	-- ^b
Commercial/Recreational	13	0.1
Mixed-Use	12	0.1
Urban Subtotal	1,209	5.3
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres)	14,555	63.1
Other Agricultural, Rural Residential, and Other Open Land:		
5 to 19 acres per dwelling	1,085	4.7
20 to 34 acres per dwelling	1,018	4.4
Agricultural Related Manufacturing, Warehousing, and Marketing	11	-- ^b
Extractive	134	0.6
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	3,162	13.7
Secondary Environmental Corridor	583	2.5
Isolated Natural Resource Area	543	2.4
WDNR/WisDOT Lands Outside Environmental Corridor	221	1.0
Other Open Land to be Preserved	14	0.1
Surface Water	501	2.2
Nonurban Subtotal	21,827	94.7
County Total	23,036	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Town of Richmond, Walworth County, and SEWRPC.

Ordinance No. _____
**Ordinance Adopting the Comprehensive Plan
For the Town of Richmond, Walworth County, Wisconsin**

The Town Board of the Town of Richmond, Walworth County, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Richmond is authorized to prepare and adopt a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Richmond, Walworth County, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Richmond and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," and information specific to the Town is set forth throughout the report.

SECTION 4. The plan commission of the Town of Richmond, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

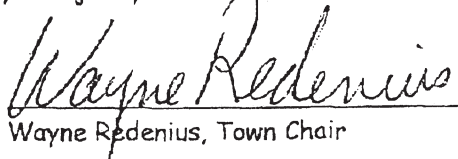
SECTION 5. The Town Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Town Board of the Town of Richmond, Walworth County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Richmond comprehensive plan.

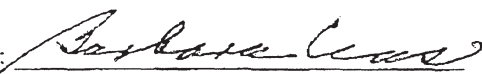
SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

ADOPTED this 17th day of September, 2009.

Ayes 5 Noes 0 Absent 0


Wayne Redenius, Town Chair

Published/Posted: 10/1/2009

Attest: 
Barbara Ceas, WCMC, Town Clerk

Town of Richmond Plan Commission
A Resolution Adopting A Comprehensive Plan

WHEREAS, the Town of Richmond, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional plan for the County that will serve as the comprehensive plan for the Town of Richmond and for Walworth County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth 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 throughout 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 November 19, 2006, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

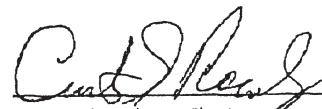
WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes;

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 Richmond hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" as the Town comprehensive Plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

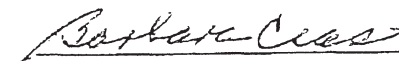
Adopted this 17th day of September, 2009.

Ayes 5 Noes 0 Absent 0



Curtis Rowley, Chairperson
Town of Richmond Plan Commission

Attest:



Barbara Ceas, Secretary
Town of Richmond Plan Commission

PUBLIC HEARING
AND JOINT MEETING OF THE
TOWN OF RICHMOND PLAN COMMISSION AND TOWN BOARD
Thursday, September 17, 2009
Minutes

Town Chairman Wayne Redenius called the Joint Meeting to Order. Chair Redenius introduced Supervisors Dave Overbeek, Curt Rowley, Carol Behrens, Tom Kraus, Clerk Barb Ceas, Treasurer Anna Seaver, Plan Commission members Susan Miller, Margaret Pulera, Martin Brunner, Carl Redenius, SEWRPC Representative Bill Stauber, Walworth County LURM Senior Planner Neal Frauenfelder and himself. Supervisor Kraus moved to approve the proposed agenda, seconded by Supervisor Behrens, passed unanimously.

Presentation of Comprehensive Plan

Neal Frauenfelder described the process to date and in future in order to comply with Smart Growth requirements. He noted that after the Plan has been approved and is in effect: 1) consideration of amendments to the Plan and map can be done one year from the adoption date; 2) if the Board finds exceptional circumstances due to the public welfare, they can amend sooner than one year if the County Board agrees with a 2/5ths vote; 3) text amendments affecting all towns in the county must be approved by all towns before coming to the County for approval. The County Zoning Agency will hold a Public Hearing and act on the County Plan for forwarding to the County Board for their November 10 meeting.

Bill Stauber displayed maps and illustrations, described SEWRPC's involvement with the process.

Public Comment

Question - What is the process for annual amendment in case of exceptional circumstances? Neal Frauenfelder - the individual would approach the Town Plan Commission first, then if approved at the town level, they would proceed to the county.

Question - Is there a better explanation of "Urban Reserve" (Scenic Ridge.) Neal F - the (Comprehensive Plan) process did not result in wholesale rezones, most towns agreed to deal with individual amendments on rezones. The plan does not impact or change current zoning. Richmond chose a broader description for this zoning to allow more flexibility in the future, as have other towns. Chair Redenius, Plan Commission Chair Rowley agreed the designation was not meant to change any current usage, but only to allow future flexibility.

Question - how much power or say-so does SEWRPC have in this process? Chair Redenius - the map and Town portion of the Plan was developed by the Land Use Committee and the Plan Commission. Some things such as the DNR reserve shown on the map were required by the State. Neither the County nor SEWRPC have instructed the town to include anything in the Plan. Bill Stauber - SEWRPC acted in a staff capacity. County and Town could have gone with other consulting services but chose SEWRPC to work with since they had resources such as computer graphics, etc., to facilitate and draft the maps and Plan chapters. Neal explained the drafts were presented first to the Technical Advisory Committee (TAC), then to each Town, then back to the TAC for a final draft. TAC Chairman Dan Kilkenny explained that SEWRPC has no vote at the TAC or anywhere else in the process.

Ted Johnson - Attorney for Cook Logistics - Question about changing the land use map color/designation of the Cook property now that the Town Board has approved the rezone petition pending a perpetual covenant on the property, although the County has not yet acted on the petition. Concern is, if the County does not receive the petition before their November 10 meeting, will they base their decision on the current map that does not show the proposed rezone. Ask that the map be changed as originally designated. Chair Redenius stated his objection to the use of "originally designated" - that was something that the Plan Commission and/or Town Board never approved, and documentation indicates that "Industrial" was a designation suggested by the County and several towns objected to it. Chair asked Mr. Frauenfelder about current applications in process. Neal F - in general the County acts on the issue as the map had been - need to get opinion of County corporation counsel. Amendments to the map could be requested as part of the Town's approval of the County Plan if the town agrees to the changes. Board members asked if the decision is not made tonight, what is the deadline. Neal F - by the end of September in order to have the revisions ready for the TAC before it goes to the County Zoning Agency hearing October 22. If the county board adopts the Plan on November 10, that will be the date it becomes effective. If the Board wishes to delay its decision it can do so, as long as it is before October 1. No further public input would be allowed at a subsequent meeting because the Public Hearing is tonight. Chair Redenius expressed concern that the applicant delayed his request until the last minute, and the Town Board is waiting for the deed restriction, so he hesitates to make a change until that restriction is finalized and approved by the Town. He also mentioned other applications in process now - how would they be treated? Neal - current zoning rules, regardless of what is on the Plan map. Smart Growth law is new -would still like to get an opinion from Corp Counsel, who is out of the office this week. Will try to get back to you on this next week. Neal - recommend to hold off on adoption tonight if the Board wants to wait for more information.

Discussion and Possible Action on Comprehensive Plan by the Town of Richmond Plan

Commission

There being no further public comments, Chair Redenius turned the meeting over to Plan Commission Chairman Curt Rowley. Chair Rowley asked the Plan Commission, having heard the public comments is there any discussion? If no discussion, do they have a recommendation? Are there any thoughts on how to address the issue with the Cook rezone? Commissioner Susan Miller - the Cook issue is now at the Board level, so have no further comments on it. Looking at the Comprehensive Plan as it was presented, she sees no problems with it at this time. Commissioner Pulera - perhaps should wait if we will consider changing the plan and not act on it tonight. Commissioner Redenius - act on plan tonight and follow attorney's recommendation on the rezone issue. Commissioner Brunner - we voted down the Cook rezone, and the Board voted to table. Commissioner Pulera - if we vote on the Plan tonight, does the Board need to vote tonight? Answer - no. Commissioner Miller moved that the Plan Commission recommend adoption of the document "A Multi-Jurisdictional Comprehensive Plan for Walworth County 2035" as we have it in hand, including maps as they currently exist. Second by Commissioner Redenius. Motion passed unanimously.

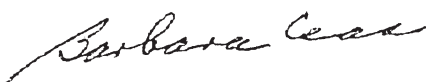
Discussion and Possible Action on Comprehensive Plan by the Richmond Town Board.

Chair Wayne Redenius noted the Motion, Second and Approval for adoption of the Comprehensive Plan. Asked for discussion. Supervisor Behrens - suggest waiting because of questions - like the Plan. Supervisor Overbeek - agree - need clarity about the timing - would move to table. Supervisor Kraus - likely other towns will be confused. Chair - note an individual's timeline is impacting this Plan. Supervisor Overbeek - move to table to September 30. Supervisor Rowley second. Clerk noted the town hall is reserved on the 30th, pick another day or time? Supervisor Overbeek - rescind motion and change date to the 29th.. Second by Supervisor Rowley. No further discussion. Motion carried.

Other discussion? Supervisor Overbeek asked Mr. Frauenfelder to consult with Attorney Cotter and get back to us before September 29, since the issue concerns all townships, not just Richmond.

Motion to Adjourn - Supervisor Overbeek, seconded by Supervisor Kraus, passed unanimously.

Respectfully submitted,



Barbara Ceas, WCMC
Town Clerk

TOWN OF RICHMOND
SPECIAL TOWN BOARD MEETING
Tuesday, September 29, 2009 at 7:00p.m.
Minutes

Chairman Wayne Redenius called the meeting to order, and indicated the Agenda would consist of discussion and possible action on the Comprehensive Plan "*A Multi-Jurisdictional Comprehensive Plan for Walworth County 2035*" that was tabled from the September 17, 2009 Public Hearing and Joint Meeting of the Town of Richmond Plan Commission and Town Board. Present: Chair Redenius, Supervisors Dave Overbeek, Curt Rowley, Carol Behrens, Tom Kraus, Clerk Barb Ceas.

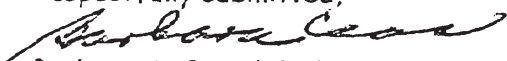
Chair Redenius advised that information had been received by Attorney Dale Thorpe and Clerk Ceas concerning the question of which criteria would be used by the County in their determination of land use change requests that may be heard after their November 10, 2009 projected approval of the Comprehensive Plan. The information received from Walworth County Corporate Counsel Michael Cotter is that any applications received prior to the November 10 meeting, either by the County or a Town, will be considered under the current criteria even if they are not heard by the County Zoning Agency after November 10. Attorney Thorpe also advised that Mr. Cotter indicated a Town could amend their map at a Town Board meeting; however, Attorney Thorpe differs, and feels the statute requires a more formal process, i.e. another public hearing by the Plan Commission. Regarding the Clark rezone application and any others currently "in the pipeline", amending the map is not required now, or in the future.

Attorney Ted Johnson, representing Mr. Clark, asked to be recognized, and stated his opinion in opposition concerning the map. Plan Commission Member Susan Miller, also present, asked if it is necessary to change the map if there is a restrictive covenant on Mr. Clark's property. Attorney Thorpe replied in the negative, and added that since Mr. Clark's issue was not posted on tonight's agenda, no action should be taken on his request.

Chair Redenius read the proposed Ordinance Adopting the Comprehensive Plan for the Town of Richmond, Walworth County, Wisconsin, and asked for a Motion to adopt the Ordinance. Chair then Moved to Adopt the Comprehensive Plan "*A Multi-Jurisdictional Comprehensive Plan for Walworth County 2035*". Seconded by Supervisor Overbeek. Clerk called the Roll: Overbeek - Aye; Redenius - Aye; Rowley - Aye; Behrens - Aye; Kraus - Aye. Clerk stated the Motion passed unanimously.

Supervisor Kraus moved to adjourn, seconded by Supervisor Overbeek, passed unanimously.

Respectfully submitted,



Barbara A. Ceas, WCMC,
Town Clerk

Appendix A-8

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF SHARON

INVENTORY FINDINGS

Population and Households

- The population of the Town of Sharon was 1,058 persons in 1970, 945 persons in 1980, 1,016 persons in 1990, 912 persons in 2000, and 919 persons in 2006 (see Table II-1 in Chapter II).
- The median age of the Town population in 2000 was 41.3 years, compared to 35.1 years for Walworth County (see Table II-2 in Chapter II).
- Approximately 99 percent of the Town population identified their race as White (and no other race) in the 2000 census. The balance (1 percent) specified Asian, some other race, or more than one race. About 2 percent of the Town population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- As reported in the 2000 census, about 84 percent of the Town population age 25 years and over had attained a high school or greater education, compared to 84 percent for the County. About 9 percent of the Town population in this age group had a bachelor's or greater degree, compared to 22 percent for Walworth County (see Table II-5 in Chapter II).
- The number of households in the Town was 282 in 1970, 298 in 1980, 333 in 1990 and 2000, and 359 in 2006. The average household size in the Town decreased from 3.75 persons in 1970 to 3.05 persons in 1990, and stood at 2.74 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 294 in 1970, 311 in 1980, 352 in 1990 and 2000, and 380 in 2006 (see Table II-8 in Chapter II).
- Of the total 352 existing housing units in 2000, 333 units (95 percent) were occupied and 19 units (5 percent) were vacant. Of the occupied housing units, 286 (86 percent) were owner-occupied and 47 units (14 percent) were renter-occupied (see Table II-9 in Chapter II).

- Single-family detached housing units comprised 99 percent of all housing units in the Town in 2000. Multi-family housing units comprised less than 1 percent of all housing units, as did mobile homes (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 47 percent was constructed prior to 1940; 39 percent was constructed between 1940 and 1979; and 14 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$129,000 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$650 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were about 280 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily unemployed—stood at 544 in 2000. About 73 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- Approximately 25 percent of the Town's labor force was employed in sales and office occupations; 22 percent in production, transportation, and material moving occupations; 17 percent management and professional occupations; 14 percent in farming, fishing, and forestry occupations; 12 percent in construction, extraction, and maintenance occupations; and 10 percent in service occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$51,600 in 2000, somewhat higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$72.9 million in 2006. The per capita equalized value of property was \$79,400, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Cultural Resources

- Agricultural lands comprised 20,528 acres, or 91 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class II and Class I soils with scattered areas of Class III and other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 32 acres, or less than 1 percent of the Town, in 2000; wetlands comprised 594 acres, or 3 percent; and woodlands comprised 444 acres, or 2 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses one natural area and one critical species habitat site identified by the Regional Planning Commission (see Tables III-13 and III-14 and Maps III-14 and III-15 in Chapter III).
- Primary environmental corridors encompassed 22 acres, or less than 1 percent of the Town in 2000; secondary environmental corridors encompassed 996 acres, or 4 percent; and isolated natural resource areas encompassed 323 acres, or 1 percent (see Table III-16 and Map III-16 in Chapter III).
- The Town is mostly covered by till, with other areas covered by glacial outwash deposits and modern stream deposits. Glacial outwash deposits have the highest potential for sand and gravel, but local concentrations of sand and gravel are commonly found in areas mapped as till (see Map III-7 in Chapter III).

- State park and open space sites in the Town include two scattered wildlife areas (see Table III-18 and Map III-17 in Chapter III). There are no County park sites located in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

Land Use and Transportation

- In 2000, urban land uses encompassed 999 acres, or 4 percent of the Town of Sharon. This includes 322 acres of residential land; three acres of commercial land; 31 acres of industrial land; 20 acres of governmental-institutional land; two acres of recreational land (includes only those lands in intensive recreational use); and 621 acres of transportation, communication, and utility land, much of which consists of street and railroad rights-of-way (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land uses encompassed 21,695 acres, or 96 percent of the Town, in 2000. As noted above, agricultural lands encompassed 20,528 acres, or 91 percent of the Town. Wetlands, woodlands, and surface water together encompassed 1,070 acres, or 5 percent. Extractive and landfill areas encompassed 70 acres, or less than 1 percent, while other non-urban lands encompassed 27 acres, or less than 1 percent.
- Existing State trunk highways in the Town include STH 67 and USH 14, and existing County trunk highways include CTH B, CTH C, CTH K, and CTH X (see Map IV-4 in Chapter IV). The Wisconsin and Southern Railroad Company mainline traverses the northeast area of the Town; the Union Pacific Railroad traverses the southwest area of the Town (see Map IV-6 in Chapter IV).

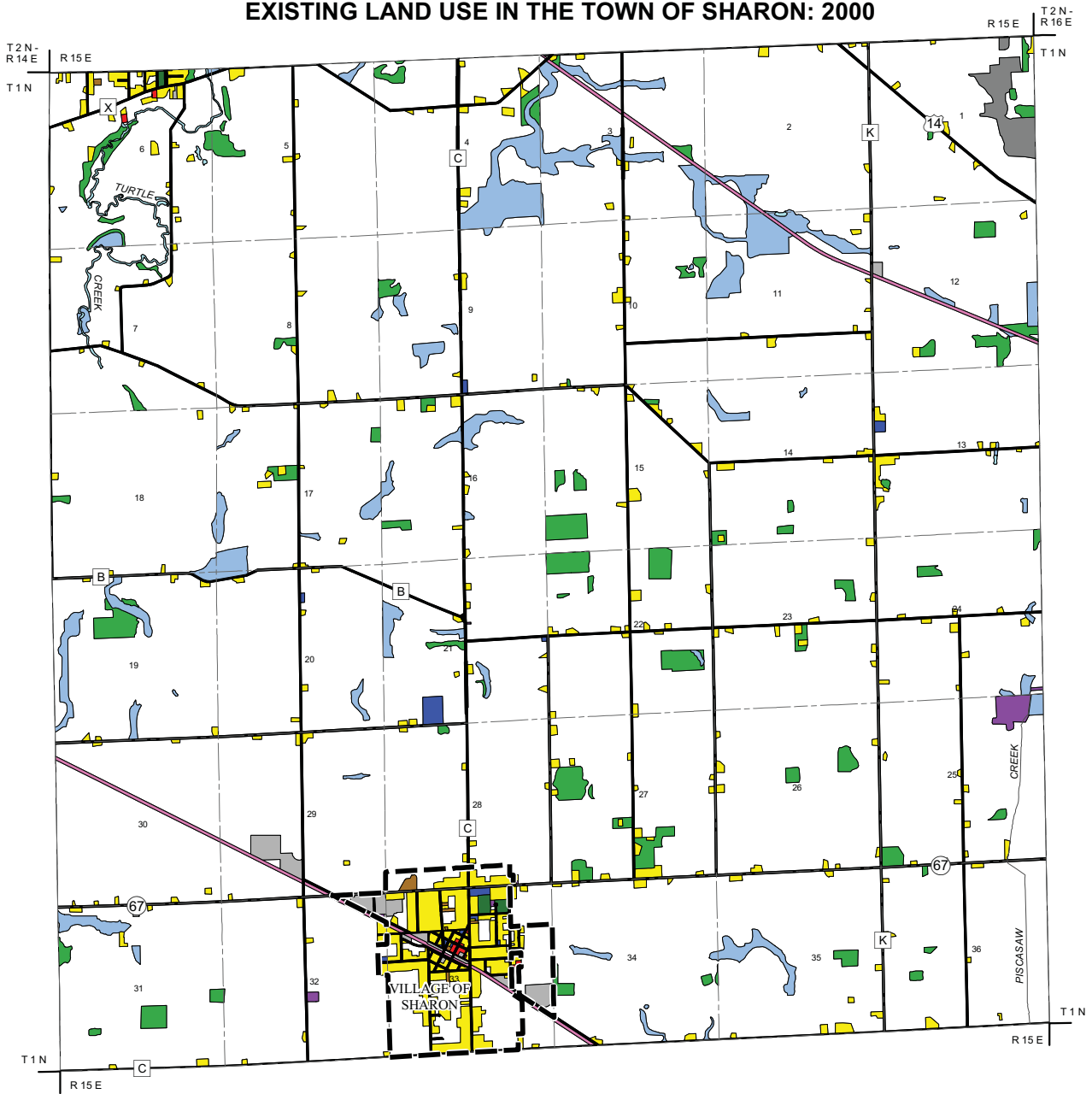
Utilities and Community Facilities















- Residential and other urban development in the Town relies on private sewage disposal and water supply systems. The planned sewer service area of the Village of Sharon extends into the Town (see Map V-1 in Chapter V).
- The Town receives fire protection and emergency medical services through Sharon Fire and Rescue (see Maps V-9 and V-10 in Chapter V). In addition, advanced life support emergency medical service is available through the Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Services, Inc. The Town relies on the County Sheriff's Department for police protection services.
- The central and southerly areas of the Town are located in the Big Foot UHS School District and two feeder elementary school districts—Sharon J11 and Walworth J1. The northerly area of the Town is located in the Delavan-Darien School District (K-12). A small area on the west side of the Town is located in the Clinton Community School District (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public libraries in the County are in the Villages of Sharon and Darien (see Map V-7 in Chapter V).
- Residents in the Town of Sharon contract with a private hauler for the pickup of solid waste and recyclables, and may also drop off recyclables at the Town hall.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

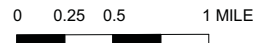
Appendix A-8

Map 1

EXISTING LAND USE IN THE TOWN OF SHARON: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | RAILWAYS |
|  | RECREATIONAL |  | SURFACE WATER |



Source: SEWRPC.

Existing Local Plans and Land Use Regulation

- The Town had a community plan in place prior to the start of the Smart Growth planning effort. That plan is documented in a report entitled, *A Land Use Plan for the Town of Sharon: 2010*, prepared with the assistance of the Regional Planning Commission.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations).
- The division of land in the Town is subject to the Walworth County Subdivision Control Ordinance and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 912 in 2000 to 1,173 in 2035, an increase of 261 persons (29 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 333 in 2000 to 436 in 2035, an increase of 103 households (31 percent).
- The number of jobs in the Town (280 in 2000) would remain essentially unchanged over the planning period.

LAND USE ELEMENT

The land use plan for the Town of Sharon for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of Sharon supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- The Town land use plan identifies an urban reserve area around the Village of Sharon. This designation recognizes that the areas may be developed during the planning period, but that specific future uses have not been identified. Ideally, specific future uses would be identified in cooperation with the Village of Sharon, Walworth County, and concerned landowners, taking into account compatibility with adjacent land uses, physical site characteristics, the availability of utilities, and other factors as appropriate.
- Future residential development in the planned urban areas and at rural densities in upland environmental corridors and in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—103 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of Sharon:

Community Facilities:

The Town does not envision any major changes with respect to Town facilities such as the Town hall and public works facilities, nor are major changes envisioned in existing arrangements for police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

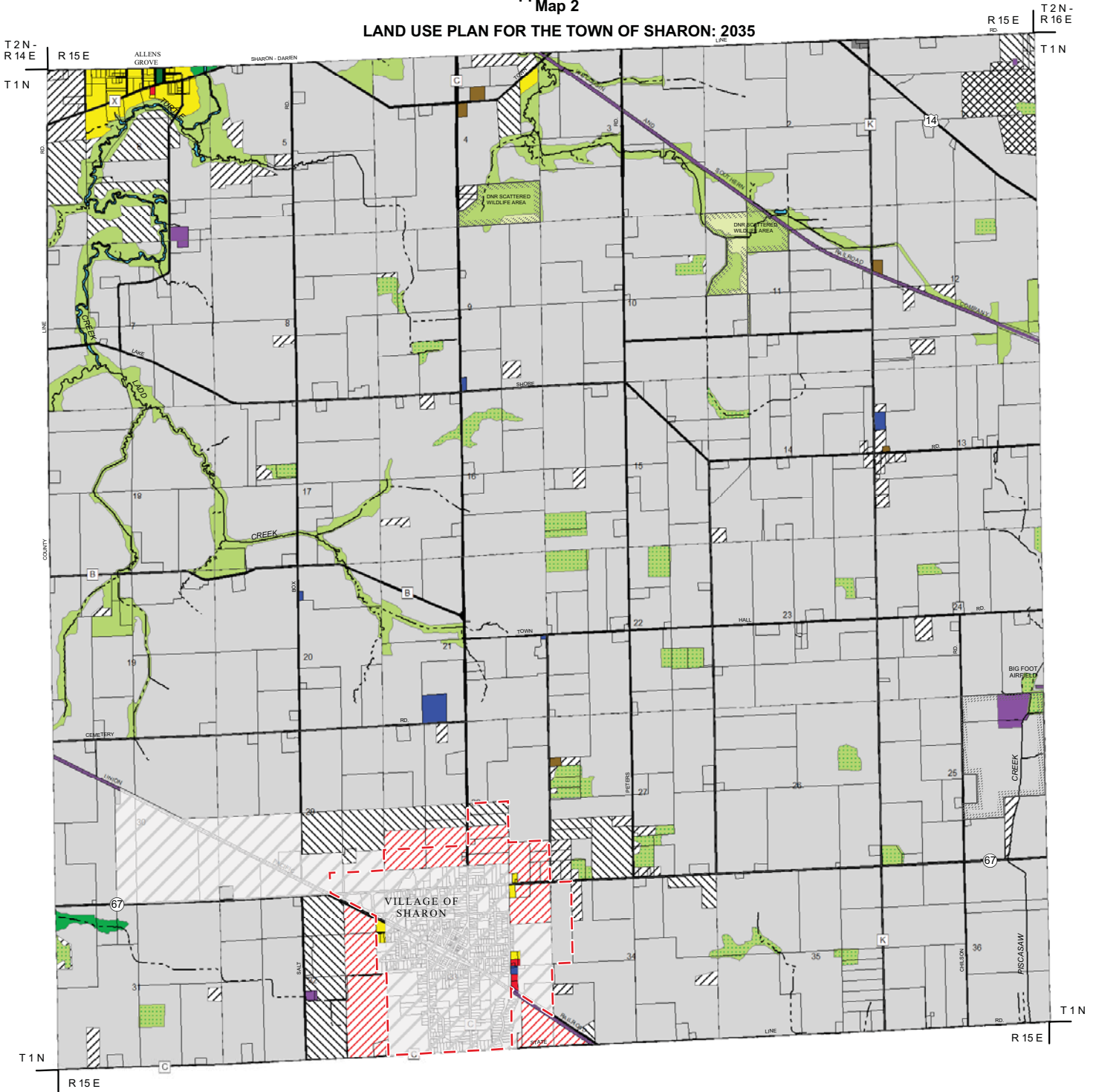
The Town recognizes that the urban reserve areas around the Village of Sharon as identified on Map 2 of the appendix could be developed with public utilities should the Village expand in the years ahead. At the same time, the Town would like to keep open the possibility of Village utility service for new development in this vicinity with the lands remaining in the Town.




















Intergovernmental Cooperation:

The Town would like to enter into a boundary agreement with the Village of Sharon that is mutually beneficial to the Town and Village.

Appendix A-8
Map 2

LAND USE PLAN FOR THE TOWN OF SHARON: 2035



- | | |
|---|---|
|  URBAN DENSITY RESIDENTIAL
(LESS THAN 5.0 ACRES PER DWELLING) |  PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES) |
|  COMMERCIAL |  OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (5 TO 19 ACRES PER DWELLING) |
|  INDUSTRIAL |  OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (20 TO 34 ACRES PER DWELLING) |
|  GOVERNMENTAL AND INSTITUTIONAL |  PRIMARY ENVIRONMENTAL CORRIDOR |
|  RECREATIONAL |  SECONDARY ENVIRONMENTAL CORRIDOR |
|  TRANSPORTATION, COMMUNICATION, AND UTILITIES |  ISOLATED NATURAL RESOURCE AREA |
|  AGRICULTURAL RELATED MANUFACTURING,
WAREHOUSING, AND MARKETING |  DNR LANDS OUTSIDE
ENVIRONMENTAL CORRIDORS |
|  URBAN RESERVE |  SURFACE WATER |
|  STREETS AND HIGHWAYS |  ADOPTED SEWER SERVICE AREA (Village of Sharon) |
|  EXTRACTIVE | |

ADOPTED: 9/15/2009

Source: Town of Sharon, Walworth County, and SEWRPC.



Appendix A-8

Table 1

PLANNED LAND USE IN THE TOWN OF SHARON: 2035

Land Use Category	Acres	Percent of Total
Urban		
Urban Density Residential (less than 5.0 acres per dwelling)	123	0.6
Commercial	5	-- ^b
Industrial	3	-- ^b
Governmental and Institutional	25	0.1
Transportation, Communication, Utilities ^a	601	2.7
Recreational	2	-- ^b
Urban Reserve	355	1.6
Urban Subtotal	1,114	5.0
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres)	18,631	83.8
Other Agricultural, Rural Residential, and Other Open Land:		
5 to 19 acres per dwelling	344	1.5
20 to 34 acres per dwelling	610	2.7
Agricultural Related Manufacturing, Warehousing, and Marketing	14	0.1
Extractive	113	0.5
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	23	0.1
Secondary Environmental Corridor	991	4.5
Isolated Natural Resource Area	322	1.5
WDNR/WisDOT Lands Outside Environmental Corridor	42	0.2
Surface Water	32	0.1
Nonurban Subtotal	21,122	95.0
County Total	22,236	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Town of Sharon, Walworth County, and SEWRPC.

Town of Sharon
Ordinance #2009-09-15

TOWN OF SHARON
PLAN ADOPTION ORDINANCE

**ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR
THE TOWN OF SHARON, WALWORTH COUNTY, WISCONSIN**

The Town Board of the Town of Sharon, Walworth County, Wisconsin, to ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Sharon 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 Sharon, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Sharon and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035", and information specific to the Town is set forth throughout the report.

SECTION 4. The plan commission of the Town of Sharon, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035", containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board 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 Sharon, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035", pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Sharon 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 15th day of September, 2009

Ayes 3 Noes 0 Absent 0



Edward VanderVeen, Chairman

ATTEST: 

Karen Teliszczak, Town Clerk/Treasurer

Posted: September 15, 2009

TOWN OF SHARON
PLAN ADOPTION RESOLUTION

**TOWN OF SHARON PLAN COMMISSION
RESOLUTION ADOPTING A COMPREHENSIVE PLAN**

WHEREAS, the Town of Sharon, 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 State 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Sharon and for Walworth County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth 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 throughout 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 October 9, 2006 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 Town Board held a public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 66.23(3)(b) and 66.1001(4)(b) of the Wisconsin Statutes, the Plan Commission of the Town of Sharon hereby approves the comprehensive(master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" as the Town comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 15th day of September, 2009.

Ayes 7 Noes 0 Absent 0



Edward VanderVeen, Chairman
Town of Sharon Plan Commission

Attest:



Mike Peters, Secretary
Town of Sharon Plan Commission

**Town of Sharon
Joint Meeting of
Town Plan Commission and Town Board
Tues., September 15, 2009**

The meeting was called to order at 7:30pm. Present were the Town Plan Commission, and the Town Board—Ed VanderVeen, Schuyler Case, Rich Brandl and Karen Teliszcak. Rich Brandl moved to approve the agenda, Schuyler Case seconded, motion carried by a 3-0 vote. Neal Frauenfelder, from Walworth County Land Use was present to present the Multi-Jurisdictional Comprehensive Plan for Walworth County—2035. Neal spoke about rezones, how to amend the plan and plan map at the local level. He showed maps of the County and how it is broken down by zoning. There was a preliminary draft that was available, also a draft of Key Features as related to the Town of Sharon. Both drafts are available at the Town Hall. There was a public comment segment, but no public commented. The Town of Sharon Planning Commission recommended to the Town Board that they adopt the Multi-Jurisdictional Comprehensive Plan for Walworth County—2035. Rich Brandl moved to approve Ordinance #2009-09-15, the Multi-Jurisdictional Comprehensive Plan for Walworth County -2035, seconded by Schuyler Case. The vote was as follows: Ed VanderVeen-yes; Rich Brandl-yes; Schuyler Case-yes. The motion was approved by a 3-0 vote.

Rich Brandl moved to adjourn, seconded by Schuyler Case, motion carried by a 3-0 vote.

Meeting was adjourned at 7:45pm.

Submitted: Karen Teliszcak, Clerk/Treasurer

Appendix A-9

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF SPRING PRAIRIE

INVENTORY FINDINGS

Population and Households

- The population of the Town of Spring Prairie was 1,197 persons in 1970, 1,777 persons in 1980, 1,756 persons in 1990, 2,089 persons in 2000, and 2,193 persons in 2006 (see Table II-1 in Chapter II). The population increased by 75 percent between 1970 and 2000, compared to 45 percent for the County. Between 2000 and 2006, the Town population increased by 5 percent.
- The median age of the Town population in 2000 was 38.8 years, compared to 35.1 years for Walworth County (see Table II-2 in Chapter II).
- Approximately 98 percent of the Town population identified their race as White (and no other race) in the 2000 census. The balance (2 percent) specified African American, American Indian or Alaska Native, Asian, some other race, or more than one race. About 1 percent of the Town population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- As reported in the 2000 census, about 88 percent of the Town population age 25 years and over had attained a high school or greater education, compared to 84 percent for the County. About 17 percent of the Town population in this age group had a bachelor's or greater degree, compared to 22 percent for Walworth County (see Table II-5 in Chapter II).
- The number of households in the Town was 320 in 1970, 514 in 1980, 560 in 1990, 726 in 2000, and 799 in 2006. The relative increase in households (150 percent) between 1970 and 2006 exceeded the relative increase in population (83 percent). The average household size decreased from 3.74 persons in 1970 to 3.13 persons in 1990, and stood at 2.88 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 372 in 1970, 591 in 1980, 629 in 1990, 765 in 2000, and 842 in 2006 (see Table II-8 in Chapter II).
- Of the total of 765 existing housing units in 2000, 726 (95 percent) were occupied and 39 units (5 percent) were vacant. Of the occupied housing units, 644 units (89 percent) were owner-occupied and 82 units (11 percent) were renter-occupied (see Table II-9 in Chapter II).

- Single-family detached housing units comprised 96 percent of all housing units in the Town in 2000. Single-family attached housing units and other housing units in structures of two or more units comprised 3 percent of all units in the Town in 2000, and mobile homes comprised the remainder of housing units (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 30 percent was constructed prior to 1940; 41 percent was constructed between 1940 and 1979; and 30 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner occupied housing units in the Town was \$146,300 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$664 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were about 240 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are 16 years and over and who are either employed or temporarily unemployed—stood at 1,202 persons in 2000. About 75 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- Approximately 25 percent of the Town's labor force was employed in management and professional occupations; 22 percent in sales and office occupations; 21 percent in production, transportation, and material moving occupations; 16 percent in construction, extraction, and maintenance occupations; 12 percent in service occupations; and 4 percent in farming, fishing, and forestry occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$59,600 in 2000, which was higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$234.3 million in 2006. The per capita equalized value of property was \$106,800, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 16,224 acres, or 71 percent of the Town, in 2000. Much of the Town is covered by agricultural capability Class II soils, with some concentrated areas of Class III soils, and scattered areas of Class I and other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 171 acres, or 1 percent of the Town, in 2000; wetlands comprised 2,130 acres, or 9 percent; and woodlands comprised 2,210 acres, or 10 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses three natural areas identified by the Regional Planning Commission (see Table III-13 and Map III-14 in Chapter III). In addition, there is one critical species habitat site in the Town (see Table III-14 and Map III-15 in Chapter III).
- Primary environmental corridors encompassed 3,774 acres, or 17 percent of the Town in 2000; secondary environmental corridors encompassed 697 acres, or 3 percent; and isolated natural resource areas encompassed 551 acres, or 2 percent (see Table III-16 and Map III-16 in Chapter III).

- Much of the Town is covered by glacial till, while other areas are covered by glacial outwash deposits and organic material (see Map III-7 in Chapter III). Glacial outwash deposits have the greatest potential for sand and gravel.
- State park and open space sites in the Town include a scattered wildlife area, the Hoganson Preserve, and the Honey Creek Wildlife Area (see Table III-18 and Map III-17 in Chapter III). There are no County park sites in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- Sites that are listed on the National Register of Historic Places include the James Jesse Strang House, the Horace Loomis House, and the John and Margaret Bell House (see Table III-22 and Map III-21 in Chapter III). Additionally, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

Land Use and Transportation

- In 2000, urban land uses encompassed 1,442 acres, or 6 percent of the Town of Spring Prairie. This includes 808 acres of residential land; six acres of commercial land; 15 acres of industrial land; 11 acres of governmental-institutional land; 86 acres of recreational land (includes only those lands in intensive recreational use); 498 acres of transportation, communication, and utility land, much of which consists of street right-of-ways; and 18 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land uses encompassed 21,482 acres, or 94 percent of the Town, in 2000. As noted above, agricultural lands encompassed 16,224 acres, or 71 percent of the Town. Wetlands, woodlands, and surface water together encompassed 4,511 acres, or 20 percent. Extractive and landfill areas encompassed 29 acres, or less than 1 percent, while other non-urban lands encompassed 718 acres, or 3 percent.
- Existing State trunk highways in the Town include STH 120 and STH 11, and existing County trunk highways include CTH D and CTH DD (see Map IV-4 in Chapter IV).

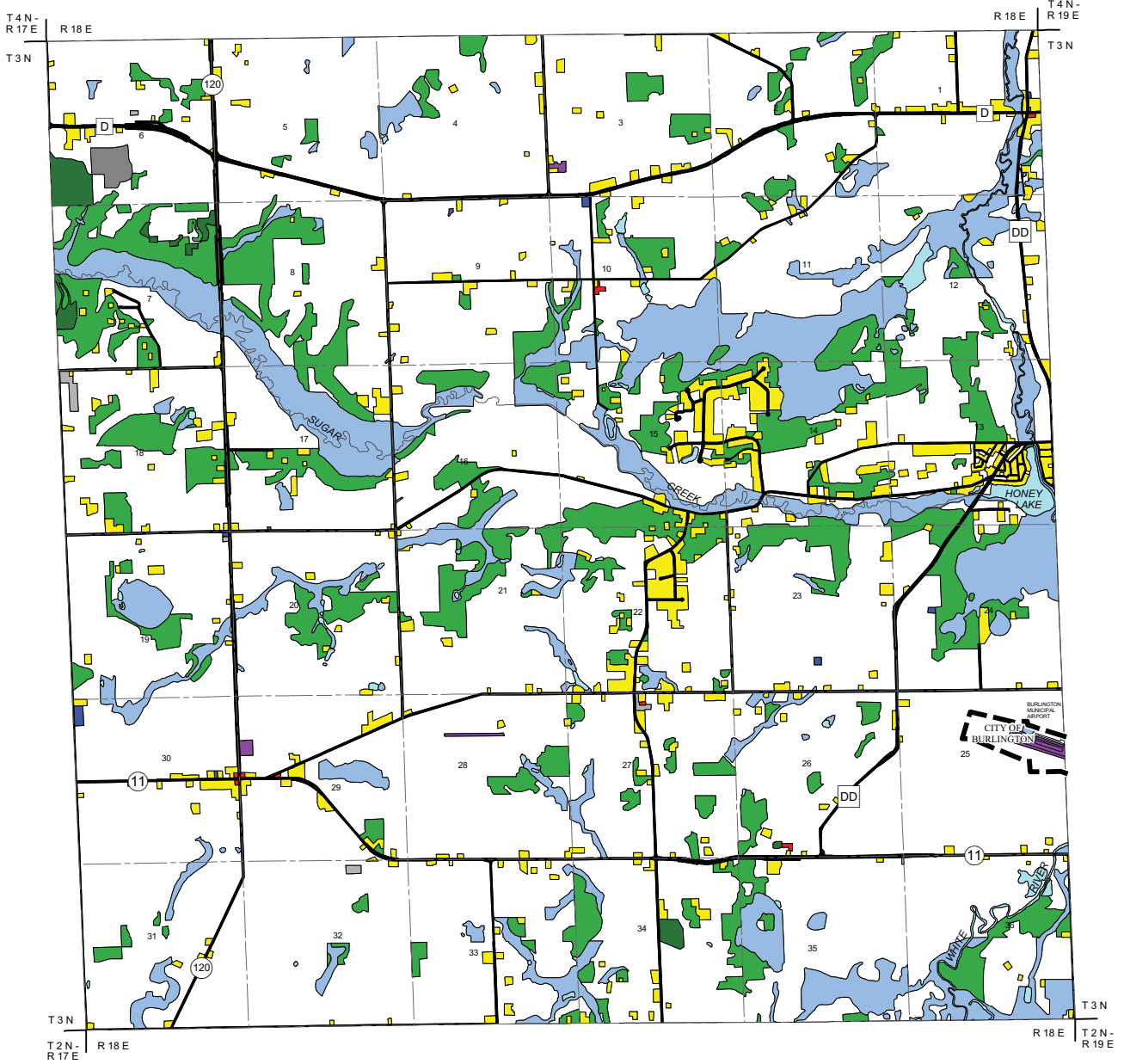
Utilities and Community Facilities














- All residential and other urban development in the Town rely on private sewage disposal. There is no sanitary sewer service in the Town and there are currently no planned sanitary sewer service areas that extend into the Town. There are no public or private community water supply systems in the Town; residents solely rely on private wells.
- The Town receives fire protection service and emergency medical service from three departments. The southerly half of the Town is served by the Town of Lyons Fire Department; the north-central and northwesterly areas are served by East Troy Area Emergency Services; and the northeasterly area is served by the Rochester Volunteer Fire Company, Inc. (see Maps V-9 and V-10 in Chapter V). In addition, advanced life support emergency medical service is available through public and private suppliers. The Town relies on the County Sheriff's Department for police protection services.
- Most of the Town is located in one of three K-12 school districts: the East Troy Community School District, the Burlington Area School District, and the Elkhorn Area School District. A small area in the southwestern corner of the Town is located in the Lake Geneva-Genoa City UHS School District and the Lake Geneva J1 Elementary School District (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public library in the County is located in the Village of East Troy (see Map V-7 in Chapter V). There is also a public library in the City of Burlington in Racine County.

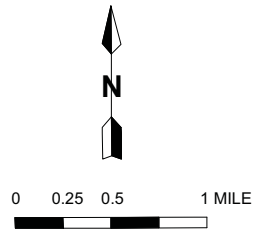
Appendix A-9

Map 1

EXISTING LAND USE IN THE TOWN OF SPRING PRAIRIE: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTION AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | SURFACE WATER |
|  | RECREATIONAL | | |



Source: SEWRPC.

- Residents contract with a private hauler for the pickup of solid waste and recyclables, and residents may also drop off recyclables at the recycling center.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Existing Local Plans and Land Use Regulation

- The Town had a community plan in place prior to the start of the Smart Growth planning effort. That plan is documented in a report entitled, *A Master Plan for the Town of Spring Prairie: 2020*, prepared with the assistance of the Regional Planning Commission.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations).
- The Town will consider withdrawing from County Zoning at the end of 2010 based on the outcome of this comprehensive plan and the outcome of the changes to existing zoning regulations based upon this plan.
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 2,089 in 2000 to 2,313 in 2035, an increase of 224 persons (11 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 726 in 2000 to 835 in 2035, an increase of 109 households (15 percent).
- The number of jobs in the Town (240 in 2000) would remain essentially unchanged over the planning period.

LAND USE ELEMENT

The land use plan for the Town of Spring Prairie for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of Spring Prairie supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- Future residential development in the planned urban areas and at rural densities in upland environmental corridors and in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—109 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

- If there is a demand for additional urban development beyond that called for under the recommended land use plan (Map 2 of this appendix), the Town would encourage such development to be accommodated in the vicinity of areas where it is now concentrated—namely, the Honey Creek area and the area near the intersection of STH 11 and STH 120. This could include additional urban residential development and, potentially, small-scale supporting neighborhood commercial development. Lands in these areas could be designated for such development in future amendments of the comprehensive plan.
- The Town opposes the use of conservation development designs within the Town. The Town is concerned about the effects of clustering onsite septic systems and wells within such developments and is concerned that such developments may create an urban, rather than a rural, environment where homes are clustered.
- The Town opposes allowing farm family businesses on farm separation parcels. It is the Town’s position that farm family businesses should only be allowed on standard size A-1 zoned parcels of 35 acres or more.
- The Town position on businesses on residential properties is that it defeats the purpose of long-range planning. Businesses not associated with agricultural pursuits should be located in business parks. Retail, professional, and service businesses to support residential properties or other businesses should be centrally-located at major road intersections, in business parks, not on residential streets in rural or higher density housing areas.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of Spring Prairie:

Community Facilities:

The Town Hall roof needs repair, which is under consideration. Also under consideration is a new Town Hall and Community Center with a Sports Park.

The Town does not envision any major changes in existing arrangements for police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

The Town does not envision public sanitary sewer or water supply service at this time.

Transportation:

The Town opposes the regional transportation system plan recommendation for an off-road bicycle trail along the Sugar Creek corridor through the Town, citing concerns about the potential impacts of a trail on sensitive natural features in the corridor, among other concerns. The Town will support a bicycle route that enters the Town from the west, going east along CTH D to CTH DD in the Honey Creek area, then south along CTH DD to Spring Prairie Road, then east along Spring Prairie Road until it exits the Town (see Map 3 of this appendix).

Intergovernmental Cooperation:

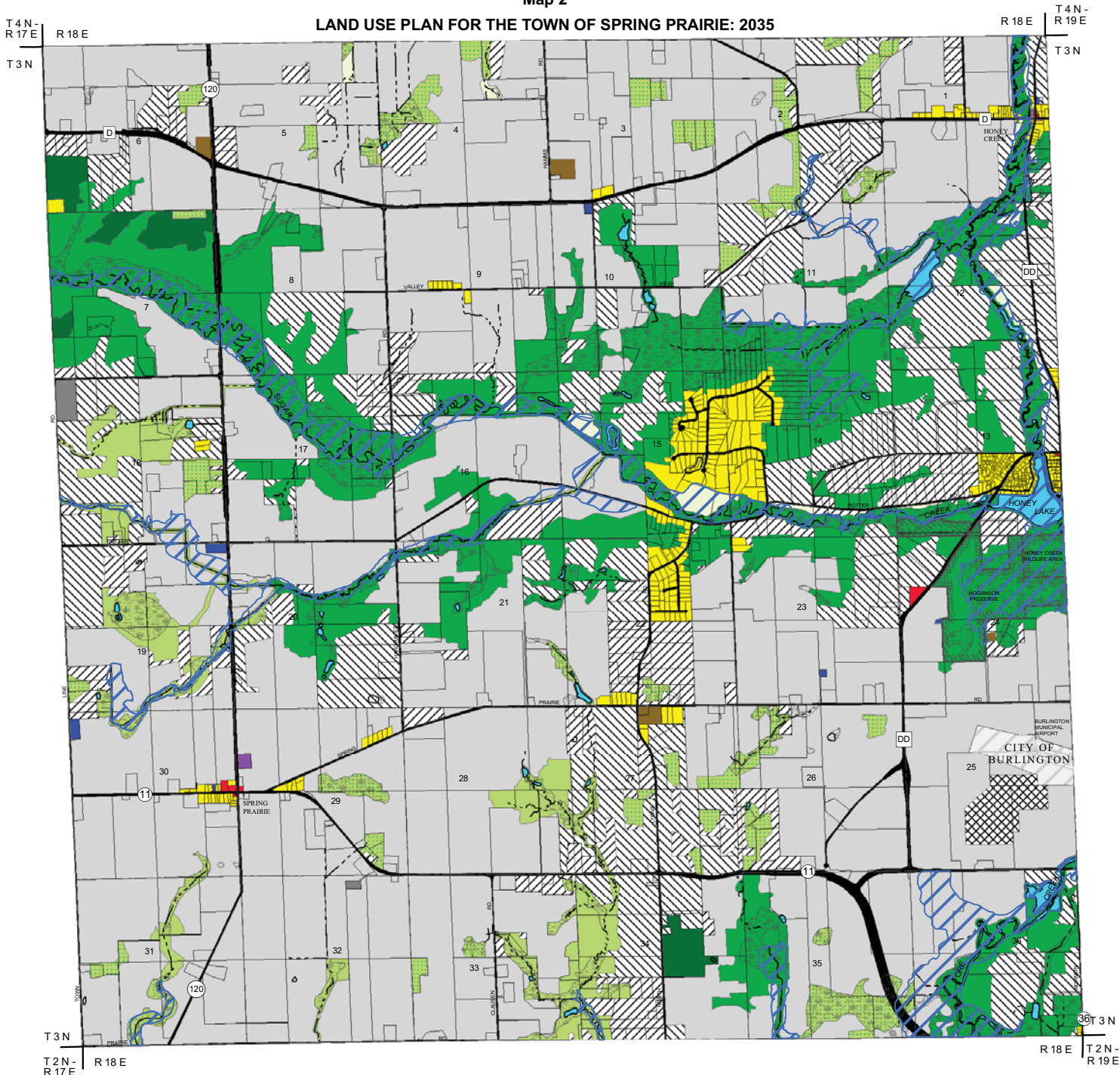
The Town is interested in entering into boundary agreements with the City of Burlington, the Village of East Troy, and the Village of Rochester which would be mutually beneficial to each party, and will preserve the rural nature of the Town.



















Agricultural, Natural, and Historical Resources:

The Town wishes to maintain its rural character, with farmers able to continue to farm, and with limited growth in residential structures. It also wishes to maintain its natural and historical resources.

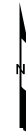
Appendix A-9
Map 2

LAND USE PLAN FOR THE TOWN OF SPRING PRAIRIE: 2035



- | | |
|---|---|
|  URBAN DENSITY RESIDENTIAL
(LESS THAN 5.0 ACRES PER DWELLING) |  PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES) |
|  COMMERCIAL |  OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (5 TO 19 ACRES PER DWELLING) |
|  INDUSTRIAL |  OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (20 TO 34 ACRES PER DWELLING) |
|  GOVERNMENTAL AND INSTITUTIONAL |  PRIMARY ENVIRONMENTAL CORRIDOR |
|  RECREATIONAL |  SECONDARY ENVIRONMENTAL CORRIDOR |
|  AGRICULTURAL RELATED MANUFACTURING,
WAREHOUSING, AND MARKETING |  ISOLATED NATURAL RESOURCE AREA |
|  TRANSPORTATION, COMMUNICATION, AND UTILITIES |  OTHER OPEN LAND TO BE PRESERVED |
|  STREETS AND HIGHWAYS |  SURFACE WATER |
|  EXTRACTIVE |  2008 PRELIMINARY FEMA FLOODPLAIN |

ADOPTED: 9/10/2009



0 0.2 0.4 0.8 Miles

Source: Town of Spring Prairie, Walworth County, and SEWRPC.

Appendix A-9

Table 1

PLANNED LAND USE IN THE TOWN OF SPRING PRAIRIE: 2035

Land Use Category	Acres	Percent of Total
Urban		
Urban Density Residential (less than 5.0 acres per dwelling)	472	2.1
Commercial	9	- ^b
Industrial	21	0.1
Governmental and Institutional	14	0.1
Transportation, Communication, Utilities ^a	621	2.7
Recreational	175	0.8
Urban Subtotal	1,312	5.8
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres)	12,233	53.3
Other Agricultural, Rural Residential, and Other Open Land:		
5 to 19 acres per dwelling	1,279	5.6
20 to 34 acres per dwelling	2,619	11.4
Agricultural Related Manufacturing, Warehousing, and Marketing	28	0.1
Extractive	91	0.4
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	3,817	16.6
Secondary Environmental Corridor	700	3.1
Isolated Natural Resource Area	593	2.6
Other Open Land to be Preserved	84	0.4
Surface Water	171	0.7
Nonurban Subtotal	21,615	94.2
County Total	22,927	100.0

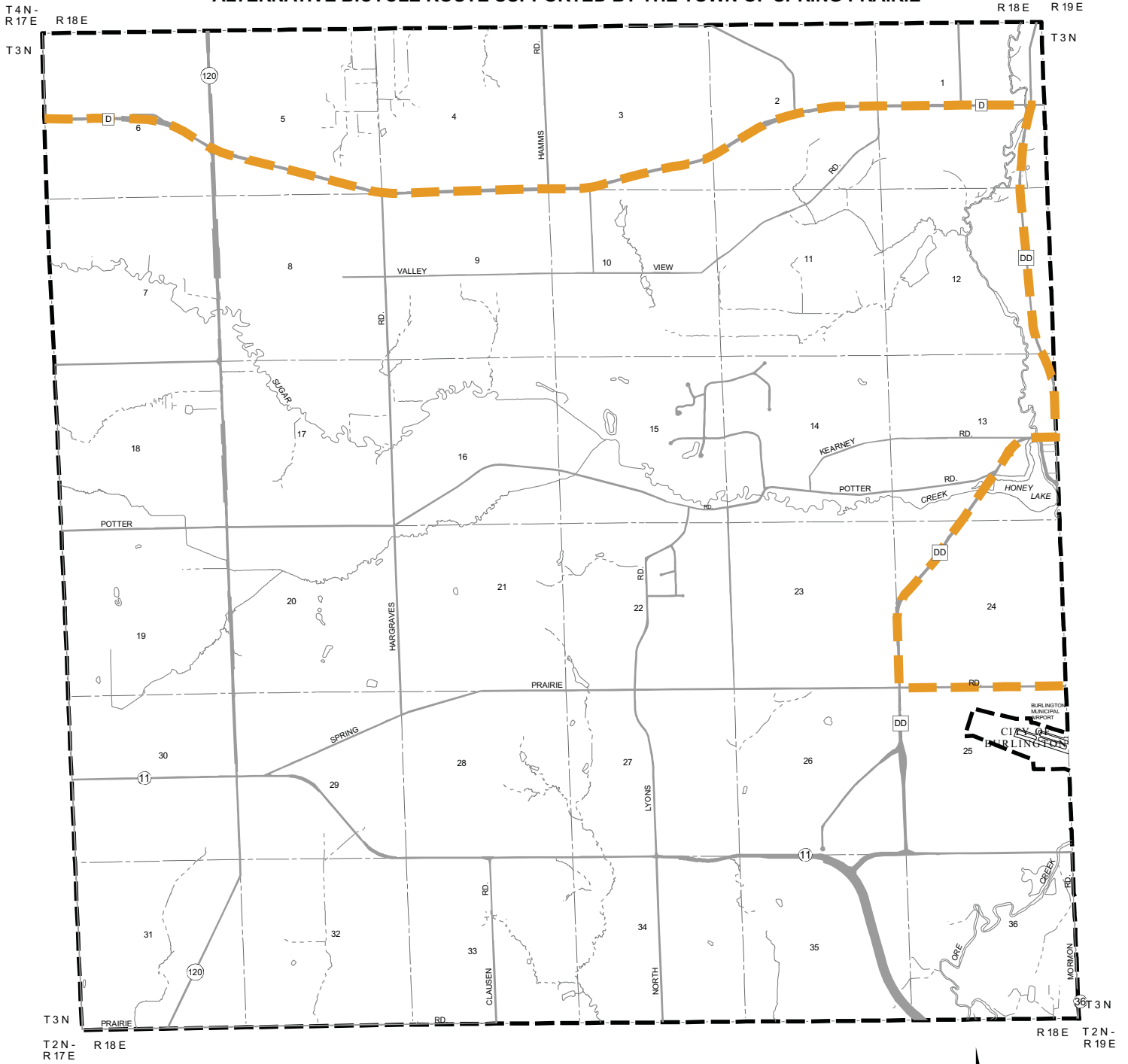
^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Town of Spring Prairie, Walworth County, and SEWRPC.

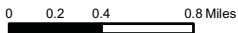
Appendix A-9
Map 3

ALTERNATIVE BICYCLE ROUTE SUPPORTED BY THE TOWN OF SPRING PRAIRIE



— BICYCLE ROUTE SUPPORTED BY THE TOWN OF SPRING PRAIRIE.
THE TOWN OPPOSES THE OFF-ROAD BICYCLE ROUTE SHOWN
ON MAP XII-3 IN CHAPTER XII.

Source: Town of Spring Prairie and SEWRPC.



Ordinance No. 2009-02

**ORDINANCE ADOPTING THE COMPREHENSIVE PLAN
FOR THE TOWN OF SPRING PRAIRIE,
WALWORTH COUNTY, WISCONSIN**

The Town Board of the Town of Spring Prairie, Walworth County, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Spring Prairie is authorized to prepare and adopt a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Spring Prairie, Walworth County, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Spring Prairie and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," and information specific to the Town as set forth throughout the report.

SECTION 4. The plan commission of the Town of Spring Prairie, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board 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 Spring Prairie, Walworth County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," pursuant to Section 66.1001(4)(C) of the Wisconsin Statutes as the Town of Spring Prairie Comprehensive Plan as modified in "Attachment A" which states "The Town of Spring Prairie land use plan map is modified to redesignate land in tax. Key parcel OA231800001 from "other open land to be preserved" to "other agricultural, rural residential, and other open land (5 to 19 acres per dwelling)."

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 10th day of September, 2009.

Ayes 3 Nays 0 Absent 0



Jill C. Simons, Chairman
Town of Spring Prairie

ATTEST:



Debra A. Collins, Clerk-Treasurer
Town of Spring Prairie

ATTACHMENT A

The Town of Spring Prairie land use plan map is modified to redesignate land in tax key parcel OA231800001 from “other open land to be preserved” to “other agricultural, rural residential, and other open land (5 to 19 acres per dwelling).”

146883

**TOWN OF SPRING PRAIRIE PLAN COMMISSION
A RESOLUTION ADOPTING A COMPREHENSIVE PLAN**

WHEREAS, the Town of Spring Prairie, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Spring Prairie and for Walworth County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth 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 throughout 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 December 29, 2006, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

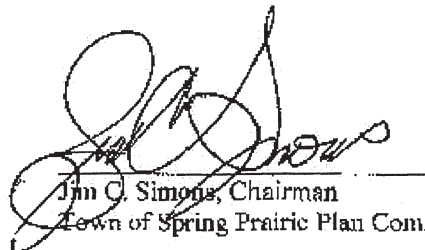
WHEREAS, the Town has duly noticed a Public Hearing on the comprehensive plan and the Town Board held a Public Hearing following procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

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 Spring Prairie hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" as the Town comprehensive plan as modified by "Attachment A" which states "The Town of Spring Prairie land use plan map is modified to redesignate land in tax key OA231800001 from "other open land to be preserved" to "other agricultural, rural residential, and other open land (5 to 19 acres per dwelling)."

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the comprehensive plan.

Adopted this 10th day of September, 2009.

Ayes 4 Nays 0 Absent 2


Jim C. Simons, Chairman
Town of Spring Prairie Plan Commission

ATTEST:


Eloise Simons, Secretary
Town of Spring Prairie Plan Commission

ATTACHMENT A

The Town of Spring Prairie land use plan map is modified to redesignate land in tax key parcel OA231800001 from “other open land to be preserved” to “other agricultural, rural residential, and other open land (5 to 19 acres per dwelling).”

146883

**Minutes of the Joint Meeting of the
Town of Spring Prairie Plan Commission and Town Board
Thursday, September 10, 2009
7:00 p.m.
Spring Prairie Town Hall
Burlington, Wisconsin**

The meeting was called to order at 7:00 p.m. by Chairman Jim Simons. A Public Hearing was held to explain the Smart Growth (“A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035”) Plan. Roll call was taken. Present were Plan Commission members Jim Dowling, Paul Miller, Scott Wilson, Lis Friemoth and Secretary Eloise Simons. Absent were John Lutz and Bob Wetzel. Town Board members present were Beverly Gamache, Robert McIndoe, Chairman Simons, and Clerk-Treasurer Debbie Collins. Also present were two representatives of SEWRPC, Neal Frauenfelder, Walworth County Senior Planner, and 20 members of the community.

Chairman Simons gave a brief history of the planning process. There were no questions from the floor. Secretary Simons read the Plan Commission Resolution (see attached). A motion was made by Miller, seconded by Wilson to approve the resolution. Discussion followed.

Bill Stauber of SEWRPC introduced an amendment to the resolution to correct an error in the town zoning map. The Robers property, tax key OA231800001 (Potters Road) was misidentified on the approved map. A modification to the map will be made to correct the error before the final plan is adopted by Walworth County. The Clerk-Treasurer made the change to the resolution and the corrected resolution was presented for approval.

Frauenfelder asked if the town would allow rezones to the town plan during the waiting period. Chairman Simons stated that the town would allow rezones consistent with the plan. He further stated that the plan doesn’t preclude legal divisions of present zoning. The motion was approved on a roll call vote: Dowling, aye; Miller, aye; Wilson, aye; Friemoth, aye with reservations. 4 aye, 0 nay, 2 absent.

The Plan Commission meeting was adjourned and the Town Board meeting opened. Roll call was taken by the Clerk as stated above. A motion was made by McIndoe, seconded by Gamache to approve Ordinance 2009-02, An Ordinance Adopting the Comprehensive Plan for the Town of Spring Prairie, Walworth County, Wisconsin. There was no discussion on the motion. The motion was approved on a roll call vote; Gamache, aye; McIndoe, aye; Simons, aye. 3 ayes, 0 nays, 0 absent.

McIndoe moved to adjourn the meeting. Gamache seconded the motion. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Debbie Collins
Clerk-Treasurer

Appendix A-10

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF SUGAR CREEK

INVENTORY FINDINGS

Population and Households

- The population of the Town of Sugar Creek was 1,811 persons in 1970, 2,599 persons in 1980, 2,661 persons in 1990, 3,331 persons in 2000, and 3,774 persons in 2006 (see Table II-1 in Chapter II). The population increased by 84 percent between 1970 and 2000, compared to 45 percent for the County. Between 2000 and 2006, the Town population increased by 13 percent.
- The median age of the Town population in 2000 was 37.6 years, compared to 35.1 years for Walworth County (see Table II-2 in Chapter II).
- Approximately 97 percent of the Town population identified their race as White (and no other race) in the 2000 census. The balance (3 percent) specified African American, American Indian or Alaska Native, Asian, some other race, or more than one race. About 3 percent of the population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- As reported in the 2000 census, about 87 percent of the Town population age 25 years and over had attained a high school or greater education, compared to 84 percent for the County. About 19 percent of the Town population in this age group had a bachelor's or greater degree, compared to 22 percent for Walworth County (see Table II-5 in Chapter II).
- The number of households in the Town was 534 in 1970, 831 in 1980, 895 in 1990, 1,197 in 2000, and 1,427 in 2006. The relative increase in households (167 percent) between 1970 and 2006 exceeded the relative increase in population (108 percent). The average household size in the Town decreased from 3.39 persons in 1970 to 2.90 persons in 1990, and stood at 2.77 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 739 in 1970, 1,011 in 1980, 1,060 in 1990, 1,347 in 2000, and 1,606 in 2006 (see Table II-8 in Chapter II).

- Of the total of 1,347 existing housing units in 2000, 1,197 units (89 percent) were occupied and 150 units (11 percent) were vacant. About 83 percent of the vacant units were used for seasonal, recreational, or occasional use. Of the occupied units, 1,074 units (90 percent) were owner-occupied and 123 units (10 percent) were renter-occupied (see Tables II-9 and II-10 in Chapter II).
- Single-family detached housing units comprised 92 percent of all housing units in the Town in 2000. Single-family attached housing units and other housing units in structures of two or more units comprised less than 3 percent, and mobile homes comprised about 6 percent (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 20 percent was constructed prior to 1940; 46 percent was constructed between 1940 and 1979; and 34 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$132,000 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$578 in 2000, compared to \$588 countywide (see Table II-13 and II-14 in Chapter II).

Economic Base

- There were about 660 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily unemployed—stood at 1,777 persons in 2000. About 71 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- Approximately 29 percent of the Town's labor force was employed in management and professional occupations; 21 percent in production, transportation, and material moving occupations; 19 percent in sales and office occupations; 16 percent in service occupations; 12 percent in construction, extraction, and maintenance occupations; and 3 percent in farming, fishing, and forestry occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$51,200 in 2000, somewhat higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$360.1 million in 2006. The per capita equalized value of property was \$95,400, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 16,638 acres, or 77 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class II soils, with a concentrated area of Class III soils, and scattered areas of Class I and other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 501 acres, or 2 percent of the Town, in 2000; wetlands comprised 1,142 acres, or 5 percent; and woodlands comprised 938 acres, or 4 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses five natural areas identified by the Regional Planning Commission (see Tables III-13 and Map III-14 in Chapter III).
- Primary environmental corridors encompassed 1,366 acres, or 6 percent of the Town, in 2000; secondary environmental corridors encompassed 602 acres, or 3 percent; and isolated natural resource areas encompassed 588 acres, or 3 percent (see Table III-16 and Map III-16 in Chapter III).

- Most of the Town is covered with glacial outwash deposits and glacial till, with other areas covered with organic material. Glacial outwash deposits have the highest potential for sand and gravel (see Map III-7 in Chapter III).
- There is one state park and open space site in the Town, which is the Turtle Valley Wildlife Area (see Table III-18 and Map III-17 in Chapter III). There are no County park sites in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

Land Use and Transportation

- In 2000, urban land uses encompassed 1,897 acres, or 9 percent of the Town of Sugar Creek. This includes 991 acres of residential land; 16 acres of commercial land; 17 acres of industrial land; 38 acres of governmental-institutional land; 64 acres of recreational land (includes only those lands in intensive recreational use); 660 acres of transportation, communication, and utility land, much of which consists of street right-of-ways; and 111 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 in this appendix).
- Non-urban land encompassed 19,743 acres, or 91 percent of the Town, in 2000. As noted above, agricultural lands encompassed 16,638 acres, or 77 percent of the Town. Wetlands, woodlands, and surface water together encompassed 2,581 acres, or 12 percent. Extractive and landfill areas encompassed 74 acres, or less than 1 percent, while other non-urban lands encompassed 450 acres, or 2 percent.
- Existing State trunk highways in the Town include USH 12-STH 67 and existing County trunk highways include CTH A, CTH ES, CTH H, CTH O, and CTH P (see Map IV-4 in Chapter IV).

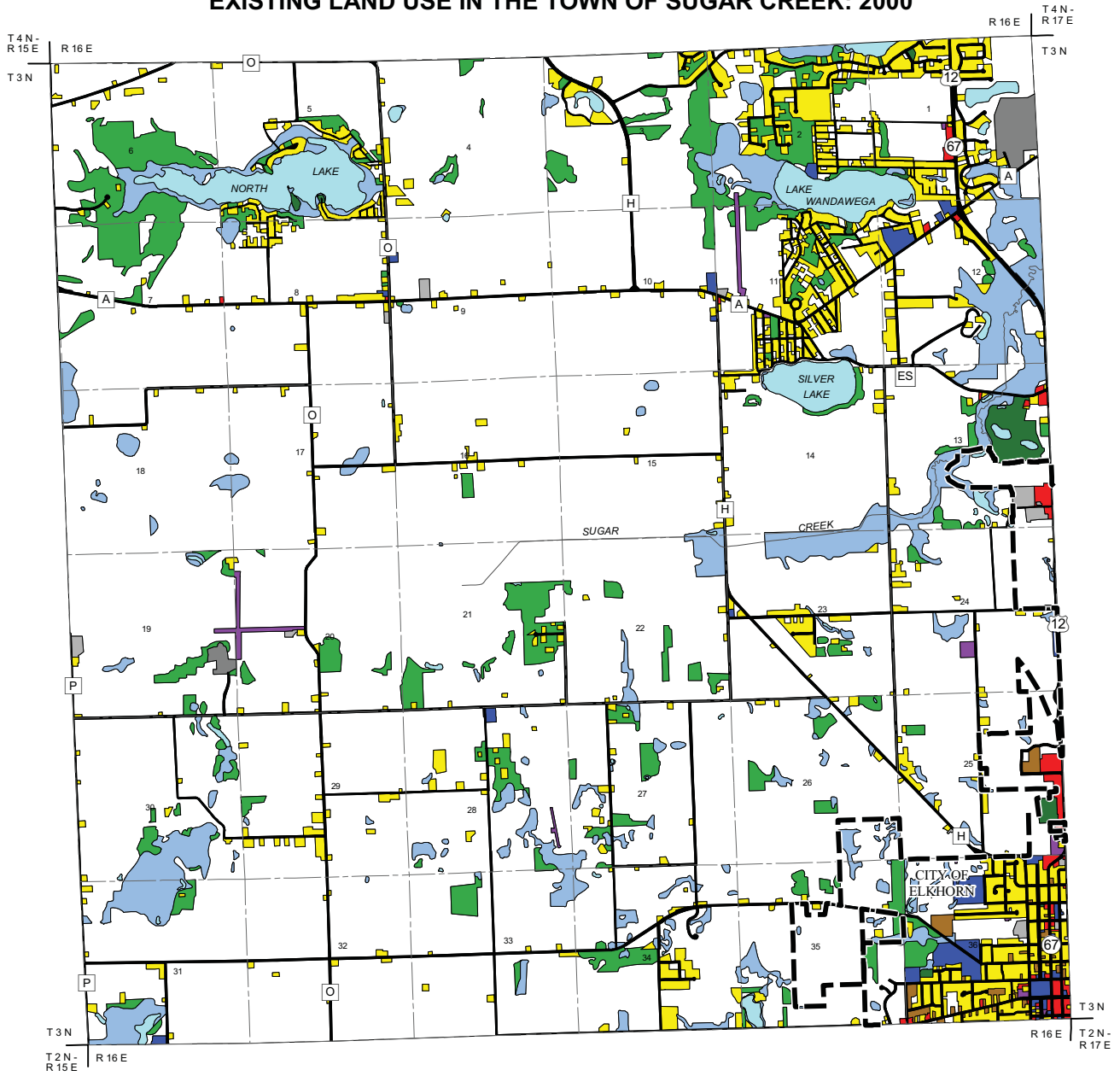
Utilities and Community Facilities














- Most residential and other urban development in the Town relies on private sewage disposal and water supply systems. There is no sanitary sewer service in the Town, but the planned sanitary sewer service area for the City of Elkhorn extends into the Town. There are no public community water supply systems. The Shore Woods Subdivision, Vintage on the Ponds, and the Willow Run RV Condo Association are all served by private community water supply systems (see Maps V-1 and V-2 in Chapter V).
- The Town receives fire protection service and emergency medical service from the Elkhorn Area Fire Department, with its station in the City of Elkhorn (see Maps V-9 and V-10 in Chapter V). Advanced life support emergency medical service is also available through the Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Services, Inc. The Town relies on the County Sheriff's Department for police protection services.
- Most of the Town is located in one of two K-12 school districts: the Elkhorn Area School District and the Delavan-Darien School District. A small area in the northwestern portion of the Town is located in the Whitewater School District, a K-12 district (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public libraries in the County are in the Cities of Elkhorn and Delavan.
- The Town contracts with a private hauler for the pickup of solid waste and recyclables.

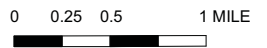
Appendix A-10

Map 1

EXISTING LAND USE IN THE TOWN OF SUGAR CREEK: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | SURFACE WATER |
|  | RECREATIONAL | | |



Source: SEWRPC.

- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Existing Local Plans and Land Use Regulation

- The Town had a community plan in place prior to the start of the Smart Growth planning effort. That plan is documented in a report entitled, *A Land Use Plan for the Town of Sugar Creek: 2010*, prepared with the assistance of the Regional Planning Commission.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations).
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 3,331 in 2000 to 5,200 in 2035, an increase of 1,869 persons (56 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 1,197 in 2000 to 2,000 in 2035, an increase of 803 households (67 percent).
- The number of jobs in the Town would increase from 660 in 2000 to 760 in 2035, an increase of 100 jobs (15 percent).

LAND USE ELEMENT

The land use plan for the Town of Sugar Creek for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of Sugar Creek supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- The Town land use plan breaks out the urban density range shown on the countywide land use plan map (less than 5.0 acres per dwelling) into three density ranges: suburban density—1.5 to 4.9 acres per dwelling; low density—19,000 square feet to 1.4 acres per dwelling; and medium density—6,200 square feet to 18,999 square feet per dwelling.
- Future residential development in the planned urban areas and at rural densities in upland environmental corridors and in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—803 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

- The land use plan map (Map 2 of this appendix) identifies an area in the south half of Section 25 as “potential additions to the city.” The Town would not object to annexation of that area by the City of Elkhorn. The Town recommends residential development for that area, at a density to be determined by the City, and recognizes that, if that area were annexed to the City, it would be provided with City sewer and water utilities.
- The land use plan map identifies two urban reserve areas indicating that the areas may be developed at some time during the planning period. The urban reserve area in Section 1 would likely be developed for residential use, although a specific residential density has not been identified. The urban reserve area near the intersection of CTH O and CTH A may also be developed during the planning period, although specific uses have not been identified.
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of Sugar Creek:

Community Facilities:

The Town envisions new or expanded facilities—locating a Town hall, branch fire station, compost facility, and public works garage on one site. The preferred location is Tibbets, adjacent to the current Town hall, but other locations would be considered.

The Town envisions a recreational trail linking residential areas on the east side of Lake Wandawega. The location of the proposed trail as shown on the plan map (Map 2 of the appendix) is intended to represent a general location.

The Town also envisions a new park, which would likely be located in an area east of Evergreen Lane, between Wisconsin Drive and Kenosha Drive.

Public Utilities:

The Town recognizes the potential for the provision of sewer and water utility service in the northeastern area of the Town. A potential utility district for that area is shown on the Town land use plan map. The potential utility district includes the developed areas around Silver, Wandawega, and Mill Lakes and other existing development in the vicinity, as well as other lands in that vicinity which are designated for future urban development in the Town land use plan. Wastewater from the area would likely be conveyed to the WalCoMet wastewater treatment facility.²

²A sewerage facilities plan completed for WalCoMet in 2006 was developed to accommodate the provision of sanitary sewer service to portions of the Towns of Sugar Creek, LaFayette, and Linn, should the need arise.

As noted above, the Town envisions that, if the area in Section 25 identified as “potential additions to the city” is annexed by the City of Elkhorn, it would be provided with City sewer and water utilities.

Transportation:

The Town opposes certain aspects of the highway element of the regional transportation system plan (see Map XII-2 in Chapter XII). Specifically, the Town:

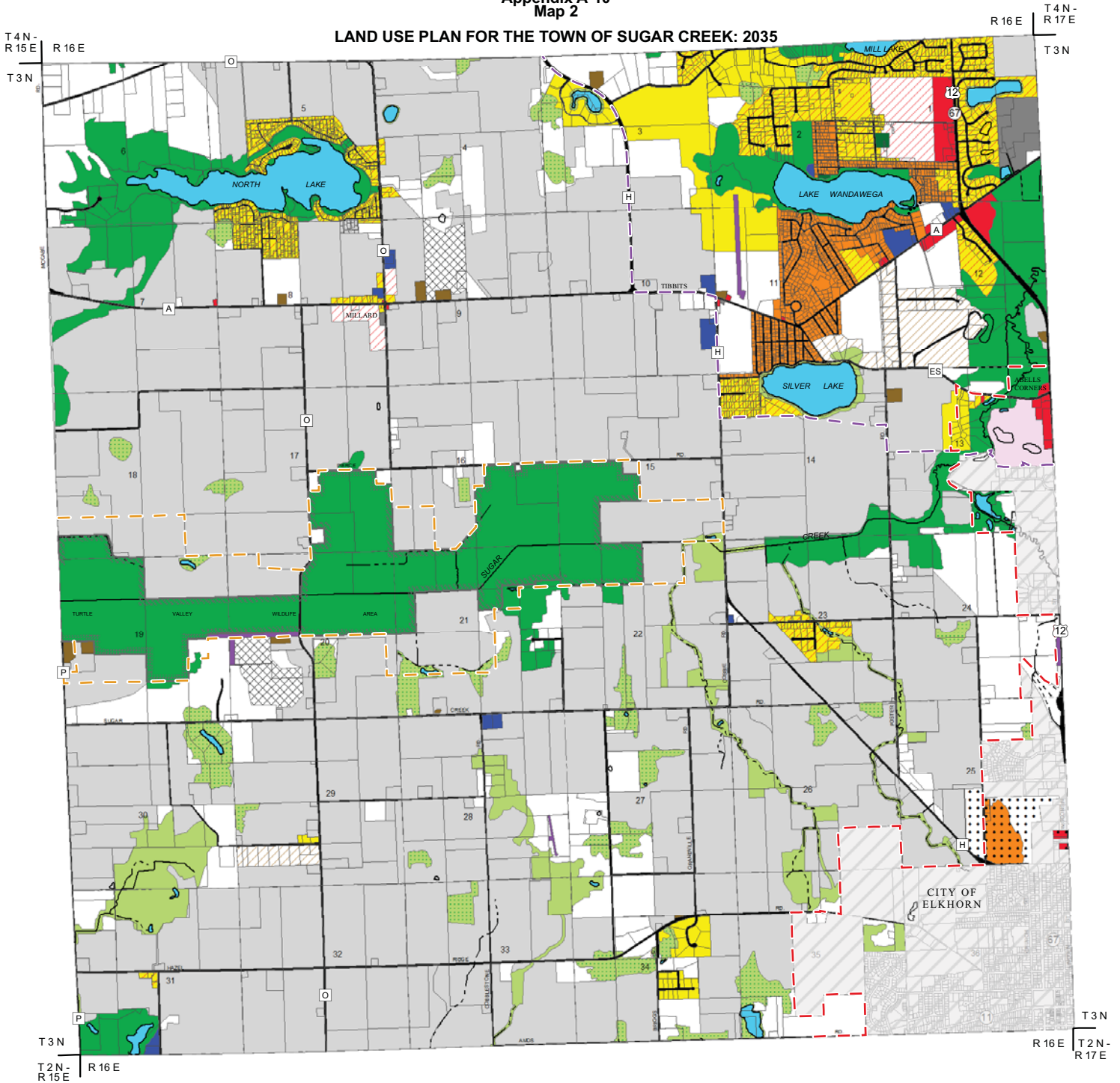
- Opposes the proposed transfer to County jurisdiction of portions of Briggs Road, Hazel Ridge Road, Granville Road, Sugar Creek Road, and Cobble Road between STH 11 and CTH H. The Town recommends that these roads remain under local jurisdiction.
- Opposes the proposed transfer to local jurisdiction of CTH O within the Town of Sugar Creek. The Town recommends that CTH O remain under County jurisdiction.
- Opposes the proposed extension of the USH 12 freeway through the Town.

Intergovernmental Cooperation:

The Town would like to enter a boundary agreement with the City of Elkhorn that is mutually beneficial to the Town and the City.

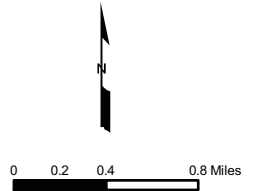
Appendix A-10
Map 2

LAND USE PLAN FOR THE TOWN OF SUGAR CREEK: 2035



- RURAL DENSITY RESIDENTIAL (AT LEAST 5.0 ACRES PER DWELLING)
- SUBURBAN DENSITY RESIDENTIAL (1.5 TO 4.9 ACRES PER DWELLING)
- LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.4 ACRES PER DWELLING)
- MEDIUM DENSITY RESIDENTIAL (6,200 TO 18,999 SQUARE FEET PER DWELLING)
- COMMERCIAL
- COMMERCIAL/RECREATIONAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING
- URBAN RESERVE
- STREETS AND HIGHWAYS
- EXTRACTIVE
- PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 34 ACRES PER DWELLING)
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- POTENTIAL TOWN UTILITY DISTRICT
- POTENTIAL ADDITIONS TO CITY
- RECREATIONAL TRAIL (general location)
- ADOPTED SEWER SERVICE AREA (City of Elkhorn)
- WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT AREA

ADOPTED: 9/22/2009



Source: Town of Sugar Creek, Walworth County, and SEWRPC.

Appendix A-10

Table 1

PLANNED LAND USE IN THE TOWN OF SUGAR CREEK: 2035

Land Use Category	Acres	Percent of Total
Urban		
Suburban Density Residential:		
1.5 to 4.9 acres per dwelling	444	2.1
Low Density Residential:		
19,000 square feet to 1.4 acres per dwelling	741	3.4
Medium Density Residential:		
6,200 to 18,999 square feet per dwelling	364	1.7
Commercial.....	96	0.4
Industrial	63	0.3
Governmental and Institutional	59	0.3
Transportation, Communication, Utilities ^a	683	3.2
Recreational.....	6	- ^b
Commercial/Recreational.....	74	0.3
Urban Reserve.....	139	0.6
Urban Subtotal	2,669	12.3
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres).....	12,159	56.2
Other Agricultural, Rural Residential, and Other Open Land (5 to 34 acres per dwelling).....	2,352	10.9
Rural Density Residential (at least 5.0 acres per dwelling).....	230	1.1
Agricultural Related Manufacturing, Warehousing, and Marketing	37	0.2
Extractive	138	0.6
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	2,497	11.5
Secondary Environmental Corridor	586	2.7
Isolated Natural Resource Area	497	2.3
Surface Water	475	2.2
Nonurban Subtotal	18,971	87.7
County Total	21,640	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Town of Sugar Creek, Walworth County, and SEWRPC.

Ordinance No. 2009-01
ORDINANCE ADOPTING THE COMPREHENSIVE PLAN
FOR THE TOWN OF SUGAR CREEK

The Town Board of the Town of Sugar Creek, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Sugar Creek 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 Sugar Creek, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Sugar Creek and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," and information specific to the Town is set forth throughout the report.


SECTION 4. The Plan Commission of the Town of Sugar Creek, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," amended as indicated on Attachment A, and containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board 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 Sugar Creek, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," amended as indicated in Attachment A, pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Sugar Creek 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 22nd day of September, 2009
Ayes 3 Noes 0 Absent 0



David Duwe, Town Chairman

Attest: 

Diane Boyd, Town Clerk

Published/Posted: Oct. 1, 2009

**TOWN OF SUGAR CREEK
ATTACHMENT A**

The plan is revised as follows: The first sentence on the second page of Table XII-1 pertaining to the Town of Sugar Creek is deleted. The revised text reads: “The Town opposes the extension of the USH 12 freeway through the Town,

**TOWN OF SUGAR CREEK PLAN COMMISSION
A RESOLUTION ADOPTING A COMPREHENSIVE PLAN**

WHEREAS, the Town of Sugar Creek, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Sugar Creek and for Walworth County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth 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 throughout 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 January 15, 2007, and the Town has conducted meeting and other public participation activities during the course of development of the comprehensive plan; and

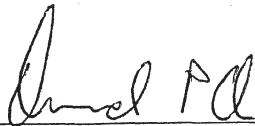
WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 62.23(3)(b) and 66.1001(4)(b) of the Wisconsin Statutes, the Plan Commission of the Town of Sugar Creek hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035", amended as indicated in Attachment A, as the Town comprehensive plan.

BE IT FURTHER RESOLVED, that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

ADOPTED this 22nd day of September, 2009.

Ayes 5 Noes 0 Absent 2



David Duwe, Chairperson
Town of Sugar Creek Plan Commission

Attest:



Dorothy Bever, Secretary
Town of Sugar Creek Plan Commission

**TOWN OF SUGAR CREEK
ATTACHMENT A**

The plan is revised as follows: The first sentence on the second page of Table XII-1 pertaining to the Town of Sugar Creek is deleted. The revised text reads: “The Town opposes the extension of the USH 12 freeway through the Town.

09-22-09

Special Joint Town Board and Plan Commission Meeting

At 6:00 p.m. to 7:00 p.m., September 22, 2009, an open house was hosted by the Sugar Creek Town Board and the Sugar Creek Plan Commission. The purpose of the open house was to provide an opportunity for the public to view plans and ask questions on the Comprehensive Plan.

At 7:00 p.m., September 22, 2009, the Public Hearing of the Special Joint Meeting of the Sugar Creek Town Board and Sugar Creek Plan Commission, on the Comprehensive Plan, was called to order by Chairman, David Duwe.

There were 5 visitors present.

Roll call was taken as follows: Plan Commission Present - Dorothy Bever, Loren Waite, Carl Rieken, Dale Wuttke and David Duwe, Absent - Ronald Hagen and Christopher Collins. Town Board Present - Clerk-Diane Boyd, Chairman-David Duwe, Supervisor I - Dale Wuttke and Supervisor II - David Clarbourn, Absent - Treas.-Loveless. There was a quorum of both the Town Board and Plan Commission.

All open meeting laws have been complied with for this meeting.

Loren Waite made a motion to approve the agenda for this meeting; David Duwe seconded; motion carried unanimously.

Presentation of the Comprehensive Plan. Neal Frauenfelder-Walworth County, Bill Stauber-SEWRPC, Nancy Russell-Walworth County Board Chairperson and Loren Waite-Town Representative for the Comprehensive Plan, explained the process, maps and procedures for changes/amendments to the plan. The County Public Hearing will be Oct. 22, 2009 and on Nov. 10, 2009 it will go before the County Board for approval.

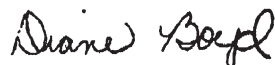
Public Comment. Robert Arnold questioned the highway 12 extension. He still feels that it will never happen because traffic count are too low. The Plan Commission and the Town Board found a discrepancy in the wording of the highway 12 extension. The discrepancy is in the first sentence on the second page of Table XII-1 pertaining to the Town of Sugar Creek is deleted and revised to read, "The Town opposes the extension of the USH 12 freeway through the Town. Gwen Cole questioned if it was a good plan and if there were any draw backs to the plan.

Town of Sugar Creek Plan Commission A Resolution Adopting A Comprehensive Plan. David Duwe read the resolution with the Attachment A. Loren Waite made a motion to approve the above stated resolution with Attachment A as printed; Dale Wuttke seconded. Roll call vote was taken as follows: David Duwe-yes, Dorothy Bever-yes, Loren Waite-yes, Carl Rieken-yes, Dale Wuttke-yes, No - 0, Absent - 2. Motion carried unanimously.

Ordinance Adopting The Comprehensive Plan For The Town Of Sugar Creek. David Duwe read the Ordinance with the Attachment A. Dale Wuttke made a motion to approve the above stated Ordinance with Attachment A as printed; David Clarbourn seconded. Roll call vote was taken as follows: David Duwe-yes, Dale Wuttke-yes, David Clarbourn-yes. No - 0. Motion carried unanimously.

Dale Wuttke made a motion to adjourn the meeting; David Clarbourn seconded.

Meeting Adjourned
Respectfully Submitted



Diane Boyd, Town Clerk

Appendix A-11

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF TROY

INVENTORY FINDINGS

Population and Households

- The population of the Town of Troy was 1,265 persons in 1970, 1,794 persons in 1980, 2,051 persons in 1990, 2,328 persons in 2000, and 2,409 persons in 2006 (see Table II-1 in Chapter II). There was an overall 84 percent increase in population between 1970 and 2000. Between 2000 and 2006, the Town population increased by 4 percent.
- The median age of the Town population was 39.3 years, compared to 35.1 for Walworth County (see Table II-2 in Chapter II).
- Approximately 99 percent of the Town population identified their race as White (and no other race) in the 2000 census, and the balance (1 percent) specified African American, American Indian and Alaska Native, Asian, some other race, or more than one race. About 2 percent of the Town population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- As reported in the 2000 census, about 88 percent of the Town population age 25 years and over had attained a high school or greater education, compared to 84 percent for the County. About 20 percent of the Town population in this age group had a bachelor's or greater degree, compared to 22 percent for Walworth County (see Table II-5 in Chapter II).
- The number of households in the Town was 378 in 1970, 576 in 1980, 678 in 1990, 837 in 2000, and 902 in 2006. The relative increase in households (139 percent) between 1970 and 2006 exceeded the relative increase in population (90 percent). The average household size in the Town decreased from 3.33 persons in 1970 to 3.01 persons in 1990, and stood at 2.75 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 501 in 1970, 703 in 1980, 780 in 1990, 904 in 2000, and 974 in 2006 (see Table II-8 in Chapter II).

- Of the total 904 existing housing units in 2000, 837 units (93 percent) were occupied and 67 units (7 percent) were vacant. Approximately 79 percent of the vacant units were for seasonal, recreational, or occasional use. Of the occupied housing units, 747 units (89 percent) were owner-occupied and 90 units (11 percent) were renter occupied (see Tables II-9 and II-10 in Chapter II).
- Single-family detached housing units comprised 86 percent of all housing units in the Town in 2000. Single-family attached housing units and other housing units in structures of two or more units comprised about 3 percent, and mobile homes comprised about 11 percent (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 23 percent was constructed prior to 1940; 40 percent was constructed between 1940 and 1979; and 37 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$165,300 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$513 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were about 390 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by residents as well as persons living outside of the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily employed—stood at 1,287 in 2000. About 71 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- About 26 percent of the Town's labor force was employed in management and professional occupations; 25 percent in production, transportation, and material moving occupations; 23 percent in sales and office occupations; 12 percent in construction, extraction, and maintenance occupations; 11 percent in service occupations; and 3 percent in farming, fishing, and forestry occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$57,600 in 2000, which was higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$251.1 million in 2006. The per capita equalized value of property was \$104,200, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 14,860 acres, or 65 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class II soils, with concentrated areas of Class III soils, and scattered areas of Class I and other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 475 acres, or 2 percent of the Town, in 2000; wetlands comprised 2,474 acres, or 11 percent; woodlands comprised 2,364 acres, or 10 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses 10 natural areas and three critical species habitat sites identified by the Regional Planning Commission (see Tables III-13 and III-14 and Maps III-14 and III-15 in Chapter III).
- Primary environmental corridors encompassed 4,743 acres, or 21 percent of the Town, in 2000; secondary environmental corridors encompassed 464 acres, or 2 percent; and isolated natural resource areas encompassed 673 acres, or 3 percent (see Table III-16 and Map III-16 in Chapter III).

- Most of the Town is covered by glacial outwash deposits, with other areas covered by till and organic material. Glacial outwash deposits have the highest potential for sand and gravel (see Map III-7 in Chapter III).
- State park and open space sites in the Town include three extensive wildlife habitat areas and the Lulu Lake State Natural Area (see Table III-18 and Map III-17 in Chapter III). There are no County park sites in the Town. Local park and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

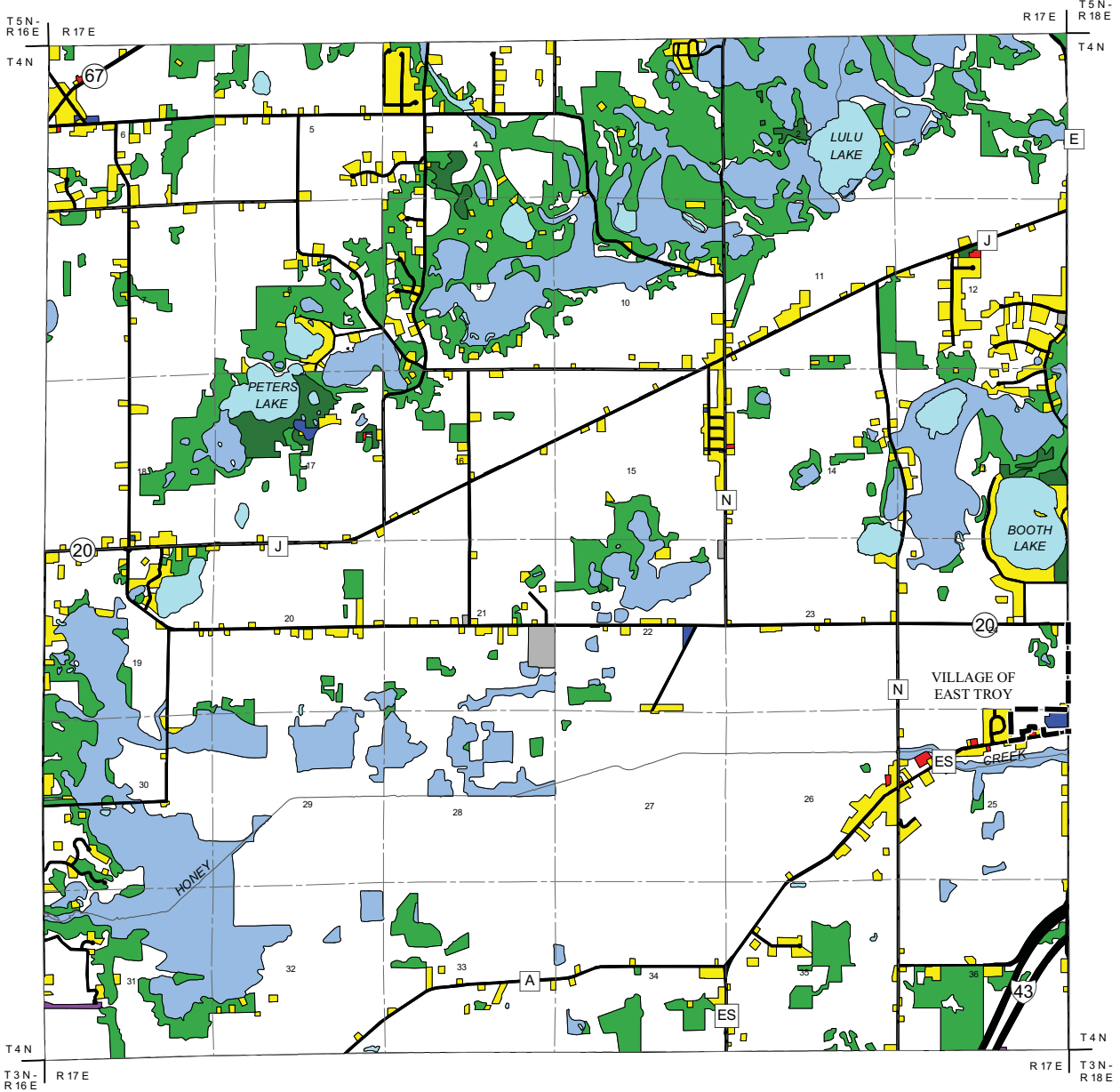
Land Use and Transportation













- In 2000, urban land uses encompassed 1,620 acres, or 7 percent of the Town of Troy. This includes 915 acres of residential land; 12 acres of commercial land; 30 acres of industrial land; 135 acres of recreational land (includes only those lands in intensive recreational use); 505 acres of transportation, communication, and utility land, much of which consists of street right-of-ways; and 10 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land uses encompassed 21,107 acres, or 93 percent of the Town, in 2000. As noted above, agricultural lands encompassed 14,860 acres, or 65 percent of the Town. Wetlands, woodlands, and surface water together encompassed 5,313 acres, or 23 percent. Other non-urban areas encompassed 934 acres, or 4 percent.
- Existing State trunk highways in the Town include STH 67 (less than one mile), STH 20, and IH 43 (less than one mile). Existing County trunk highways include CTH A, CTH E, CTH ES, CTH J, and CTH N (see Map IV-4 in Chapter IV).

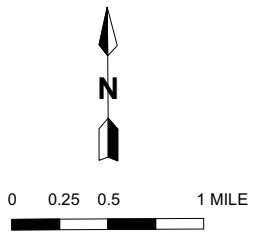
Utilities and Community Facilities

- Most residential and other urban development in the Town relies on private sewage disposal and water supply systems. There is no sanitary sewer service in the Town; however, the planned sewer service area of East Troy extends west into the Town. Public water supply service in the Town is provided by the Troy Sanitary District No. 1 in Troy Center. Troy Terrace Mobile Home Park is served by a private community water supply system (see Maps V-1 and V-2 in Chapter V).
- The Town receives fire protection service from the Troy Center Fire Department, with its station in Troy Center. The Town receives emergency medical services from East Troy Area Emergency Services (see Maps V-9 and V-10 in Chapter V). In addition, advanced life support emergency medical service is available through Medix Ambulance Services, Inc., Paratech Ambulance Services, Inc., and Delavan Rescue Squad, Inc. The Town relies on the County Sheriff's Department for police protection services.
- Most of the Town is located in the East Troy Community School District (K-12). The southwestern area of the Town is located in the Elkhorn Area School District (K-12).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public library in the County is in the Village of East Troy (see Map V-7 in Chapter V).
- The Town contracts with a private waste hauler for the pickup of solid waste and recyclables.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Appendix A-11
Map 1
EXISTING LAND USE IN THE TOWN OF TROY: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | RECREATIONAL |
|  | MULTI - FAMILY RESIDENTIAL |  | WETLANDS |
|  | COMMERCIAL |  | WOODLANDS |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | SURFACE WATER |



Source: SEWRPC.

Existing Local Plans and Land Use Regulation

- The Town had a community plan in place prior to the start of the Smart Growth planning effort. That plan is documented in a report entitled, *A Land Use Plan for the Town of Troy: 2020*, prepared with the assistance of the Regional Planning Commission.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations).
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 2,328 in 2000 to 3,000 in 2035, an increase of 672 persons (29 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 837 in 2000 to 1,200 in 2035, an increase of 363 households (43 percent).
- The number of jobs in the Town would increase from 390 in 2000 to 446 in 2035, an increase of 56 jobs (14 percent).

LAND USE ELEMENT

The land use plan for the Town of Troy for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of Troy supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- The Town land use plan breaks out the urban density range shown on the countywide land use plan map (less than 5.0 acres per dwelling) into three density ranges: suburban density—1.5 to 4.9 acres per dwelling; low density—19,000 square feet to 1.4 acres per dwelling; and medium density—6,200 square feet to 18,999 square feet per dwelling.
- Future residential development in the planned urban areas and at rural densities in upland environmental corridors and in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—363 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

- The Town land use plan identifies an urban reserve area around the Village of East Troy. This designation recognizes that the areas may be developed during the planning period, but that specific future uses have not been identified. Ideally, specific future uses would be identified in cooperation with the Village of East Troy, Walworth County, and concerned landowners, taking into account compatibility with adjacent land uses, physical site characteristics, the availability of utilities, and other factors as appropriate.
- If there is a demand for additional development beyond that called for under the recommended land use plan (Map 2 of this appendix), the Town would encourage that such development be accommodated in and around existing developed areas, such as Troy Center, Little Prairie, and lands adjacent to the urban reserve area. This would serve to preserve agricultural lands and the Town’s precious natural resources. Lands in these areas could be designated for development in future amendments to the comprehensive plan.
- At this time, the Town of Troy does not foresee extensive commercial and/or business growth. However, the Town of Troy would consider plan map amendments and the identification of areas for tax base enhancement, including but not limited to: agri-businesses, agri-tourism, historic preservation, farm family businesses, and recreational industries.
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics. The Town recognizes that conservation development designs can help minimize impacts on existing infrastructure and maximize the preservation of agricultural and other open space lands.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of Troy:

Community Facilities:

The Town does not envision any major changes with respect to Town facilities such as the Town hall and public works facilities, nor are major changes envisioned in existing arrangements for police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

Undeveloped lands located inside the Village of East Troy sewer service area within the Town have been designated as “urban reserve” on the Town land use plan. The Town recognizes that these areas may be developed for urban uses with public utilities from the Village of East Troy, with the likelihood that such areas would be annexed to the Village. Nevertheless, the Town would like to keep open the possibility of Village utility service for new development on lands in the vicinity of the Village that would remain within the Town, either indefinitely or for an extended period of time.

The Town would also like to keep open the possibility for public utility service to existing development around Booth Lake from the Village of East Troy, should the need arise, with the areas concerned remaining in the Town.

The Town envisions the continuation of public water supply service in Troy Center through Troy Sanitary District No. 1.

Transportation:

The Town recommends certain changes to the highway element of the regional transportation plan (see Map XII-2 in Chapter XII). Specifically, the Town:

- Recommends the addition to the arterial highway system of CTH N between CTH ES and STH 20, and Bowers Road between IH 43 and CTH ES.
- Opposes the proposed addition to the arterial highway system of Town Line Road between CTH ES and CTH J and recommends that Town Line Road not serve as an arterial and that it remain under local jurisdiction.

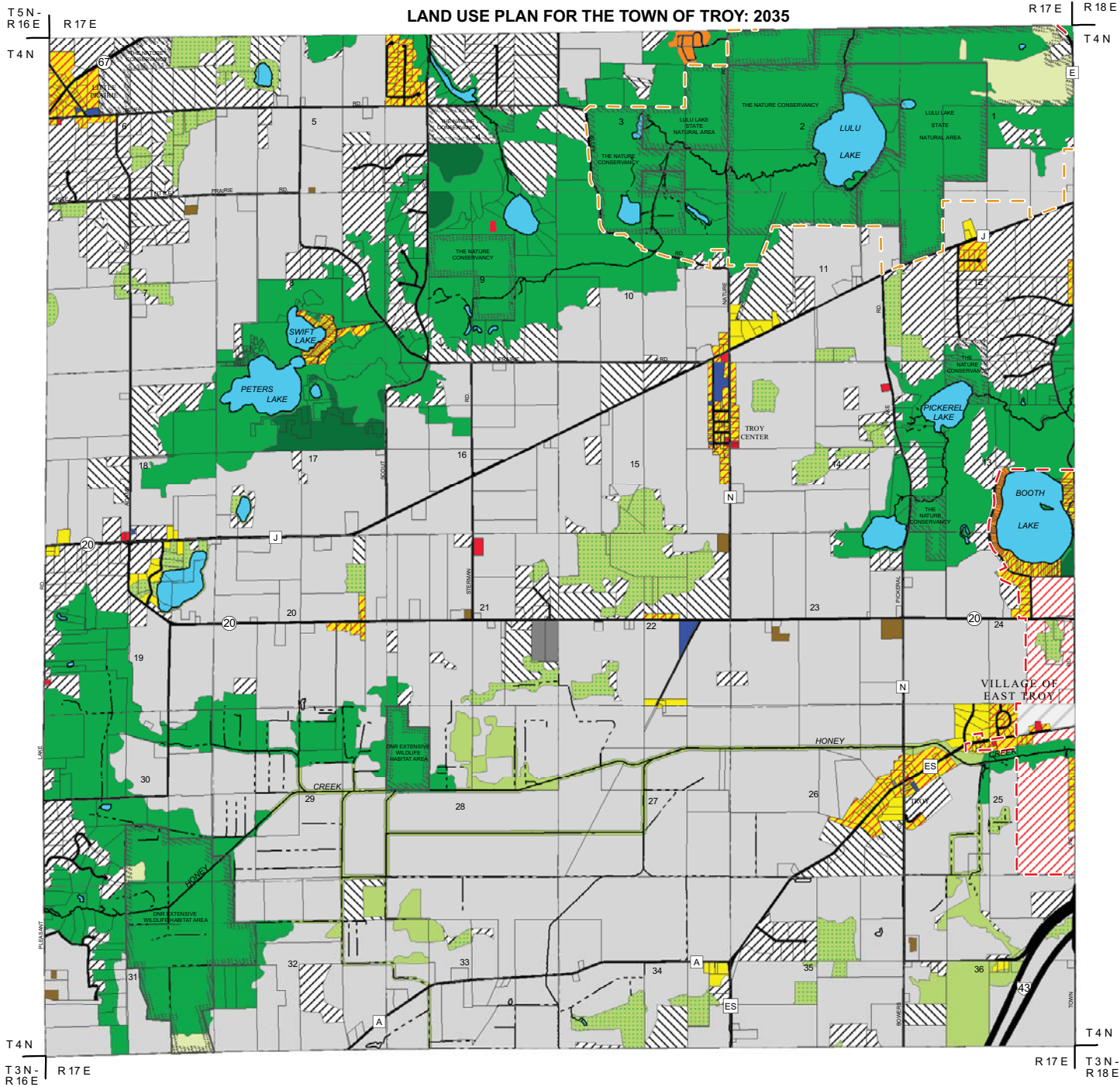
In addition, the Town opposes the regional transportation plan proposal for off-street bicycle trails within the Town (see Map XII-4 in Chapter XII).

Intergovernmental Cooperation:





















The Town would like to enter into a boundary agreement with the Village of East Troy that is mutually beneficial to the Town and the Village.

Appendix A-11
Map 2

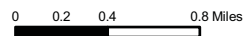
LAND USE PLAN FOR THE TOWN OF TROY: 2035



ADOPTED: 9/29/2009

- | | | | |
|---|---|---|---|
|  | SUBURBAN DENSITY RESIDENTIAL
(1.5 TO 4.9 ACRES PER DWELLING) |  | PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES) |
|  | LOW DENSITY RESIDENTIAL
(19,000 SQUARE FEET TO 1.4 ACRES PER DWELLING) |  | OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (5 TO 19 ACRES PER DWELLING) |
|  | MEDIUM DENSITY RESIDENTIAL
(6,200 TO 18,999 SQUARE FEET PER DWELLING) |  | OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (20 TO 34 ACRES PER DWELLING) |
|  | COMMERCIAL |  | PRIMARY ENVIRONMENTAL CORRIDOR |
|  | INDUSTRIAL |  | SECONDARY ENVIRONMENTAL CORRIDOR |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | ISOLATED NATURAL RESOURCE AREA |
|  | RECREATIONAL |  | DNR LANDS OUTSIDE ENVIRONMENTAL CORRIDORS |
|  | AGRICULTURAL RELATED MANUFACTURING,
WAREHOUSING, AND MARKETING |  | SURFACE WATER |
|  | URBAN RESERVE |  | ADOPTED SEWER SERVICE AREA (Village of East Troy) |
|  | STREETS AND HIGHWAYS |  | WISCONSIN DEPARTMENT OF NATURAL RESOURCES
PROJECT AREA |

Source: Town of Troy, Walworth County, and SEWRPC.



Appendix A-11

Table 1

PLANNED LAND USE IN THE TOWN OF TROY: 2035

Land Use Category	Acres	Percent of Total
Urban		
Suburban Density Residential:		
1.5 to 4.9 acres per dwelling	103	0.5
Low Density Residential:		
19,000 square feet to 1.4 acres per dwelling	378	1.7
Medium Density Residential:		
6,200 to 18,999 square feet per dwelling	28	0.1
Commercial.....	14	0.1
Industrial	25	0.1
Governmental and Institutional	21	0.1
Transportation, Communication, Utilities ^a	550	2.4
Recreational.....	153	0.7
Urban Reserve.....	249	1.1
Urban Subtotal	1,521	6.8
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres).....	11,470	50.5
Other Agricultural, Rural Residential, and Other Open Land:		
5 to 19 acres per dwelling	1,988	8.7
20 to 34 acres per dwelling	1,015	4.5
Agricultural Related Manufacturing, Warehousing, and Marketing	28	0.1
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	4,965	21.8
Secondary Environmental Corridor	455	2.0
Isolated Natural Resource Area	690	3.0
WDNR/WisDOT Lands Outside Environmental Corridor	122	0.5
Surface Water	476	2.1
Nonurban Subtotal	21,209	93.2
County Total	22,730	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Town of Troy, Walworth County, and SEWRPC.

STATE OF WISCONSIN

TOWN OF TROY

WALWORTH COUNTY

Ordinance No. 2009-4

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN
FOR THE TOWN OF TROY**

WHEREAS, the Town of Troy has by ordinance established a Plan Commission for the Town of Troy pursuant to Section 60.62, 61.35 and 62.23, Wisconsin Statutes; and

WHEREAS, the Town Board is empowered to a Comprehensive Plan for the physical development of the Town, pursuant to Sections 60.62, 62.23(1), (2) and (3), and Section 66.1001 of the Wisconsin Statutes (such statutes also known as the Wisconsin "Smart Growth" laws); and

WHEREAS, the Town of Troy cooperated with Walworth County and the Southeastern Wisconsin Regional Planning Commission in the preparation of "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" (hereinafter the "County-wide plan") to meet the requirements of the Smart Growth Law; and

WHEREAS, the Town Board 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; and

WHEREAS, on September 29, 2009 the Plan Commission for the Town of Troy, by a majority vote of the entire commission recorded in its official minutes, adopted a resolution pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes recommending the adoption of the Comprehensive Plan for the Town of Troy attached hereto and incorporated by reference as the comprehensive plan for the Town of Troy; and

WHEREAS, a public hearing was held on September 16, 2009, following notices as required by Section 66.1001(4)(e), concerning the proposed adoption of the Comprehensive Plan for the Town of Troy; and

WHEREAS, the Town Board finds that the Comprehensive Plan for the Town of Troy attached hereto as Exhibits A and B fully complies with the requirements set forth in Sections 62.23 and 66.1001 of the Wisconsin Statutes, including the requirement that it contain all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Town Board finds that the procedural requirements in Sections 62.23 and 66.1001 of the Wisconsin Statutes have been fully complied with; and

WHEREAS, the Town Board concurs with the Plan Commission's recommendation to adopt the Comprehensive Plan for the Town of Troy; and

WHEREAS, the Town Board for the Town of Troy, having carefully reviewed the recommendation of the Town Plan Commission, having determined that all procedural requirements and notice requirements have been satisfied, having given the matter due consideration, including consideration of the plan components related to issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural and cultural resources, economic development, intergovernmental cooperation, land-use, and implementation, has determined that the comprehensive plan will serve the general purposes of guiding and accomplishing a coordinated, adjusted and harmonious development of the Town of Troy which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

NOW, THEREFORE, the Town Board of the Town of Troy do hereby ordain as follows:

Section 1. The Town of Troy Comprehensive Plan attached hereto and incorporated herein as Exhibits A and B is hereby adopted.

Section 2. Notice. The Town Clerk is directed to provide a copy of this ordinance and a copy of the Town of Troy Comprehensive Plan that is hereby adopted to the persons and entities described in Wisconsin Statutes Section 66.1001(4)(b), as required by Wisconsin Statutes Section 66.1001(4)(c).

Section 3. Repeal. The Town of Troy Master Plan dated January, 2009, including all revisions and amendments adopted from time to time regarding such plan, is hereby repealed in its entirety.

Section 4. Severability. The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 5. Effective date. This ordinance shall be in full force and effect from and after its passage and posting or publication as provided by law.

ADOPTED THIS 29TH day of SEPTEMBER 2009

BY THE TOWN BOARD,
TOWN OF TROY

ATTEST:


Ruth Polinski, Town Clerk

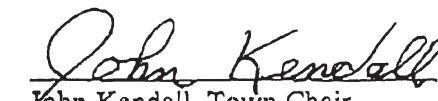

John Kendall, Town Chair

EXHIBIT A

The Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035 dated August, 2009, on file in the office of the Town Clerk, with all background demographics and information required by Section 66.1001 of the State Statutes and planning objectives and policy subject to the comprehensive planning jurisdictional authority of the Town of Troy authorized by State Statutes, is incorporated herein by reference, except as modified by Exhibit B attached hereto.

EXHIBIT B

SPECIFIC TOWN OF TROY AMENDMENTS TO "A MULTI-JURISDICTIONAL
COMPREHENSIVE PLAN FOR WALWORTH COUNTY: 2035"

1. SEE APPENDIX A-11 KEY FEATURES OF THE MULTI-JURISDICTIONAL
COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF TROY PAGES 1-6
INCLUDING MAPS
2. The plan maps and plan text as necessary are amended with regard to the following property,
to show A-1 Zoning District uses, on such property, rather than A-4 Zoning District uses:

Owner Name : Dennis G. Klumb
Parcel Tax Key Number: L T 2300005
Zoning Amendment Changed from A-4 to A-1
Property Location: W3181 State Road 20, East Troy, WI. 53120
Legal Description of Rezone Parcel: 2.26 acres located in Walworth County, Wisconsin
W 47 A. E ½ SW ¼ & W ½ SW ¼ SEC 23 T4N R17E. EXC. L T23-5A DESC IN VOL 636
DEEDS PG 117. EXC CSM 1578.
3. The plan maps and plan text as necessary are amended with regard to the following property, to
show A-2 Zoning District uses, rather than A-1 Zoning District uses:

Owner Name: Russell Keske, Keske Living Trust
Parcel Tax key Numbers: L T 700001
Zoning Amendment Changed from A-1 to A-2
Property Location: Little Prairie Road & Adams Road
Legal Description of Rezone Parcel: 0.77 acres located in Walworth County, Wisconsin,
E ½ NE ¼ SEC 7 T4N R17E. EXC. CSM 1078 & CSM 3888
4. The plan maps and plan text as necessary are amended with regard to the following property, to
show C-2 Zoning District uses, rather than A-1 Zoning District uses:

Owner Name: Russell Keske, Keske Living Trust
Parcel Tax key Numbers: L T 700002
Zoning Amendment Changed from A-1 to C-2
Property Location: Little Prairie Road & Adams Road
Legal Description of Rezone Parcel: 4.34 acres located in Walworth County, Wisconsin,
W ½ NE ¼ SEC 7 T4N R17E. EXC. PARCEL DESC AS COM MIDDLE OF INTER OF ADAMS
& LITTLE PRAIRIE TOWN RD & LITTLE PRAIRIE TROY CENTER TOWN RD, S 436' TO
POB, S 215', E 215', NELY 215', WLY 223' TO POB. EXC CSM 3888

STATE OF WISCONSIN

TOWN OF TROY

WALWORTH COUNTY

Resolution No. 2009-7

**RESOLUTION TO ADOPT A COMPREHENSIVE PLAN
FOR THE TOWN OF TROY PURSUANT TO
APPLICABLE WISCONSIN STATUTES**

WHEREAS, the Town of Troy has by ordinance established a Plan Commission for the Town of Troy pursuant to Section 60.62, 61.35 and 62.23, Wisconsin Statutes; and

WHEREAS, the Town Plan Commission is empowered to recommend to the Town Board the adoption of a Comprehensive Plan for the physical development of the Town, pursuant to Sections 60.62, 62.23(1), (2) and (3), and Section 66.1001 of the Wisconsin Statutes; and

WHEREAS, Section 62.23(2) and (3) of the Wisconsin Statutes provide that it is the duty of the Plan Commission to adopt a master plan for the physical development of the Town which, together with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the Plan Commission's recommendations for such physical development; and

WHEREAS, Section 62.23(3)(a) of the Wisconsin Statutes provides that the master plan shall be made "with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development"; and

WHEREAS, in 1999, the Wisconsin Legislature enacted a comprehensive planning law, which is set forth in Section 66.1001 of the Wisconsin Statutes, that requires that master plans (which are referred to under Section 66.1001 as "comprehensive" plans; referred to herein as "comprehensive master plan") be completed and adopted by local governing bodies by January 1, 2010, in order for a county, city, village, or town to enforce its zoning, subdivision, or official mapping ordinances; and

WHEREAS, Section 66.1001(2) of the Wisconsin Statutes sets forth specific requirements affecting the contents and procedures for adoption of a comprehensive master plan under Section 62.23(2) or (3) of the Wisconsin Statutes; and

WHEREAS, as of January 1, 2010, Sections 62.23(3)(b) and 66.1001(3) of the Wisconsin Statutes require, in part, that Towns engaging in any of the following actions to take such actions in accordance with their comprehensive master plan:

- Official mapping established or amended under Section 62.23(6) of the Wisconsin Statutes;
- Local subdivision regulation under Section 236.45 or 236.46 of the Wisconsin Statutes;

WHEREAS, the Town of Troy intends to continue to engage in the foregoing activities and, therefore, desires to have a comprehensive master plan that fully complies with Sections 62.23 and 66.1001 of the Wisconsin Statutes; and

WHEREAS, the Town of Troy has actively participated in the process to prepare a County-wide Comprehensive Plan on behalf of thirteen participating towns, entitled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035"; and

WHEREAS, on or about June 15, 2004 the Town Board met and adopted written procedures designed to foster public participation in every stage of the preparation of a Comprehensive Plan for the Town of Troy, in conjunction with the County-wide Comprehensive Planning process, which included provisions for wide distribution of the proposed elements of the Comprehensive Plan, and provided an opportunity for written comments to be received from the public and for the Town to respond to such comments; and

WHEREAS, the Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035 has been completed for consideration; and

WHEREAS, the Plan Commission has carefully considered goals, objectives and policies of the Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035 in conjunction with local goals, objectives and policies to guide growth and development; and

WHEREAS, the Plan Commission has developed a comprehensive master plan for the Town of Troy that is based upon the Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035, which is attached hereto and incorporated by reference as Exhibits A and B; and

WHEREAS, the Plan Commission has determined that the comprehensive master plan attached hereto and incorporated herein by reference as Exhibits A and B complies with the requirements of Sections 62.23 and 66.1001 of the Wisconsin Statutes.

NOW, THEREFORE, be it hereby resolved by the Plan Commission of the Town of Troy:

- A. That the Plan Commission hereby adopts the Comprehensive Plan for the Town of Troy consisting of Exhibits A and B attached hereto and incorporated herein by reference, and recommends adoption of the same by the Town Board, by ordinance, following notice and a public hearing, in the manner provided for in Section 66.1001(4) of the Wisconsin Statutes; and
- B. That upon approval of this Resolution by a majority vote of the entire Plan Commission, a copy of the Comprehensive Plan for the Town of Troy, including all Exhibits incorporated herein, shall be sent to the Town Board for the Town of Troy and to each entity listed in Section 66.1001(4)(b) of the Wisconsin Statutes.
- C. That the vote of the entire Plan Commission concerning this Resolution shall be recorded in the official minutes of the Plan Commission.

Be it further resolved that the Town Plan Commission Chair and the Secretary of the Plan Commission shall sign this resolution and shall further certify a copy of such to the Town Board.

Dated this 29TH day of SEPTEMBER, 2009.

John Kendall, Chair
Town of Troy Plan Commission

Michelle Stute, Plan Commission Secretary

EXHIBIT A

The Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035 dated August, 2009, on file in the office of the Town Clerk, with all background demographics and information required by Section 66.1001 of the State Statutes and planning objectives and policy subject to the comprehensive planning jurisdictional authority of the Town of Troy authorized by State Statutes, is incorporated herein by reference, except as modified by Exhibit B attached hereto.

EXHIBIT B

**SPECIFIC TOWN OF TROY AMENDMENTS TO "A MULTI-JURISDICTIONAL
COMPREHENSIVE PLAN FOR WALWORTH COUNTY: 2035"**

1. SEE APPENDIX A-11 KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF TROY PAGES 1-6 INCLUDING MAPS
2. The plan maps and plan text as necessary are amended with regard to the following property, to show A-1 Zoning District uses, on such property, rather than A-4 Zoning District uses:

Owner Name : Dennis G. Klumb
Parcel Tax Key Number: L T 2300005
Zoning Amendment Changed from A-4 to A-1
Property Location: W3181 State Road 20, East Troy, WI. 53120
Legal Description of Rezone Parcel: 2.26 acres located in Walworth County, Wisconsin
W 47 A. E ½ SW ¼ & W ½ SW ¼ SEC 23 T4N R17E. EXC. L T23-5A DESC IN VOL 636
DEEDS PG 117. EXC CSM 1578.

3. The plan maps and plan text as necessary are amended with regard to the following property, to show A-2 Zoning District uses, rather than A-1 Zoning District uses:

Owner Name: Russell Keske, Keske Living Trust
Parcel Tax key Numbers: L T 700001
Zoning Amendment Changed from A-1 to A-2
Property Location: Little Prairie Road & Adams Road
Legal Description of Rezone Parcel: 0.77 acres located in Walworth County, Wisconsin,
E ½ NE ¼ SEC 7 T4N R17E. EXC. CSM 1078 & CSM 3888

4. The plan maps and plan text as necessary are amended with regard to the following property, to show C-2 Zoning District uses, rather than A-1 Zoning District uses:

Owner Name: Russell Keske, Keske Living Trust
Parcel Tax key Numbers: L T 700002
Zoning Amendment Changed from A-1 to C-2
Property Location: Little Prairie Road & Adams Road
Legal Description of Rezone Parcel: 4.34 acres located in Walworth County, Wisconsin,
W ½ NE ¼ SEC 7 T4N R17E. EXC. PARCEL DESC AS COM MIDDLE OF INTER OF ADAMS
& LITTLE PRAIRIE TOWN RD & LITTLE PRAIRIE TROY CENTER TOWN RD, S 436' TO
POB, S 215', E 215', NELY 215', WLY 223' TO POB. EXC CSM 3888

TOWN OF TROY
SMART GROWTH COMMITTEE/TOWN BOARD

N8870 Briggs Street, East Troy, WI 53120
262-642-5299

Approved Minutes of Public Hearing/Special Meeting
Wednesday, September 16, 2009
Troy Town Hall

Attendance: Smart Growth Committee members: Chairman Ben Bourdo, Board Chairman John Kendall, Jeff Auburger, Bob David, Nancy Manschot, and Mariette Nowak. **Absent:** Jamie Hart, Meghan Sprager, and Board member Jeff Trapp.

Members of the Public: Neal Frauenfelder, Walworth County Smart Growth TAC; Bill Stauber, SEWRPC; and 8 others.

Public Hearing Called to Order: 7:00 pm

Presentation by Neal Frauenfelder, Walworth County Smart Growth TAC

“Smart Growth” process started as a result of the 1999 Comprehensive Planning Law. 13 Walworth County towns participated and work began in 2004.

Gave an overview of the “Smart Growth” process from inception with town and community participation through public comment as key instruments in developing each Town Plan, and the Walworth County Plan. The Walworth County Comprehensive Plan can be found online at:

www.sewrpc.org/smartgrowth/walworthcounty

He recommended the Town follow their plan once adopted in zoning decisions. Future amendments of the Plan can occur one year following County adoption of the Plan. Can consider outside of annual review for extraordinary circumstances affecting public welfare. October 7, 2009 will be the next Smart Growth TAC meeting; October 22, 2009 will be the County Open House/Public Hearing; and November 10, 2009 the Plan is scheduled to go to the County Board for adoption.

Presentation by Bill Stauber, Southeast Wisconsin Regional Planning Commission of the Town of Troy 2035 Comprehensive Plan & Map

The Town of Troy already had a Town Plan 2020 which was used in developing the 2035 Plan.

Residential areas are identified mainly around Troy Center, Little Prairie, and near the Village of East Troy. This plan has added an urban reserve area next to the Village’s sewer service area. The new plan reflects existing zoning. The new plan allows for growth of an estimated 470 homes under the plan which exceeds growth projections.

Public Comment Period:

Allen Curler: -was involved since inception and the Smart Growth Committee and Planning Commission did a good job. We didn’t deviate much from the existing plan. I am disappointed that there wasn’t more public involvement as there was plenty of opportunity, and hope other comments will be positive.

Jim Marrai: -questioned map designation of recreation area near where he lives (Timber Lake Rd.)

Bill Stauber: -on map, primary environmental corridor is identified first showing resources. It is a mapping convention used.

Questions from Committee Members: None

Other Comments:

Neal Frauenfelder: -thanked the town for all their work. The Towns have a feeling of ownership and better understanding.

Jim Marrai: -I’d urge the Planning Commission and Town Board to take as a serious document and to value those lands as designated valuable resources, and consider that when decisions are made.

Lori Lawlor: -thanked Committee for the amazing work putting Plan together. One concern is the protection of groundwater recharge areas.

Bill Stauber: -Chapter III -Map 12 shows groundwater recharge potential and he stated groundwater studies are in process with SEWRPC.

Lori Lawlor: -is it possible for Planning Commission to be in touch and coordinate with study, does SEWRPC notify? When making rezone decisions, need to look at all available data. Ex.- Pickeral Lake fen (spring-fed) and concern high capacity wells could cause springs to dry up and fen to disappear.

Bill Stauber: -does notify towns and has public informational meetings. Can read on website: www.sewrpc.org under Water Supply Regional Plan. The types of land uses in Town are low intensity uses consistent with groundwater preservation. Limiting density to 5 or 20 acre parcels as zoned does not adversely affect infiltration. Uses are not detrimental. The Town's Plan is consistent with maintaining infiltration.

Jeff Auberger: -what mistakes could we make?

Bill Stauber: - high density and well draw down in sensitive areas. Modeling is available.

Ben Bourdo: -does County look at groundwater?

Neal Frauenfelder: -have ordinances relating to storm water management and erosion. DNR and SEWRPC are involved with watershed issues and plat review for subdivisions.

Mariette Nowak: -4 or less lots, no review?

Neal Frauenfelder: -for CSM the DNR will review if wetlands are on site. For CSM, County department reviews-Land Conservation , Zoning, and Sanitation. Town must approve first and zoning must be in place before look at land divisions. This October 27 County will have a training session.

Following County adoption of the Plan, the County will handle transmittal of final copies of the Plan and Ordinance.

Motion to Adjourn: Kendall/Manschot, 6/0 motion carries. Public Hearing adjourns at 8:39 p.m.

Submitted By

Michele Stute
Smart Growth Secretary

Draft 9/18/2009
Accepted report 9/29/2009
cc:sg8, ttb3, secr., file

Appendix A-12

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF WALWORTH

INVENTORY FINDINGS

Population and Households

- The population of the Town of Walworth was 1,370 persons in 1970, 1,443 persons in 1980, 1,341 persons in 1990, 1,676 persons in 2000, and 1,785 persons in 2006 (see Table II-1 in Chapter II). The population increased by 22 percent between 1970 and 2000, compared to 45 percent for the County. Between 2000 and 2006, the Town population increased by 7 percent.
- The median age of the Town population in 2000 was 41.0 years, compared to 35.1 years for Walworth County (see Table II-2 in Chapter II).
- Approximately 98 percent of the Town population identified their race as White (and no other race) in the 2000 census. The balance (2 percent) specified African American, American Indian or Alaska Native, Asian, some other race, or more than one race. About 3 percent of the population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- As reported in the 2000 census, about 86 percent of the Town population age 25 years and over had attained a high school or greater education, compared to 84 percent for the County. About 19 percent of the Town population in this age group had a bachelor's or greater degree, compared to 22 percent for Walworth County (see Table II-5 in Chapter II).
- The number of households in the Town was 386 in 1970, 427 in 1980, 457 in 1990, 529 in 2000, and 600 in 2006. The relative increase in households (55 percent) between 1970 and 2006 exceeded the relative increase in population (30 percent). The average household size in the Town decreased from 3.43 persons in 1970 to 2.79 persons in 1990, and stood at 2.86 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 437 in 1970, 483 in 1980, 529 in 1990, 586 in 2000, and 665 in 2006 (see Table II-8 in Chapter II).
- Of the total of 586 existing housing units in 2000, 529 units (90 percent) were occupied and 57 units (10 percent) were vacant. Of the occupied units, 423 units (80 percent) were owner-occupied and 106 units (20 percent) were renter-occupied (see Table II-9 in Chapter II).

- Single-family detached housing units comprised 92 percent of all housing units in the Town in 2000. Single-family attached housing units and other housing units in structures of two or more units comprised about 6 percent, and mobile homes comprised about 2 percent (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 28 percent was constructed prior to 1940; 46 percent was constructed between 1940 and 1979; and 26 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$155,100 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$550 in 2000, compared to \$588 countywide (see Tables II-13 and II-14 in Chapter II).

Economic Base

- There were about 850 jobs in the Town in 2000, representing about 2 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily unemployed—stood at 838 persons in 2000. About 65 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- Approximately 30 percent of the Town's labor force was employed in management and professional occupations; 19 percent in production, transportation, and material moving occupations; 19 percent in sales and office occupations; 16 percent in service occupations; 12 percent in construction, extraction, and maintenance occupations; and 4 percent in farming, fishing, and forestry occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$56,300 in 2000, which was higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$210.1 million in 2006. The per capita equalized value of property was \$117,700, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 15,004 acres, or 81 percent of the area of the Town, in 2000. Much of the Town is covered with agricultural capability Class I and Class II soils, with scattered areas of Class III and other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 569 acres, or 3 percent of the Town, in 2000; wetlands comprised 407 acres, or 2 percent; and woodlands comprised 913 acres, or 5 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town does not encompass any natural area or critical species habitat sites.
- Primary environmental corridors encompassed 594 acres, or 3 percent of the Town in 2000; secondary environmental corridors encompassed 443 acres, or 2 percent; and isolated natural resource areas encompassed 438 acres, or 2 percent (see Table III-16 and Map III-16 in Chapter III).
- The Town is covered with glacial outwash deposits and glacial till. Glacial outwash deposits have the highest potential for sand and gravel (see Map III-7 in Chapter III).
- There are no State or County park and open space sites in the Town (see Tables III-17 and III-18 and Map III-17 in Chapter III). Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- While the Town does not encompass any sites listed on the National Register of Historic Places, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

Land Use and Transportation

- In 2000, urban land uses encompassed 1,434 acres, or 8 percent of the Town of Walworth. This includes 600 acres of residential land; 20 acres of commercial land; 79 acres of industrial land; 41 acres of governmental-institutional land; 91 acres of recreational land (includes only those lands in intensive recreational use); 576 acres of transportation, communication, and utility land, much of which consists of street and railroad rights-of-way; and 27 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land uses encompassed 17,168 acres, or 92 percent of the Town, in 2000. As noted above, agricultural lands encompassed 15,004 acres, or 81 percent of the Town. Wetlands, woodlands, and surface water together encompassed 1,889 acres, or 10 percent. Extractive or landfill areas encompassed 20 acres, or less than 1 percent, while other non-urban lands encompassed 255 acres, or 1 percent.
- Existing State trunk highways in the Town include USH 14 and STH 67 and existing County trunk highways include CTH B, CTH F, and CTH O (see Map IV-4 in Chapter IV). The Wisconsin & Southern Railroad Company mainline runs through the middle of the Town (see Map IV-6 in Chapter IV).

Utilities and Community Facilities

- Most residential and other urban development in the Town relies on private sewage disposal and water supply systems. Sanitary sewer service in the Town is limited to the Kikkoman Foods, Inc. manufacturing plant and the Inspiration Ministries facility, and certain areas located south of South Shore Drive in the northwest portion of the Town. The Delavan Lake planned sewer service areas and the planned sewer service areas of the Villages of Fontana, Walworth, and Williams Bay all extend into the Town of Walworth. There is no public community water supply service in the Town. The Inspiration Ministries and Meadows Apartments site is served by a private community water supply system (see Maps V-1 and V-2 in Chapter V).
- The Town receives fire protection service and emergency medical service from the Walworth Fire Department and Rescue Squad, with its station in the Village of Walworth (see Maps V-9 and V-10 in Chapter V). The Town of Delavan Fire Department and Rescue Squad provides emergency medical service to a small area in the northwest part of the Town. In addition, advanced life support emergency medical service is available through the Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Services, Inc. The Town relies on the County Sheriff's Department for police protection services.
- Most of the Town is located in the Big Foot UHS School District, which includes all or parts of three elementary school feeder districts in the Town—the Linn J6, Walworth J1, and Fontana J8 School Districts. A small area in the northwest portion of the Town is located in the Delavan-Darien School District (K-12); and a small area in the northeast portion of the Town is located in the Williams Bay School District (see Map V-11 in Chapter V).
- Town residents may use any local public library in Wisconsin (except Milwaukee's); the nearest public libraries in the County are located in the Villages of Walworth, Fontana, and Williams Bay (see Map V-7 in Chapter V).
- The Town contracts with a private hauler for the pickup of solid waste and recyclables.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

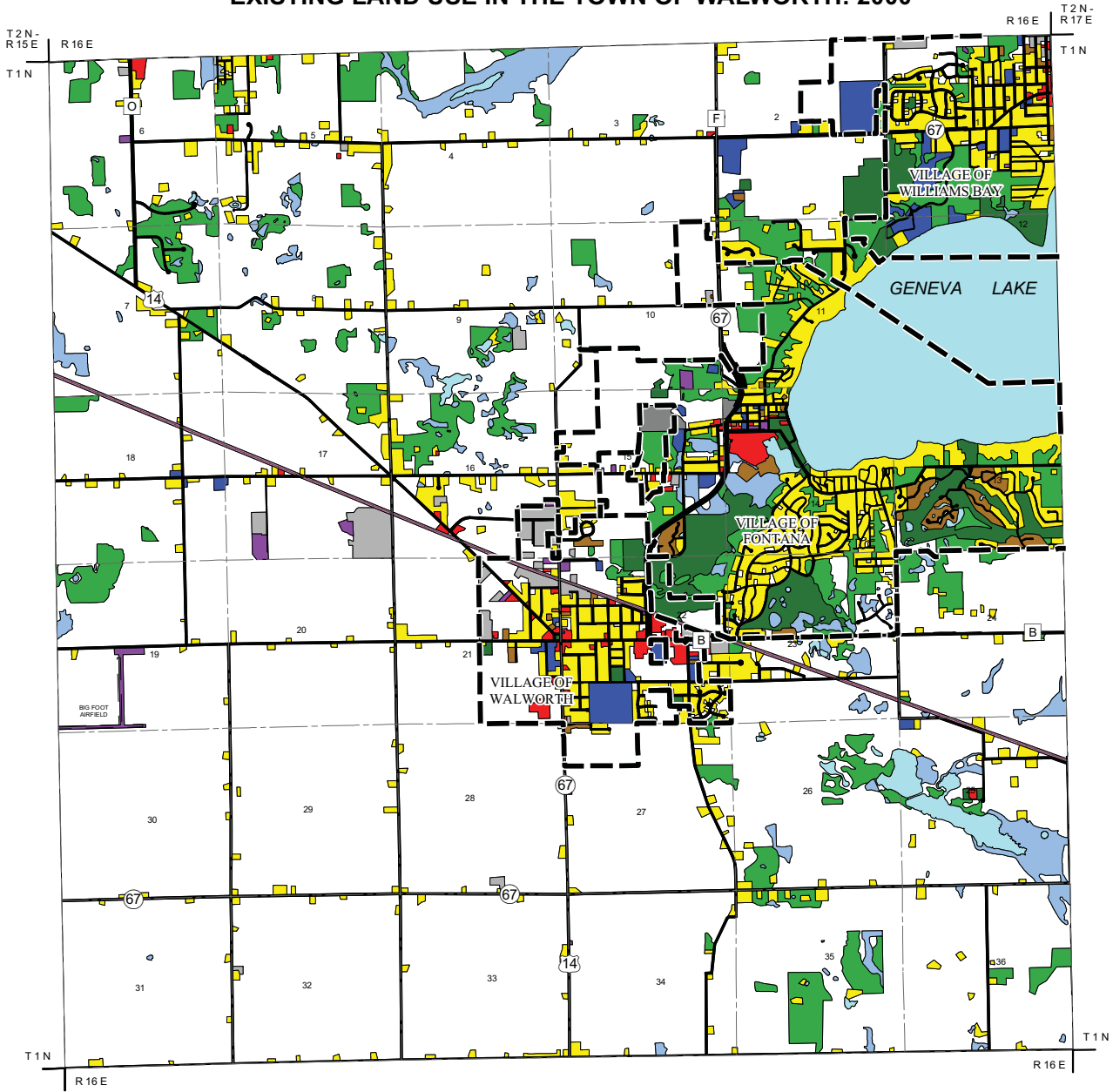
Existing Local Plans and Land Use Regulation







- Prior to the Smart Growth Planning effort, the Town of Walworth did not have its own community land use or master plan.

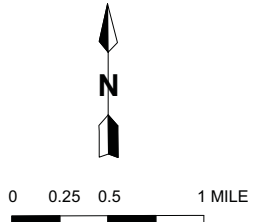
Appendix A-12

Map 1

EXISTING LAND USE IN THE TOWN OF WALWORTH: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | RAILWAYS |
|  | RECREATIONAL |  | SURFACE WATER |



Source: SEWRPC.

- With the exception of areas subject to extraterritorial zoning, the Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2, which presents a summary of zoning district regulations). The area of the Town in the vicinity of the Village of Fontana is subject to the Village of Fontana extraterritorial zoning ordinance (see Map VI-4 in Chapter VI).
- The division of land in the Town is subject to the County and Town land subdivision ordinances and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 1,676 in 2000 to 2,597 in 2035, an increase of 921 persons (55 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 529 in 2000 to 879 in 2035, an increase of 350 households (66 percent).
- The number of jobs in the Town would increase from 850 in 2000 to 950 in 2035, an increase of 100 jobs (12 percent).

LAND USE ELEMENT

The land use plan for the Town of Walworth for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of Walworth supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- The Town land use plan identifies urban reserve areas around the Villages of Williams Bay, Fontana, and Walworth indicating that the areas may be developed at some time during the planning period. While specific future uses have not been identified, it is envisioned that the areas would primarily accommodate residential use, possibly with supporting neighborhood commercial.
- The new commercial land areas in Sections 2 and 10 are intended to accommodate boat-related activities: boat storage, sales, and service.
- Future residential development in the planned urban areas and at rural densities in upland environmental corridors and in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—350 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of Walworth:

Community Facilities:

The Town is looking into the possibility of a new site that would accommodate a new Town hall, public works garage, salt storage area, and—possibly—a new Town park. The Town land use plan map (Map 2 in this appendix) shows a general location for such a site in Section 17. A precise location for a site has yet to be determined.

No major changes are envisioned in existing arrangements for the provision of police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

Public utility service in the Town is currently limited to sanitary sewer service in the following locations: the Kikkoman facility, the Inspiration Ministries facility, and certain areas located south of South Shore Drive in the northwest area of the Town.

On its land use plan map, the Town has proposed new residential development south of South Shore Drive in the northwest area of the Town. The Town envisions that new development in this area would generally be served with public sanitary sewers, expanding upon the limited sewer service already provided in that area.

As noted above, on its land use plan map, the Town has identified urban reserve areas around the Villages of Fontana, Walworth, and Williams Bay. The Town is interested in the potential for sewer and water supply service to these areas, if and when they develop, via an extension of village utility systems. This would potentially include arrangements by which the areas so served would remain in the Town. Specifics in this regard could be set forth in village-town boundary/utility service agreements.

Transportation:

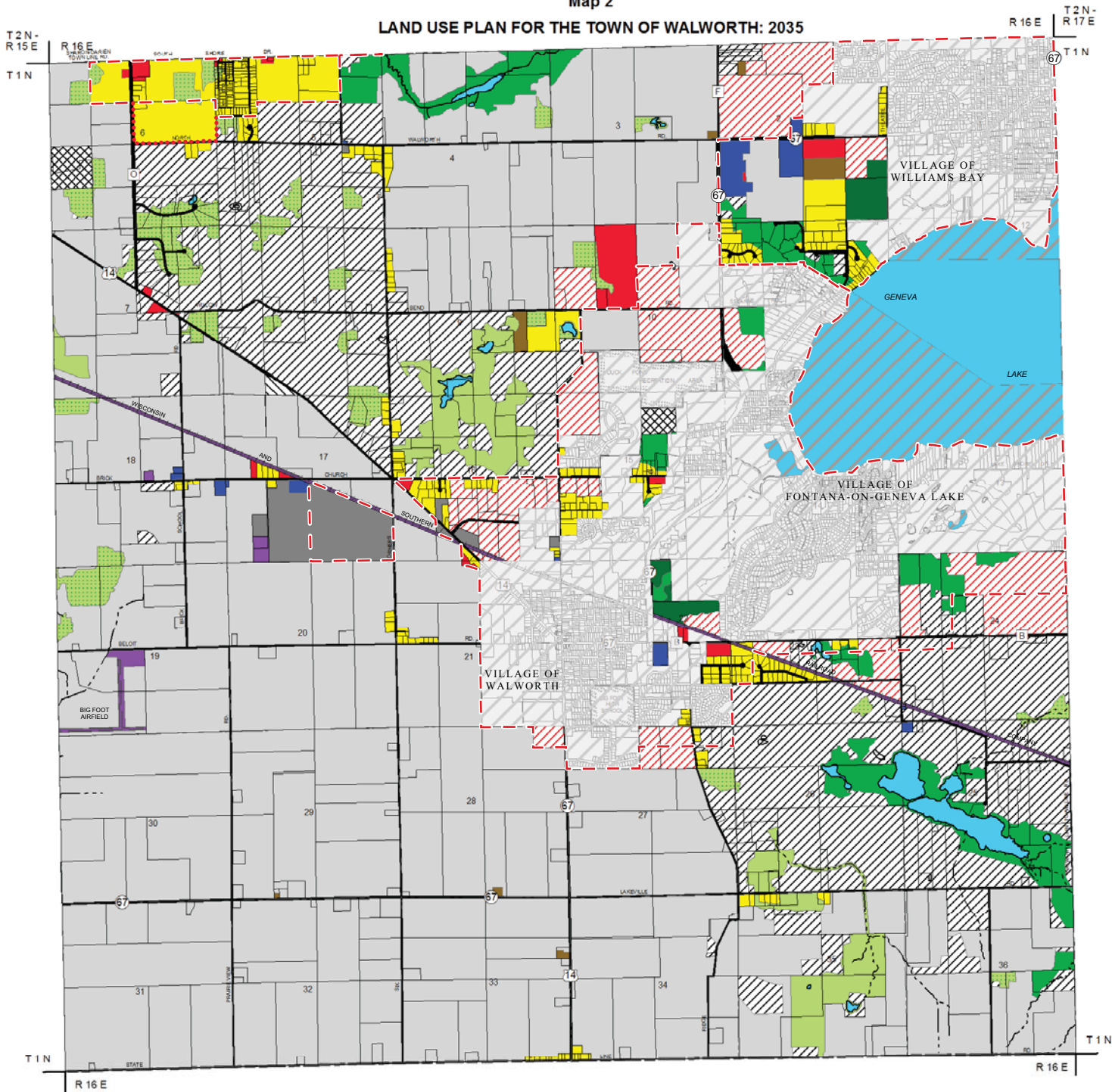
The Town has some concerns about the proposal in the regional transportation plan to transfer North Walworth Road between CTH O and CTH F from local to County jurisdiction. The Town recommends that this proposal be reconsidered as part of the update of the Walworth County jurisdictional highway plan (see Map XII-2 in Chapter XII).

Intergovernmental Cooperation:

The Town would like to enter into boundary agreements with each of its neighboring villages that are mutually beneficial to the Town and the villages. The Town is currently involved in talks with the Village of Walworth in this regard.

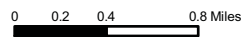
Appendix A-12
Map 2

LAND USE PLAN FOR THE TOWN OF WALWORTH: 2035



- | | |
|--|---|
| URBAN DENSITY RESIDENTIAL (LESS THAN 5.0 ACRES PER DWELLING) | PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES) |
| COMMERCIAL | OTHER AGRICULTURAL, RURAL RESIDENTIAL AND OTHER OPEN LAND (5 TO 19 ACRES PER DWELLING) |
| INDUSTRIAL | OTHER AGRICULTURAL, RURAL RESIDENTIAL AND OTHER OPEN LAND (20 TO 34 ACRES PER DWELLING) |
| GOVERNMENTAL AND INSTITUTIONAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| RECREATIONAL | SECONDARY ENVIRONMENTAL CORRIDOR |
| TRANSPORTATION, COMMUNICATION, AND UTILITIES | ISOLATED NATURAL RESOURCE AREA |
| AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING | SURFACE WATER |
| STREETS AND HIGHWAYS | ADOPTED SANITARY SEWER SERVICE AREA (Delavan; Fontana-Walworth; Williams Bay) |
| EXTRACTIVE | TOWN PROPOSED ADDITION TO DELAVAN SANITARY SEWER SERVICE AREA |
| URBAN RESERVE | |

ADOPTED: 9/14/2009



Source: Town of Walworth, Walworth County, and SEWRPC.

Appendix A-12

Table 1

PLANNED LAND USE IN THE TOWN OF WALWORTH: 2035

Land Use Category	Acres	Percent of Total
Urban		
Urban Density Residential (less than 5.0 acres per dwelling)	709	3.8
Commercial.....	131	0.7
Industrial	210	1.1
Governmental and Institutional	84	0.5
Transportation, Communication, Utilities ^a	579	3.1
Recreational.....	83	0.4
Urban Reserve.....	962	5.2
Urban Subtotal	2,758	14.8
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres).....	10,412	56.0
Other Agricultural, Rural Residential, and Other Open Land:		
5 to 19 acres per dwelling	3,312	17.8
20 to 34 acres per dwelling.....	8	-- ^b
Agricultural Related Manufacturing, Warehousing, and Marketing	40	0.2
Extractive	60	0.3
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	582	3.1
Secondary Environmental Corridor	442	2.4
Isolated Natural Resource Area	426	2.3
Surface Water	563	3.0
Nonurban Subtotal	15,845	85.2
County Total	18,603	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Town of Walworth, Walworth County, and SEWRPC.

Ordinance No. 091409

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN
FOR THE TOWN OF WALWORTH, WISCONSIN

The Town Board of the Town of Walworth, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Walworth 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 Walworth, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of the comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Town has cooperated with Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Walworth and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" and information specific to the Town is set forth throughout the report.

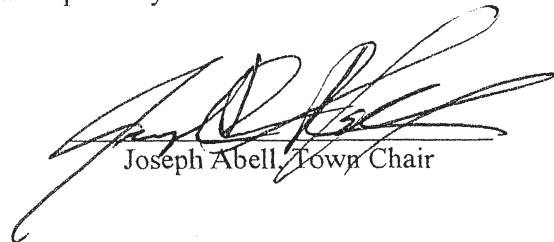
SECTION 4. The plan commission of the Town of Walworth, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board 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 Walworth, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as Town of Walworth 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 14th day of September, 2009.



Joseph Abell, Town Chair

Ayes 3 Noes 0 Absent 0

Published/Posted: 9/14/09

Attest: 
Angella Buchholz, Town Clerk

TOWN OF WALWORTH PLAN COMMISSION

RESOLUTION ADOPTING THE COMPREHENSIVE PLAN

WHEREAS, the Town of Walworth, pursuant to Sections 62.23, 61.35, and 60.22 (3) of the Wisconsin Statutes, has adopted Village powers and created the 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 cooperated with Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Walworth and for Walworth County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth 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 throughout 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 66.1101 (4) (d) of the Wisconsin Statutes on November 14, 2006, and the Town conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

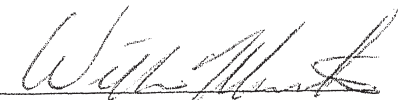
WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

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 Walworth hereby adopts "the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" as the Town comprehensive plan.

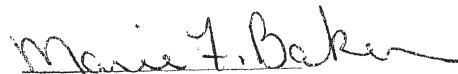
BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

ADOPTED this 14th day of September, 2009.

Ayes 5 Noes 0 Absent 0


Chairperson
Town of Walworth Plan Commission

Attest:


Secretary
Town of Walworth Plan Commission

Appendix A-13

KEY FEATURES OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN AS RELATED TO THE TOWN OF WHITEWATER

INVENTORY FINDINGS

Population and Households

- The population of the Town of Whitewater was 1,181 persons in 1970, 1,270 persons in 1980, 1,378 persons in 1990, 1,399 persons in 2000, and 1,469 persons in 2006 (see Table II-1 in Chapter II). The population increased by 19 percent between 1970 and 2000, compared to 45 percent for the County. Between 2000 and 2006, the Town population increased by 5 percent.
- The median age of the Town population in 2000 was 44.0 years, compared to 35.1 years for Walworth County (see Table II-2 in Chapter II).
- Approximately 98 percent of the Town population identified their race as White (and no other race) in the 2000 census. The balance (2 percent) specified African American, Asian, some other race, or more than one race. About 2 percent of the population identified themselves as being of Hispanic ethnicity (see Tables II-3 and II-4 in Chapter II).
- As reported in the 2000 census, about 95 percent of the Town population age 25 years and over had attained a high school or greater education, compared to 84 percent for the County. About 39 percent of the Town population in this age group had a bachelor's or greater degree, compared to 22 percent for Walworth County (see Table II-5 in Chapter II).
- The number of households in the Town was 344 in 1970, 435 in 1980, 497 in 1990, 552 in 2000, and 595 in 2006. The relative increase in households (73 percent) between 1970 and 2006 exceeded the relative increase in population (24 percent). The average household size in the Town decreased from 3.43 persons in 1970 to 2.75 persons in 1990, and stood at 2.53 persons in 2000 (see Tables II-6 and II-7 in Chapter II).

Housing Stock

- The number of housing units in the Town was 506 in 1970, 654 in 1980, 740 in 1990, 829 in 2000, and 894 in 2006 (see Tables II-8 in Chapter II).

- Of the total of 829 existing housing units in 2000, 552 units (67 percent) were occupied and 277 units (33 percent) were vacant. Of the vacant units in the Town, 90 percent were for seasonal, recreational, or occasional use. Of the occupied units, 472 units (86 percent) were owner-occupied and 80 units (15 percent) were renter-occupied (see Tables II-9 and II-10 in Chapter II).
- Single-family detached housing units comprised 94 percent of all housing units in the Town in 2000. Single-family attached housing units and other housing units in structures of two or more units comprised about 5 percent, and mobile homes comprised about 1 percent (see Table II-11 in Chapter II).
- Of the total existing housing stock in 2000, 12 percent was constructed prior to 1940; 57 percent was constructed between 1940 and 1979; and 32 percent was constructed between 1980 and 2000 (see Table II-12 in Chapter II).
- The median value of specified single-family owner-occupied housing units in the Town was \$174,400 in 2000, compared to the countywide median value of \$128,400. The median gross rent of renter-occupied housing units in the Town was \$593 in 2000, compared to \$588 countywide (see Table II-13 and II-14 in Chapter II).

Economic Base

- There were about 420 jobs in the Town in 2000, representing about 1 percent of all jobs in the County (see Table II-17 in Chapter II). These jobs were filled by Town residents as well as persons living outside the Town. The distribution of jobs in the Town is shown on Map II-2 in Chapter II.
- The Town's civilian labor force—consisting of Town residents who are age 16 years and over and who are either employed or temporarily unemployed—stood at 850 persons in 2000. About 73 percent of the population age 16 years and over was in the civilian labor force (see Table II-20 in Chapter II).
- Approximately 40 percent of the Town's labor force was employed in management and professional occupations; 20 percent in sales and office occupations; 17 percent in service occupations; 14 percent in production, transportation, and material moving occupations; 5 percent in construction, extraction, and maintenance occupations; and 4 percent in farming, fishing, and forestry occupations (see Table II-21 in Chapter II).
- The median household income in the Town was \$60,000 in 2000, which was higher than the County median household income of \$46,300 (see Table II-22 in Chapter II).
- The total equalized value of property (real and personal property combined) in the Town was \$296.6 million in 2006. The per capita equalized value of property was \$201,900, compared to the countywide per capita equalized value of \$132,400 (see Table II-23 in Chapter II).

Agricultural, Natural, and Historical Resources

- Agricultural lands comprised 13,268 acres, or 68 percent of the area of the Town, in 2000. Much of the Town is covered by agricultural capability Class II soils with a concentrated area of Class III soils and scattered areas of Class I and other soils (see Table III-1 and Maps III-1 and III-2 in Chapter III).
- Surface water comprised 693 acres, or 4 percent of the Town, in 2000; wetlands comprised 1,801 acres, or 9 percent; and woodlands comprised 1,941 acres, or 10 percent (see Tables III-11 and III-12 and Maps III-10 and III-13 in Chapter III). The Town encompasses seven natural areas and three critical species habitat sites identified by the Regional Planning Commission (see Tables III-13 and III-14 and Map III-14 and III-15 in Chapter III).
- The Clover Valley Flowing Well on Clover Valley Road is identified as an important community resource.

- Primary environmental corridors encompassed 2,790 acres, or 14 percent of the Town, in 2000; secondary environmental corridors encompassed 1,155 acres, or 6 percent; isolated natural resource areas encompassed 337 acres, or 2 percent (see Table III-16 and Map III-16 in Chapter III).
- Much of the town is covered with glacial lake sediment, with other areas of glacial outwash deposits and till. Glacial outwash deposits have the highest potential for sand and gravel (see Map III-7 in Chapter III). The Galena/Platteville dolomite is near the surface near the City of Whitewater and one quarry produces aggregate from this formation (see Map III-5 in Chapter III).
- State park and open space sites in the Town include the Bluff Creek Fishery Area, two scattered wildlife areas, the Kettle-Moraine State Forest-Southern Unit, the Whitewater Lake Recreation Area, and Wisconsin Department of Transportation land (see Table III-18 and Map III-17 in Chapter III). There are no County park sites in the Town. Local parks and private outdoor recreation sites within and in the vicinity of the Town are identified on Tables III-19 and III-20 and Maps III-18 and III-19 in Chapter III.
- Sites listed on the National Register of Historic Places, which are located in the Town include the Heart Prairie Lutheran Church and Anson Warner Farmstead. Additionally, there are a number of locally significant historic sites; these can be found at the Wisconsin Historical Society's website at <http://www.wisconsinhistory.org/ahi/>.

Land Use and Transportation

- In 2000, urban land uses encompassed 1,359 acres, or 7 percent of the Town of Whitewater. This includes 592 acres of residential land; 36 acres of commercial land; 13 acres of industrial land; 19 acres of governmental-institutional land; 140 acres of recreational land (includes only those lands in intensive recreational use); 526 acres of transportation, communication, and utility land, much of which includes street and railroad rights-of-ways; and 33 acres of other urban land (see Table IV-2 in Chapter IV and Map 1 of this appendix).
- Non-urban land uses encompassed 18,119 acres, or 93 percent of the Town, in 2000. As noted above, agricultural lands encompassed 13,268 acres, or 68 percent of the Town. Wetlands, woodlands, and surface water together encompassed 4,435 acres, or 23 percent. Extractive and landfill areas encompassed 51 acres, or less than 1 percent, while other non-urban lands encompassed 365 acres, or 2 percent.
- Existing State trunk highways in the Town include USH 12, STH 59, and STH 89. Existing County trunk highways in the Town include CTH P (see Map IV-4 in Chapter IV). The Wisconsin & Southern Railroad Company mainline traverses the northern area of the Town (see Map IV-6 in Chapter IV).

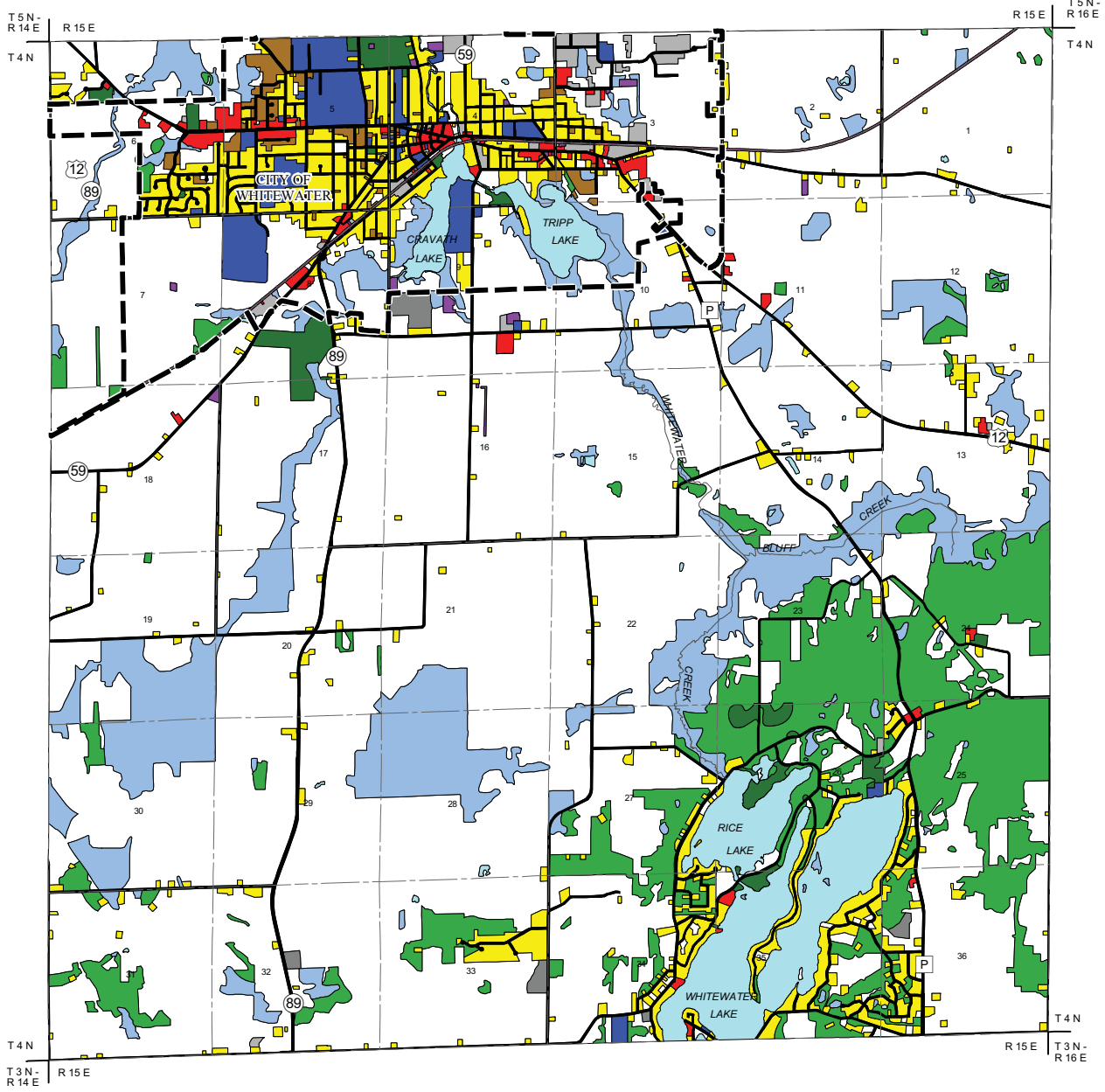
Utilities and Community Facilities















- Most residential and other urban development in the Town relies on private sewage disposal and private wells. There is no sanitary sewer service in the Town. The planned sewer service area of the City of Whitewater extends into the Town. There is no public or private community water supply service (see Maps V-1 and V-2 in Chapter V).
- The Town receives fire protection service and emergency medical service from the Whitewater Volunteer Fire Department and Rescue Squad, with its station in the City of Whitewater (see Maps V-9 and V-10 in Chapter V). In addition, advanced life support emergency medical service is available through the Delavan Rescue Squad, Inc., Medix Ambulance Services, Inc., and Paratech Ambulance Services, Inc. The Town relies on the County Sheriff's Department for police protection services.
- The Town is located in the Whitewater School District (K-12), which operates 4 schools in the City of Whitewater and one in the Town of Whitewater, an elementary school on Townline Road (see Map V-11 in Chapter V).

Appendix A-13

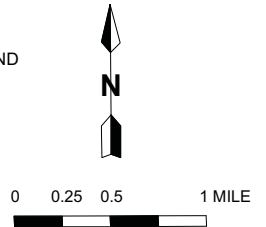
Map 1

EXISTING LAND USE IN THE TOWN OF WHITEWATER: 2000



- | | | | |
|---|---|---|---------------------------------|
|  | SINGLE - FAMILY RESIDENTIAL |  | WETLANDS |
|  | MULTI - FAMILY RESIDENTIAL |  | WOODLANDS |
|  | COMMERCIAL |  | EXTRACTIVE AND LANDFILL |
|  | INDUSTRIAL |  | AGRICULTURE AND OTHER OPEN LAND |
|  | TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (OTHER THAN STREETS AND HIGHWAYS) |  | STREETS AND HIGHWAYS |
|  | GOVERNMENTAL AND INSTITUTIONAL |  | RAILWAYS |
|  | RECREATIONAL |  | SURFACE WATER |

Source: SEWRPC.



- Town residents may use any local public library in Wisconsin (except Milwaukee’s); the nearest public library in the County is located in the City of Whitewater (see Map V-7 in Chapter V).
- The Town contracts with a private hauler for the pickup of solid waste and recyclables.
- In addition to public community services and facilities, inventories conducted under the comprehensive planning program identified the locations of private schools, health care facilities, child care facilities, assisted living facilities, nursing homes, and cemeteries within and in the vicinity of the Town; the locations of such facilities are shown on Maps V-12 to V-17 in Chapter V.

Existing Local Plans and Land Use Regulation

- Prior to the start of the Smart Growth planning effort, the Town had prepared an abbreviated plan document that included generalized recommendations for future land use in the Town.
- The Town is subject to the Walworth County Zoning Ordinance. Shoreland areas in the Town are subject to the Walworth County Shoreland Zoning Ordinance (see Map VI-3 in Chapter VI, which displays the pattern of zoning districts in place in 2007, and Table VI-2 in Chapter VI, which presents a summary of zoning district regulations).
- The division of land in the Town is subject to the Walworth County Subdivision Control Ordinance and Chapter 236 of the *Wisconsin Statutes*.

PROJECTIONS OF POPULATION, HOUSEHOLDS, AND EMPLOYMENT

The following projections for the Town were selected for use in the preparation of the comprehensive plan:

- The Town population would increase from 1,399 in 2000 to 1,882 in 2035, an increase of 483 persons (35 percent).
- The number of households—or housing units occupied on a year-round basis—in the Town would increase from 552 in 2000 to 762 in 2035, an increase of 210 households (38 percent).
- The number of jobs in the Town (420 in 2000) would remain essentially unchanged over the planning period.

LAND USE ELEMENT

The land use plan for the Town of Whitewater for the year 2035 is presented in Map 2 of this appendix. A tabular summary of planned land use as shown on that map is presented in Table 1 of this appendix.

In general, the Town of Whitewater supports the land use goal, objectives, policies, and programs as set forth in Chapter IX (“Land Use Element”), as they apply to the Town. The following supplements the content of Chapter IX as related to the Town:¹

- The urban development and urban reserve areas identified around the City of Whitewater in the Town plan indicates a recognition that these areas could develop over the long term, this being a plan for the year 2035.

¹The land use plan categories set forth in Chapter IX apply to the Town unless otherwise indicated in these bullet points.

- While specific future uses have not been identified, the urban reserve areas around the City of Whitewater could potentially accommodate a range of uses—residential, commercial, industrial, or mixed-use. Ideally, specific uses would be identified in cooperation with the City of Whitewater, Walworth County, and concerned landowners, taking into account compatibility with adjacent land uses, physical site characteristics, the availability of utilities, and other factors as appropriate.
- More detailed planning for the future development around the City of Whitewater should take into account any physical constraints including wet soils and shallow bedrock.
- The identified industrial area in Section 13 is specifically intended to accommodate uses permitted in the M-2 Heavy Industrial zoning district.
- Future residential development in the planned urban areas and at rural densities in upland environmental corridors and in other agricultural, rural residential, and other open land could accommodate the projected increase in year-round housing—210 housing units—and additional housing as needed (see Table IX-5 in Chapter IX).
- The Town recognizes conservation developments as an alternative to conventional development and recommends a flexible approach to the choice of design options, with decisions on the use of conservation development designs and other design options made on a case-by-case basis, taking into account the topography, existing natural features, and other site characteristics.

OTHER PLAN ELEMENTS

In general, the Town supports the goals, objectives, policies, and programs for the other plan elements, as they apply to the Town, as presented in the following chapters: Chapter VIII—Issues and Opportunities Element; Chapter X—Agricultural, Natural, and Cultural Resources Element; Chapter XI—Housing Element; Chapter XII—Transportation Element; Chapter XIII—Utilities and Community Facilities Element; Chapter XIV—Economic Development Element; Chapter XV—Intergovernmental Cooperation Element; and Chapter XVI—Implementation Element.

The following supplements the content of those plan elements as related to the Town of Whitewater:

Community Facilities:

At some point, the Town may build a new storage facility to house its trucks and other equipment. The Town may consider relocating the Town hall, if the current site were to become effectively surrounded by the City of Whitewater. There are no firm plans for a new storage facility or Town hall at this time.

No major changes are envisioned in existing arrangements for the provision of police, fire protection, library, or solid waste/recycling services within the Town. It is recognized that Town plans in this regard may be revised in response to changing conditions in the years ahead.

Public Utilities:

As shown on Map 2 of this appendix, the Town has proposed new urban development in areas around the City of Whitewater. This includes areas that are proposed for future commercial, industrial, and residential use, along with some areas that are more generally identified as urban reserve. The Town would like to see these areas served by public sewer and water through the City of Whitewater’s utility systems, if and when they develop. The Town recognizes that some of these lands may be annexed to the City as a condition for the extension of utilities, and the Town does not wish to stand in the way of landowners who want to develop their land with City utilities and annexation. At the same time, the Town would like to keep open the possibility of City utility service for new development on lands that would remain in the Town. Specifics in this regard could be set forth in a city-town boundary/utility service agreement.

The Town plan does not require a landowner to develop his land with or without public utilities, nor would it require that the land concerned be annexed to the City.

Transportation:

The Town opposes, or has concerns with, certain aspects of the highway element of the regional transportation plan (see Map XII-2 in Chapter XII). Specifically, the Town:

- Opposes the proposed transfer to County jurisdiction of Kettle Moraine Drive east of CTH P. The Town recommends that Kettle Moraine Drive remain under local jurisdiction.
- Opposes the transfer to County jurisdiction of Howard Road north of USH 12. The Town recommends that Howard Road remain under local jurisdiction.
- Recommends consideration of alternatives to the USH 12 freeway extension including an alternative involving the improvement of USH 12 over the existing alignment.

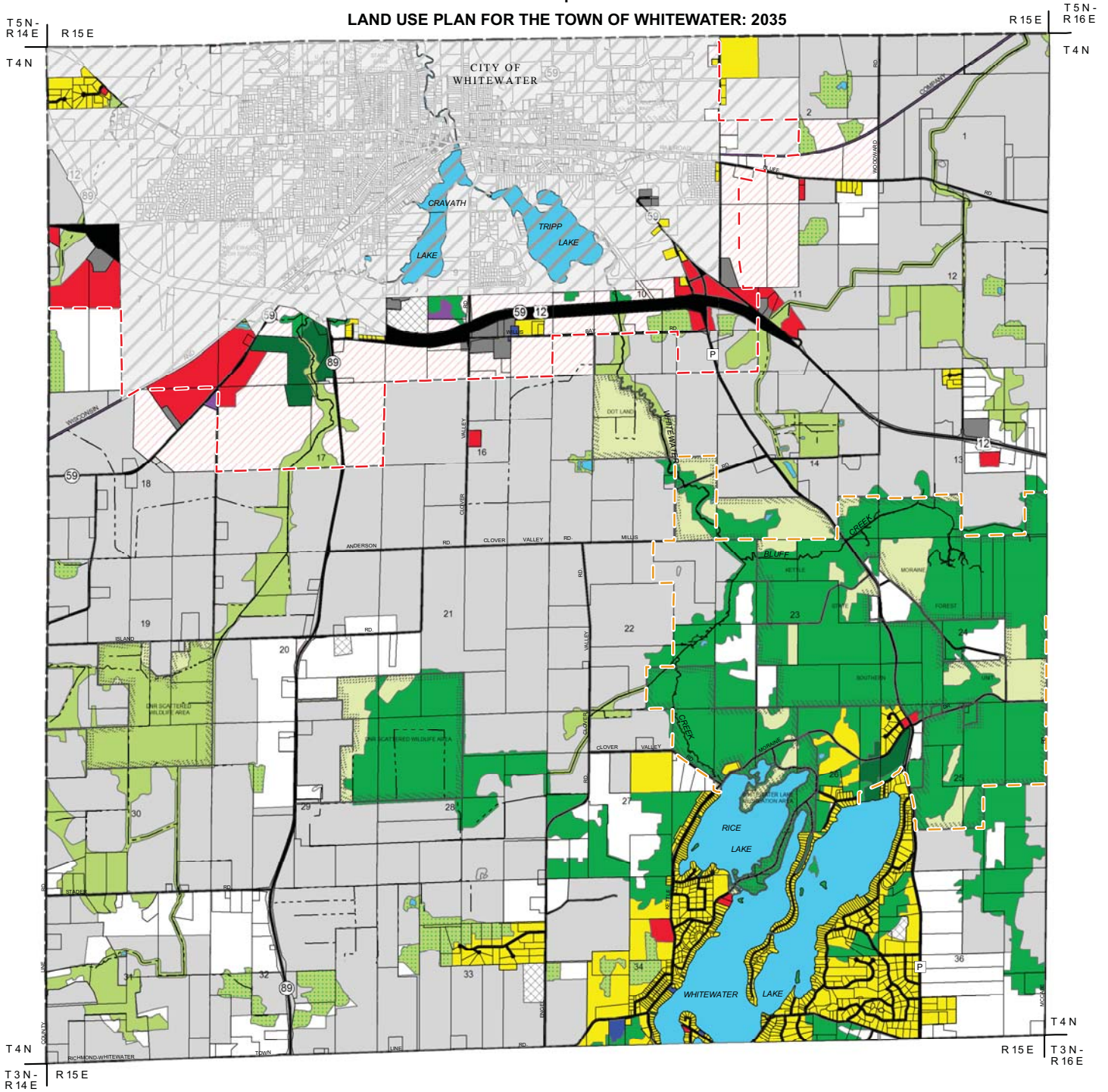
The Town also opposes the regional transportation plan proposal for an off-road bicycle trail between the southerly Town line and Rice Lake (see Map XII-4 in Chapter XII).



















Intergovernmental Cooperation:

The Town would like to enter into a boundary/utility service agreement with the City of Whitewater that is mutually beneficial to the Town and the City.

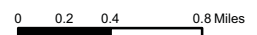
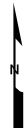
Appendix A-13
Map 2

LAND USE PLAN FOR THE TOWN OF WHITEWATER: 2035



- | | |
|---|--|
|  URBAN DENSITY RESIDENTIAL
(LESS THAN 5.0 ACRES PER DWELLING) |  PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES) |
|  COMMERCIAL |  OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND (5 TO 34 ACRES PER DWELLING) |
|  INDUSTRIAL |  PRIMARY ENVIRONMENTAL CORRIDOR |
|  GOVERNMENTAL AND INSTITUTIONAL |  SECONDARY ENVIRONMENTAL CORRIDOR |
|  RECREATIONAL |  ISOLATED NATURAL RESOURCE AREA |
|  TRANSPORTATION, COMMUNICATION, AND UTILITIES |  DNR/DOT LANDS OUTSIDE
ENVIRONMENTAL CORRIDORS |
|  URBAN RESERVE |  SURFACE WATER |
|  STREETS AND HIGHWAYS |  ADOPTED SEWER SERVICE AREA (City of Whitewater) |
|  EXTRACTIVE |  WISCONSIN DEPARTMENT OF NATURAL RESOURCES
PROJECT AREA |

ADOPTED: 9/2/2009



Source: Town of Whitewater, Walworth County, and SEWRPC.

Appendix A-13

Table 1

PLANNED LAND USE IN THE TOWN OF WHITEWATER: 2035

Land Use Category	Acres	Percent of Total
Urban		
Urban Density Residential (less than 5.0 acres per dwelling)	921	4.8
Commercial	272	1.4
Industrial	76	0.4
Governmental and Institutional	10	0.1
Transportation, Communication, Utilities ^a	679	3.6
Recreational	109	0.6
Urban Reserve	1,024	5.4
Urban Subtotal	3,091	16.3
Nonurban		
Prime Agricultural (minimum parcel size: 35 acres)	8,907	46.9
Other Agricultural, Rural Residential, and Other Open Land (5 to 34 acres per dwelling)	1,555	8.2
Extractive	59	0.3
Environmental Corridors and Isolated Natural Resource Areas:		
Primary Environmental Corridor	2,673	14.0
Secondary Environmental Corridor	1,117	5.9
Isolated Natural Resource Area	324	1.7
WDNR/WisDOT Lands Outside Environmental Corridor	563	3.0
Surface Water	702	3.7
Nonurban Subtotal	15,900	83.7
County Total	18,991	100.0

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Town of Whitewater, Walworth County, and SEWRPC.

Ordinance No. 090209

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN
FOR THE TOWN OF WHITEWATER, WISCONSIN

The Town Board of the Town of Whitewater, Wisconsin, do ordain as follows:

SECTION 1, Pursuant to Section 62.33, Section 61.35, and Section 60.22 (3) of the Wisconsin Statutes, the Town of Whitewater 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 Whitewater, 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve s the comprehensive plan for the Town of Whitewater and for Walworth County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," and information specific to the Town is set forth throughout the report.

SECTION 4, The plan commission of the Town of Whitewater, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," containing all of the elements specified in Section 66.1001 (2) of the Wisconsin Statutes.

SECTION 5, The Town Board 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 Whitewater, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035," pursuant to Section 66.1001 (4) (c) of the Wisconsin Statutes, as the Town of Whitewater comprehensive plan. Text amendment to Town Appendix stating the following, "The Clover Valley Flowing Well on Clover Valley Road be identified as an important Community resource."

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. A copy of ordinance can Comprehensive Plan shall be filed with at least all of the entities specified under Section 66.1001(4)(b) of the Wisconsin State Statutes.

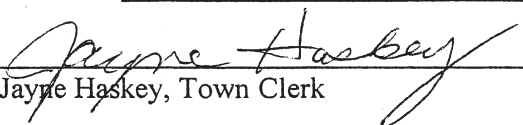
ADOPTED this 2nd day of September, 2009.



Ron Fero, Town Chair

Ayes 3 Noes 0 Absent 0

Published/Posted: 9-23-09

Attest: 


Jayne Haskey, Town Clerk

CERTIFICATE

This is a true and complete copy of Ordinance No. 090209, the original of which is on file at the Town of Whitewater.

Dated this 30th day of September, 2009

Town seal:



Jayne Haskey
Town or Whitewater Clerk

TOWN OF WHITEWATER PLAN COMMISSION A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Whitewater, pursuant to Section 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 Walworth County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for Town of Whitewater and for Walworth County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth 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 throughout 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 March 11, 2009, 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 Town Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

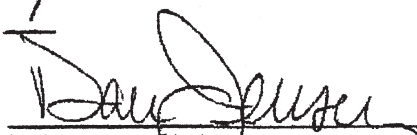
NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 62.33 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Town of Whitewater hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035" as the Town comprehensive plan. Text amendment to Town Appendix stating the following, "The Clover Valley Flowing Well on Clover Valley Road be identified as an important Community resource."

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 2nd day of September, 2009


Ayes 4 Noes 0

Absent 1



Dale Jensen, Chair person
Town of Whitewater Plan Commission

Attest:



Jayne Haskey, Secretary
Town of Whitewater Plan Commission

Public Hearing
Town of Whitewater
Comprehensive Plan
Planning Committee and Town Board
Wednesday, September 2, 2009
7 pm

Present: Ron Fero, Dale Jensen, Jayne Haskey, Claudia Holst, David Clena, Neal Frankenfelder, Bill Stauber, Nancy Russell, Steve Heth, Betty Heth, Tom Ganfield, Pam Kraus, Dick Kraus, Carol Schafer, Ralph Goessling, Norm Prusener, and Dick Kelly

Call to order.

Roll call for Town Board and Planning Board: Ron Fero, Dick Kraus, Dale Jensen, Claudia Holst, Norm Prusener, Ralph Goessling, Carol Schafer, and Jayne Haskey

Absent: Donna Kollwelter

Neal Frankenfelder from Walworth County explained a bit about the planning process and the end results. Folks had a chance to review the maps before the Public Hearing.

Bill Stauber, from Smart Growth, also made a presentation.

There will be a Public Hearing at Walworth County on Thursday, October 22, 2009 to review any changes suggested by towns, villages and cities before the final plan is passed. All are welcome.

The town residents present wanted some text added to our Resolution and Ordinance protecting the Clover Valley Flowing Well. The text was stated as this: Text amendment to Town Appendix stating the following "The Clover Valley Flowing Well on Clover Valley Road be identified as an important community resource."

Planning Committee

Dale Jensen made a motion to adopt the Resolution Adopting a Comprehensive Plan presented with the addition of the text suggested, seconded by Ron Fero. The motion passed unanimously with one person absent.

Town Board

Dale Jensen made the recommendation from the Planning Committee that the Town Board adopt the Resolution and the Ordinance with the added text.

Ron Fero made a motion for the Town Board to adopt the Resolution Adopting a Comprehensive Plan with the added text, seconded by Ralph Goessling. The motion passed unanimously.

Norm Prusener made the motion to adopt Ordinance No. 090209, Adopting the Comprehensive Plan for the Town of Whitewater, WI with the added text, seconded by Ralph Goessling. The motion passed unanimously.

Jayne will send certified copies to the County and to Bill Stauber.

Ron Fero made a motion to adjourn, seconded by Ralph. The motion passed unanimously.

Respectfully submitted by Jayne Haskey

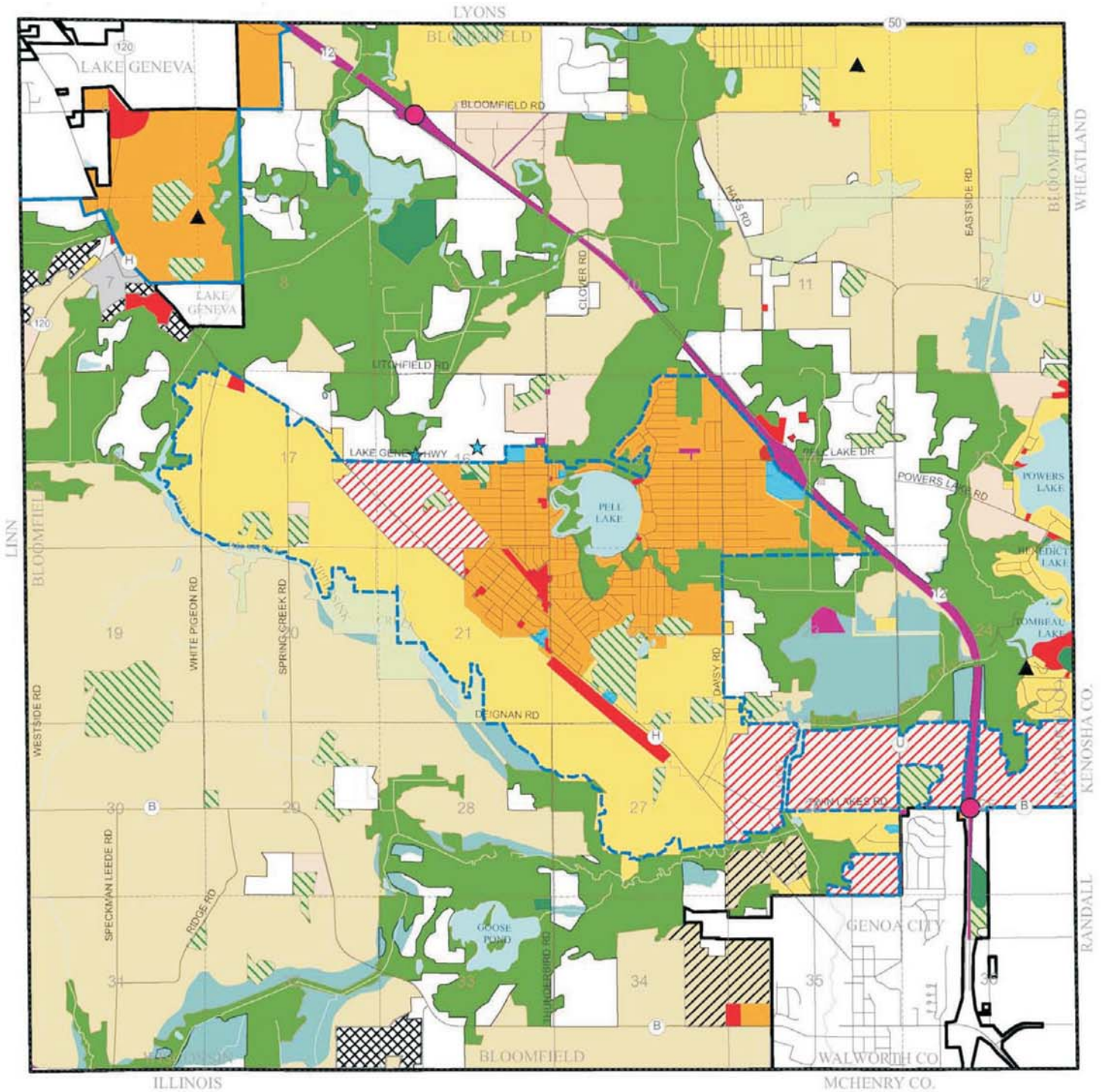
Appendix B

LAND USE PLANS FOR TOWNS NOT PARTICIPATING IN THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

This appendix presents the land use plan maps set forth in the adopted comprehensive plans of the towns that did not participate in the Walworth County multi-jurisdictional comprehensive plan—namely, the Town of Bloomfield (Map B-1); the Town of Linn (Map B-2); and the Town of Lyons (Map B-3).

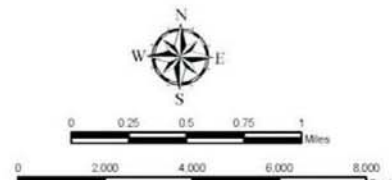
MAP B-1

TOWN OF BLOOMFIELD LAND USE PLAN

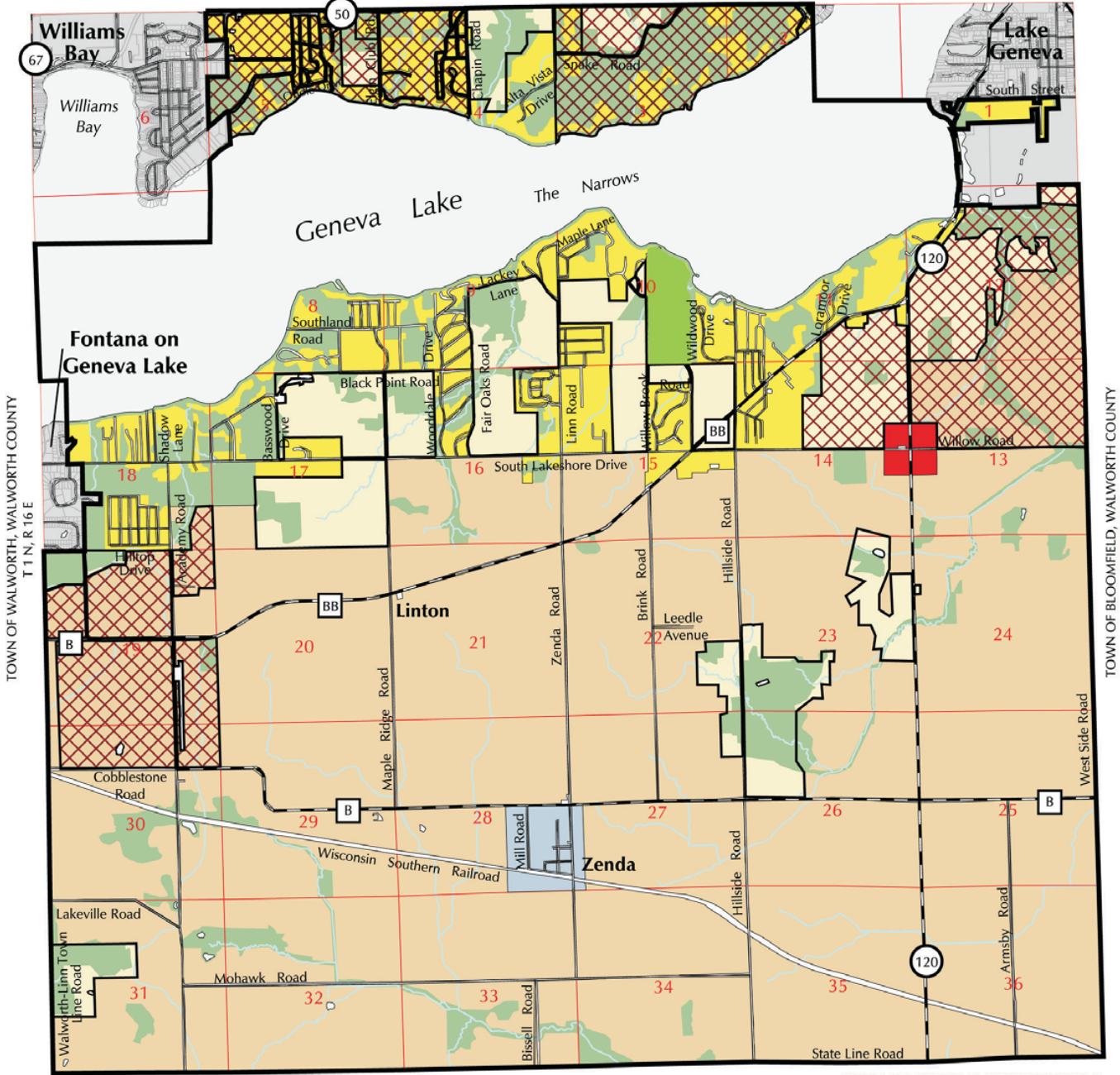


RECOMMENDED LAND USE PLAN FOR THE TOWN OF BLOOMFIELD: 2025

- Existing Medium Density Residential (6,200 to 14,999 square feet/dwelling unit)
- Future Medium Density Residential (7,500 to 14,999 square feet/dwelling unit)
- Low Density Residential (15,000 to 62,300 square feet/dwelling unit)
- Suburban Density Residential (62,300 square feet to 4.9 acres/dwelling unit)
- Commercial
- Industrial
- Governmental and Institutional
- Transportation, Communication, and Utility
- Urban Reserve
- Recreational
- Urban Land Holding Area
- Farmland Preservation Area
- Other Agricultural, Rural Residential, and Open Land
- Extractive
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- Proposed Sewer Service Area Addition
- Proposed Highway Interchange
- Proposed Park
- Proposed Government Facility and Park



MAP B-2 TOWN OF LINN LAND USE PLAN



TOWN OF WALWORTH, WALWORTH COUNTY
T 11 N, R 16 E

TOWN OF BLOOMFIELD, WALWORTH COUNTY
T 11 N, R 18 E

TOWN OF ALDEN, McHENRY COUNTY, IL
T 46 N, R 6 E

TOWN OF HEBRON, McHENRY COUNTY, IL
T 46 N, R 7 E

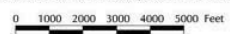
YEAR 2025 PREFERRED LAND USE Town of Linn Walworth County, Wisconsin



- Preferred Land Use**
- Residential Development District
 - Residential Conservation Subdivision District
 - Joint Planning Area District
 - Agricultural District
 - Environmental Corridor District
 - Commercial Development District
 - Zenda Town Center District
 - Private Golf Course

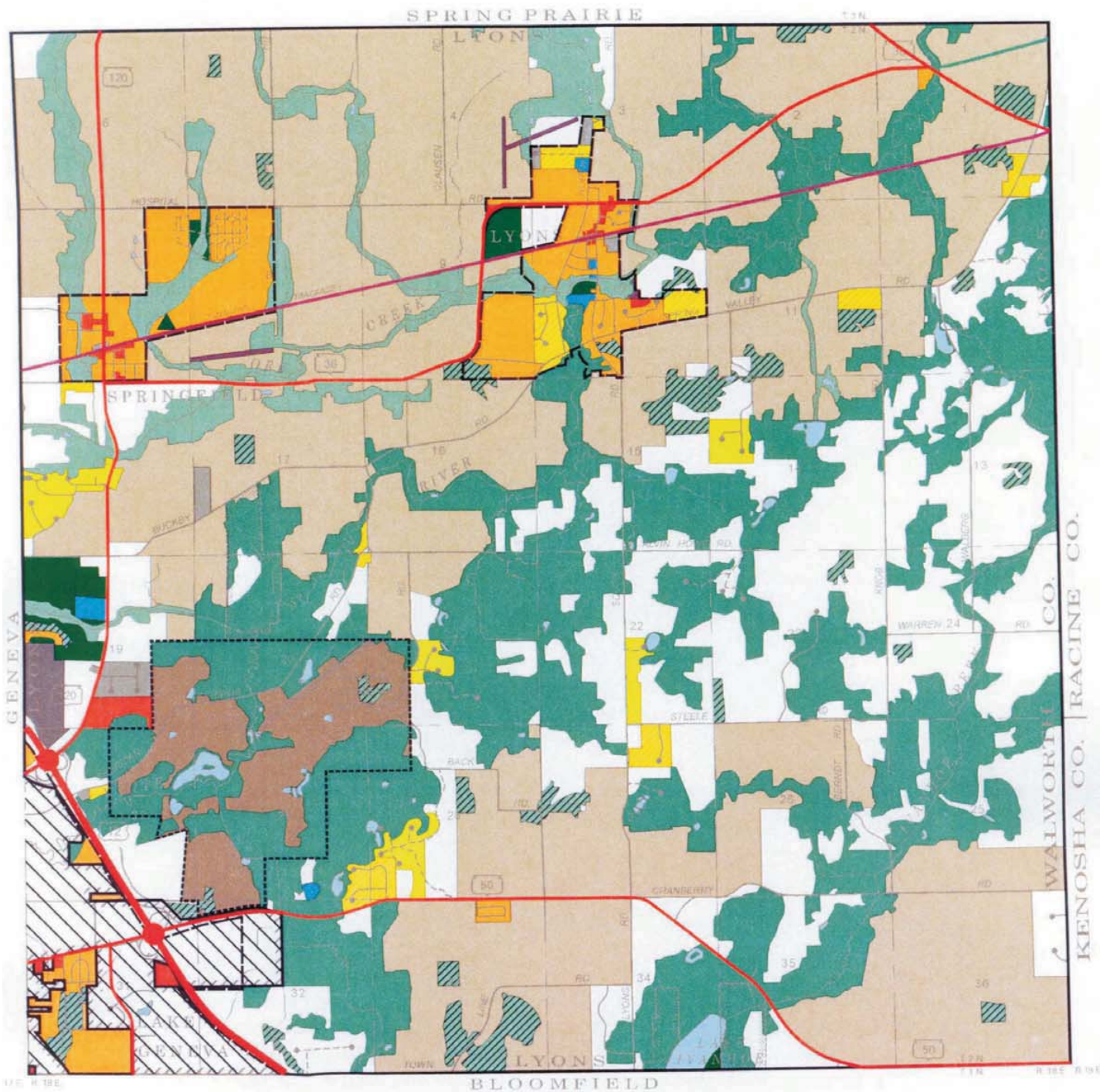
- Other Features**
- Municipalities
 - Surface Water
 - Roads
 - Section Lines
 - Streams
 - Town Boundary
 - State Roads
 - County Roads

36 Section Numbers
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.
Source: Southeastern Wisconsin Regional Planning Commission, 1995; "City of Lake Geneva Comprehensive Master Plan", March, 1999; "Village of Fontana-on-Geneva-Lake Comprehensive Plan", September, 2001.



m:\0200\Fpp\lin_6.apr February 10, 2004 Drawn by: pepj Checked by: mdp

MAP B-3 TOWN OF LYONS LAND USE PLAN



RECOMMENDED LAND USE PLAN FOR THE TOWN OF LYONS: 2020



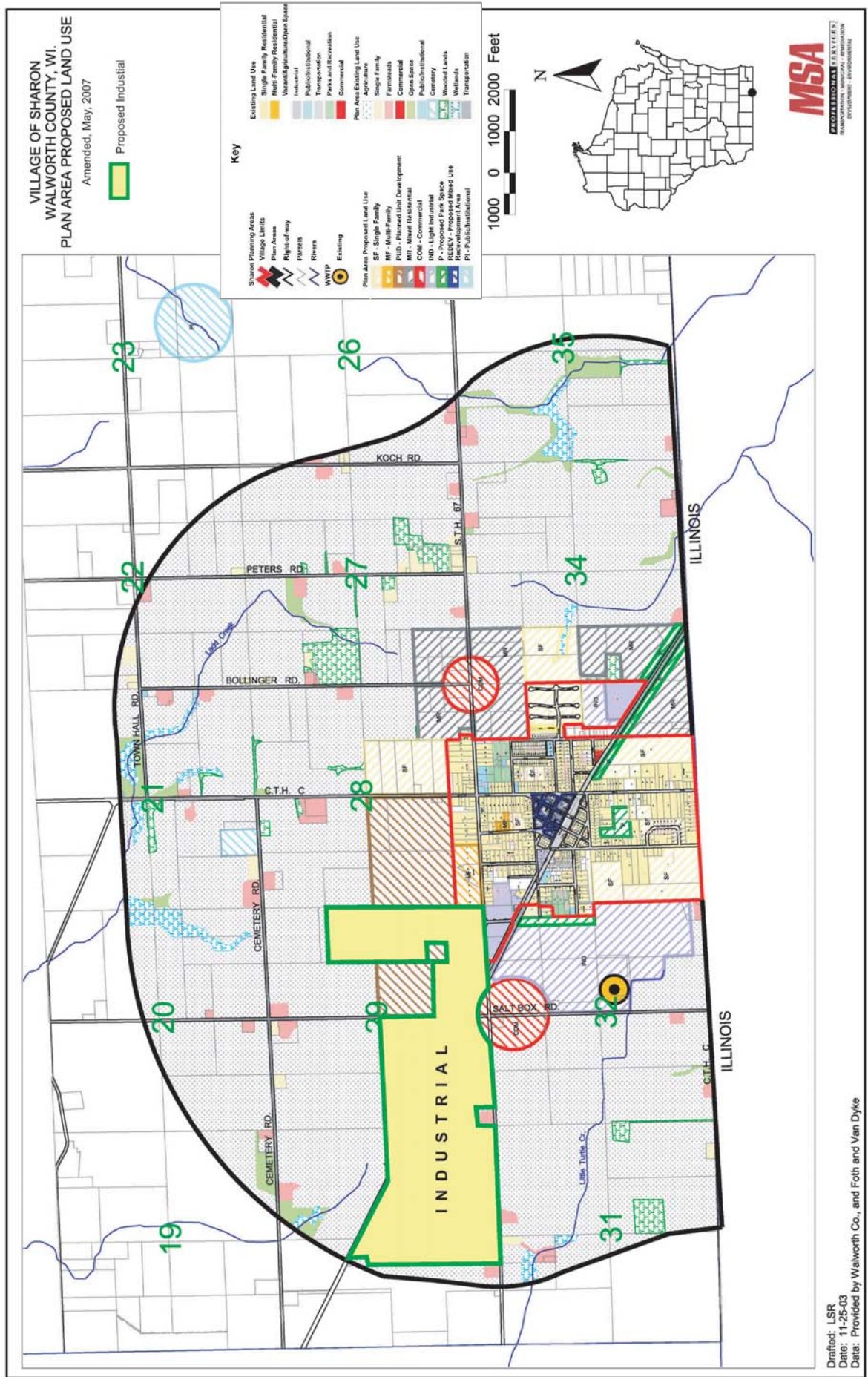
Source: SEWRPC.

Appendix C

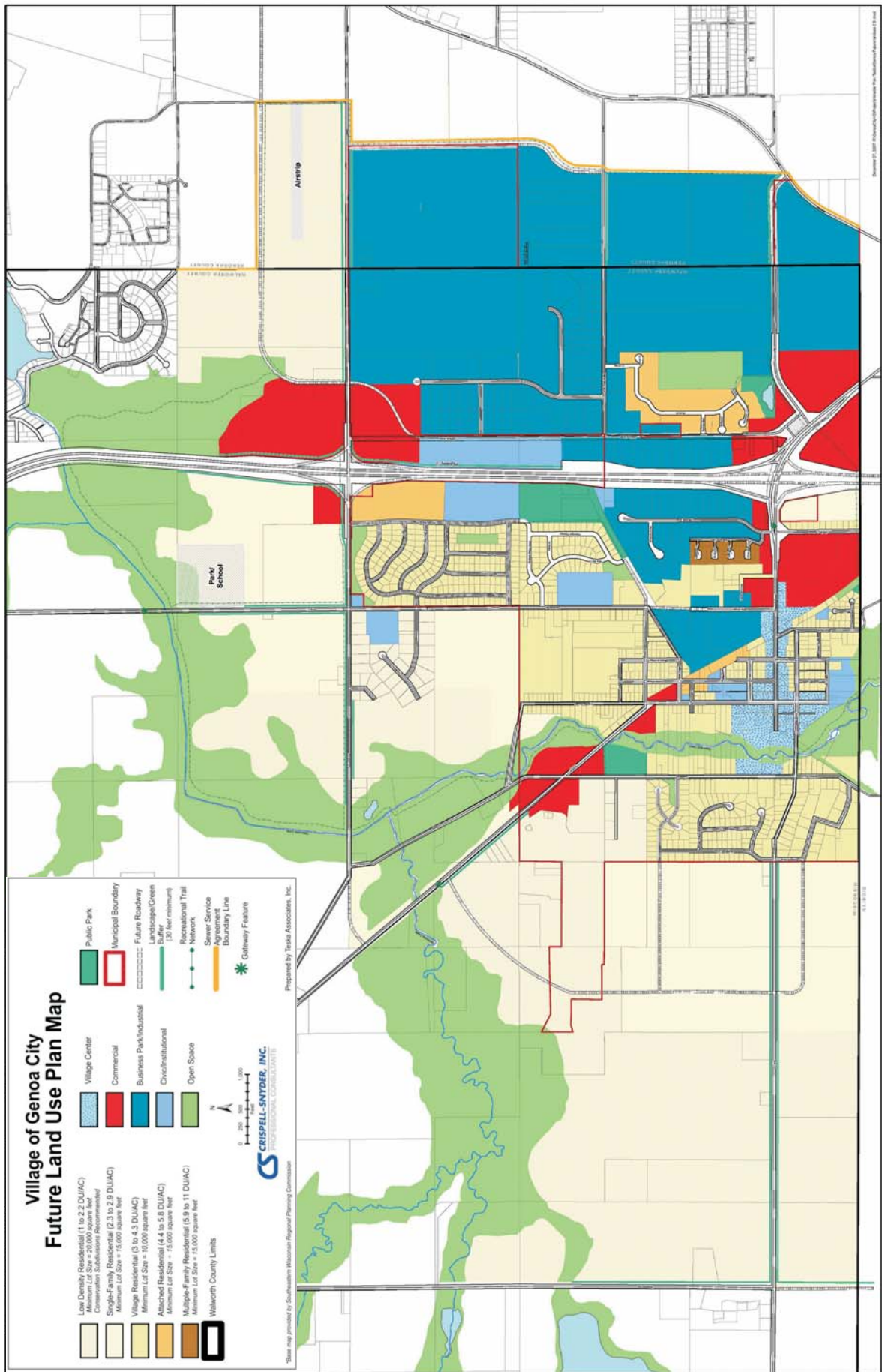
LAND USE PLANS FOR CITIES AND VILLAGES IN WALWORTH COUNTY ADOPTED AS PART OF A COMPREHENSIVE PLAN: AUGUST 2009

All land use plans that are now, or in the future may be, adopted by cities and villages in Walworth County as part of their comprehensive plans under Section 66.1001 of the *Wisconsin Statutes* are incorporated by reference into the countywide land use plan—within the corporate limits of those cities and villages. This appendix presents the land use plan maps set forth in the comprehensive plans of those cities and villages in Walworth County that had adopted a comprehensive plan under Section 66.1001 as of August 2009—namely, the Village of Sharon (Map C-1); the Village of Genoa City (Map C-2); the City of Elkhorn (Map C-3); and the Village of East Troy (Map C-4).

MAP C-1
VILLAGE OF SHARON LAND USE PLAN

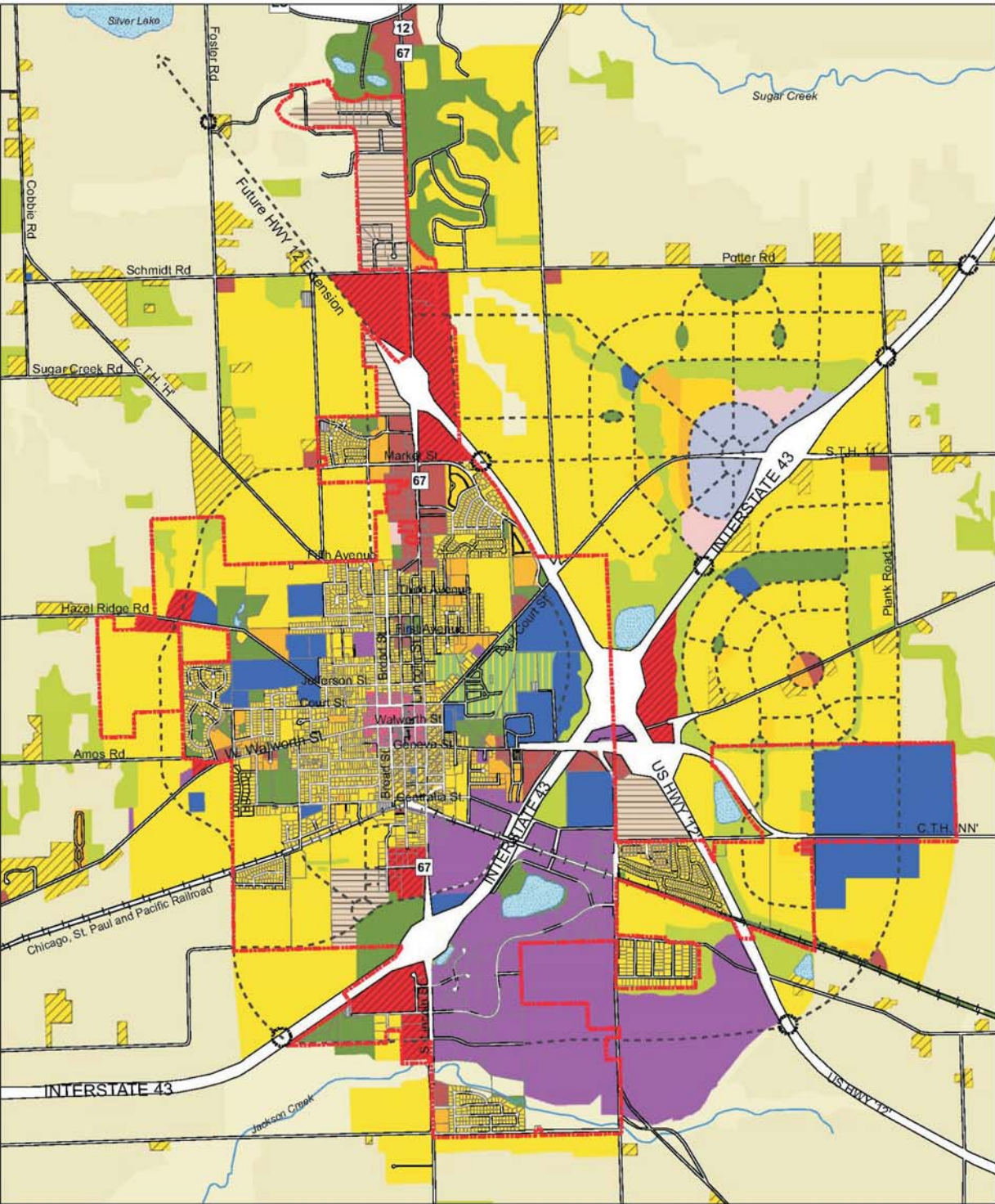


MAP C-2
VILLAGE OF GENOA CITY LAND USE PLAN



MAP C-3
CITY OF ELKHORN LAND USE PLAN

2030 COMPREHENSIVE PLAN ☐ City of Elkhorn, Wisconsin
Exhibit 5: Future Land Use



Legend			
<ul style="list-style-type: none"> --- Future Right of Way --- City Boundary --- Railroad ROW --- Proposed Grade Separation 	<ul style="list-style-type: none"> Agriculture Residential/Farmstead County Fair/Related Activities Environmental Corridors Natural Areas Parks and Open Space Office 	<ul style="list-style-type: none"> Downtown Mixed Use Community Business Highway Oriented Commercial Government and Institution Employment District Planned Retail Center Planned Mixed Use 	<ul style="list-style-type: none"> Primarily Residential Mixed Use Low Density Residential Medium Density Residential High Density Residential Utility and Transportation

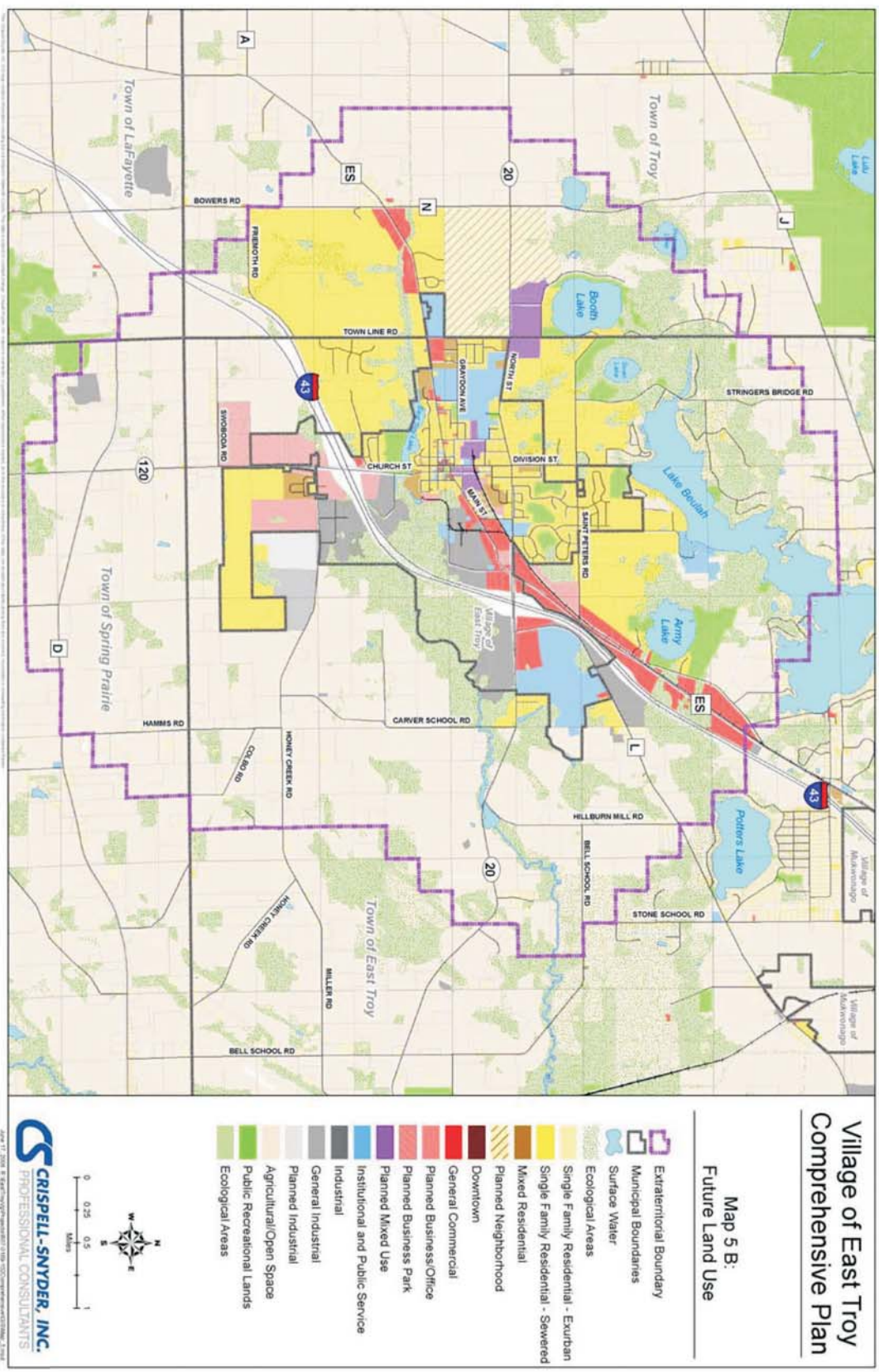
**2030 Comprehensive Plan
Future Land Use Plan**

0 0.25 0.5 Miles
1 inch equals 0.5 miles

December 2005

MAP C-4
VILLAGE OF EAST TROY LAND USE PLAN

Map 5B: Future Land Use Map



Appendix D

COUNTY PLAN ADOPTION ORDINANCE AND RESOLUTION
AND MINUTES FOR COUNTY PUBLIC HEARING ON THE PLAN

ORDINANCE NO. 581-11/09

CREATING ARTICLE IV OF CHAPTER 74 OF THE WALWORTH COUNTY CODE
OF ORDINANCES RELATING TO THE WALWORTH COUNTY COMPREHENSIVE
PLAN

THE WALWORTH COUNTY BOARD OF SUPERVISORS DOES ORDAIN AS
FOLLOWS:

PART I: That Article IV of Chapter 74 of the Walworth County Code of Ordinances is
hereby created to read as follows:

“ARTICLE IV.

COMPREHENSIVE PLAN

Sec. 74-264. Plan adoption.

The Walworth County Board of Supervisors adopts the document entitled *A
Multi-Jurisdictional Plan for Walworth County: 2035*, modified as indicated in
Exhibit A, as the comprehensive plan for Walworth County, consistent with, and
addressing the requirements of, Section 66.1001 of the Wisconsin Statutes.”

PART II: This Ordinance shall become effective upon passage.

PASSED and ADOPTED by the Walworth County Board of Supervisors this 10th day of
November, 2009.


Nancy Russell
County Board Chair


Kimberly S. Bushey
Attest: County Clerk

County Board Meeting Date: November 10, 2009

This Resolution/Ordinance was:

Action Required: _____ Majority Vote 2/3 Vote

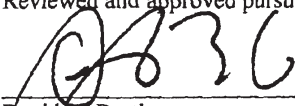
Adopted Roll Call/U.C./Voice
Rejected/Other/Referred/Laid Over

Ayes: _____ Noes: _____ Absent: _____

Policy and Fiscal Note is attached.

Date 11-10-09

Reviewed and approved pursuant to Section 2-91 of the Walworth County Code of Ordinances:


David A. Bretl
County Administrator/Corporation Counsel
Date 10/30/09


Nicole Andersen
Deputy County Administrator - Finance
Date 11/2/09

If unsigned, exceptions shall be so noted by the County Administrator.

Resolution No. 62 – 11/09
Approving the Walworth County Multi-Jurisdictional Comprehensive Plan

AMENDED - See attached.

1 Moved/Sponsored by: County Zoning Agency

2
3 **WHEREAS**, Wisconsin's comprehensive planning law, set forth in Section 66.1001 of the
4 Wisconsin Statutes, requires County and local governments that enforce general zoning,
5 shoreland zoning, subdivision, or official mapping ordinances to adopt a comprehensive plan by
6 January 1, 2010; and,

7
8 **WHEREAS**, Walworth County, in cooperation with the Towns of Darien, Delavan, East Troy,
9 Geneva, LaFayette, LaGrange, Richmond, Sharon, Spring Prairie, Sugar Creek, Troy, Walworth,
10 and Whitewater, has developed a comprehensive plan that meets the requirements set forth in
11 Section 66.1001 of the Wisconsin Statutes; and,

12
13 **WHEREAS**, the comprehensive plan includes all nine elements specified in Section 66.1001 of
14 the Wisconsin Statutes; and,

15
16 **WHEREAS**, copies of the plan report were available for public review in the County Land Use
17 and Resource Management Department office, at public libraries in Walworth County, and on
18 the County's comprehensive planning website; and,

19
20 **WHEREAS**, throughout the development of the plan Walworth County has solicited public
21 input consistent with the Public Participation Plan adopted in 2006 to ensure the public had
22 ample opportunity for involvement in the development of the comprehensive plan; and,

23
24 **WHEREAS**, each of the 13 participating towns has adopted the comprehensive plan, including
25 seven towns which adopted the plan with amendments affecting their respective towns only, as
26 indicated in Exhibit A; and,

27
28 **WHEREAS**, Walworth County has duly noticed a public hearing on the comprehensive plan and
29 held said public hearing on October 22, 2009, in accordance with Section 66.1001(4).

30
31 **NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Sections 59.69 and 66.1001(4) of
32 the Wisconsin Statutes, the Walworth County Board of Supervisors hereby approves the
33 comprehensive plan as set forth in a report entitled, *A Multi-Jurisdictional Comprehensive Plan*
34 *for Walworth County: 2035*, modified as indicated in Exhibit A.

35
36 **BE IT FURTHER RESOLVED** that the Walworth County Board of Supervisors enact an
37 ordinance adopting the comprehensive plan.

38
39 
40 _____
41 Nancy Russell
42 County Board Chair


43
44 

County Board Meeting Date: November 10, 2009


Action Required: Majority Vote X Two-thirds Vote _____ Other _____

Policy and Fiscal Note is attached.

Reviewed and approved pursuant to Section 2-91 of the Walworth County Code of Ordinances:



David A. Bretl Date 12/30/09
County Administrator/Corporation Counsel



Nicole Andersen Date 11/2/09
Deputy County Administrator-Finance

If unsigned, exceptions shall be so noted by the County Administrator.

This Resolution/Ordinance was:
Adopted Roll Call/U.C./Voice
Rejected/Referred/Laid Over
Ayes: Noes: Absents:
Date 11-10-09
As amended.

EXHIBIT A

The following revisions to the public hearing draft of the report entitled “A Multi-Jurisdictional Plan for Walworth County: 2035” were made by seven of the participating towns as part of their plan adoption ordinances:

Town of Darien

- The Town of Darien land use plan map will be revised as follows:
 - The portion of the Paziotopoulos property (Tax Key BD800002) in Section 8 not depicted as “Commercial” will be re-designated from “Other Agricultural, Rural Residential, and Other Open Land (5 to 34 acres per dwelling)” to “Urban Reserve”.
 - The portion of the Pounder property (Tax Key BD300002) in Section 3 that was recently rezoned from A-1 to C-2 will be re-designated as “Other Agricultural, Rural Residential, and Other Open Land (5 to 34 acres per dwelling).”

Town of East Troy

- The Wisconsin Department of Natural Resources landholding in Section 6 will be identified on the Town land use plan map as “Kettle Moraine State Forest Mukwonago River Unit”.
- The Town of East Troy land use plan map will be revised to re-designate part of Tax Key Parcel PET 1300002 from “Other Agricultural, Rural Residential, and Other Open Land (20 to 34 acres per dwelling)” to “Other Agricultural, Rural Residential, and Other Open Land (5 to 19 acres per dwelling)”.
- The second-last sentence on Page 6 of the Town Appendix will be revised to read as follows:

The Town of East Troy has a boundary agreement with the Village of Mukwonago, which is on file at the Walworth County Register of Deeds Office.

- The text on Page 14 in Chapter VI and Table VI-5 in Chapter VI will be revised to include the Town of East Troy in the list of communities which have an official map.
- The Town of East Troy Appendix will be revised as follows to incorporate the Town’s Official Map into the comprehensive plan:
 - The Town Official Map will be added as Map 3 in the Town Appendix.
 - The text on Page 6 of the Town Appendix will be revised to include the following:

Official Map:

The Town Official Map, adopted by the Town on November 12, 2007, and shown on Map 3 of this appendix, is incorporated into the Town comprehensive plan.

Town of LaGrange

- The following text will be added at the end of the section titled “Other Plan Elements” on Page 5 of the Town of LaGrange Appendix, as well as near the bottom of Page 8 of Chapter XII (“Transportation Element”) of the plan report:

The Town of LaGrange indicated that, at such time as the Wisconsin Department of Transportation decides to expand the capacity of U.S. Highway 12, the Town would support the freeway alignment of USH 12 between the Cities of Elkhorn and Whitewater, as shown on the year 2035 regional transportation plan, rather than a widening of USH 12 along its current alignment.

- The Town of LaGrange land use plan map will be revised to re-designate land in the northeast quarter of the northeast quarter of Section 20 from “Prime Agricultural” to “Primary Environmental Corridor”.

Town of Spring Prairie

- The Town of Spring Prairie land use plan map will be revised to re-designate land in Tax Key Parcel OA231800001 in Section 14 from “Other Open Land to Be Preserved” to “Other Agricultural, Rural Residential, and Other Open Land (5 to 19 acres per dwelling)”.

Town of Sugar Creek

- The first sentence in the third bullet point for the Town of Sugar Creek on Table XII-1 in Chapter XII will be deleted. The revised bullet point will read as follows:

The Town opposes the extension of the USH 12 freeway through the Town.

Town of Troy

- The Town of Troy land use plan map will be revised as follows:
 - An area encompassing 2.26 acres in the southwest quarter of Section 23 of the Town of Troy will be re-designated from “Agricultural Related Manufacturing, Warehousing, and Marketing” to “Prime Agricultural”.
 - An area encompassing 0.77 acre in the northeast quarter of Section 7 of the Town of Troy will be re-designated from “Prime Agricultural” to “Other Agricultural, Rural Residential, and Other Open Land (20 to 34 acres per dwelling)”.
 - An area encompassing 4.34 acres in the northeast quarter of Section 7 of the Town of Troy will be re-designated from “Prime Agricultural” to “Other Agricultural, Rural Residential and Other Open Land (5 to 19 acres per dwelling)”.

Town of Whitewater

The following text will be added as a new bullet point in the section titled “Agricultural, Natural, and Historical Resources” on Page 2 of the Town Appendix:

The Clover Valley Flowing Well on Clover Valley Road is identified as an important Community resource.

* * *

Amendment to Resolution No. 62-11/09 – Amended on the Board floor at the November 10, 2009 County Board meeting.

Supervisor Kilkenny stated that he was the Chair of the Smart Growth Committee and a representative from the Town of Spring Prairie had requested that a small remnant of a bike trail in the southeast corner of the Town of Spring Prairie be removed. He said that the Smart Growth Committee did not have an objection. On motion by Supervisor Kilkenny, seconded by Supervisor Bromley, Resolution No. 62-11/09 was amended as follows: a small remnant of a bike trail in the southeast corner of the Town of Spring Prairie be removed.

County Zoning Agency
MINUTES
October 22, 2009 Meeting – 7:00 p.m.
100 West Walworth Street
Elkhorn, Wisconsin

Chairman Rick Stacey called the meeting to order at 7:00 p.m.

Roll call - Committee members present were Chairman Rick Stacey, Vice Chairman Jim Van Dreser, Supervisors Dave Weber, Claudia Holst, and Mark Bromley, and Citizen Member Greg Holden. A quorum was present.

County staff present – Land Use and Resource Management Department Director Michael Cotter, Senior Planner Neal Frauenfelder, and County Board Chair Nancy Russell

Southeastern Wisconsin Regional Planning Commission staff present
Bill Stauber, Laura Burgbacher

Others present – Smart Growth Technical Advisory Committee Members Bob McIndoe, Frank Jones, and Ron Fero; Dave Kilkenny, and William Melendez, and others in the audience who did not sign in

A motion and second to APPROVE the agenda was made by Supervisors Weber and Bromley. The motion carried 6 – 0.

Presentation of the Walworth County Multi-Jurisdictional Comprehensive Plan (7:03:40 – 7:36:36) Neal Frauenfelder stated that the Walworth County Smart Growth Technical Advisory Committee has completed the Multi-Jurisdictional Comprehensive Plan for Walworth County to the year 2035. He thanked the Technical Advisory Committee and the town boards for their dedication through this process. He said the process began in 1999 when the State Legislature created and the Governor signed the Comprehensive Planning Law. The law requires that towns, cities, villages and counties that wish to implement land use regulations such as zoning ordinances and subdivision ordinances prepare and adopt a Comprehensive Land Use Plan prior to the end of 2009, and that land use decisions made after the adoption of the plan be consistent with the comprehensive plan. To satisfy the State law requirements the County Board created a Technical Advisory Committee of 18 members comprised of one representative from each of the 13 participating towns and five at-large County Board members. It was determined from the beginning of this process that this was to be a community-based plan, starting with citizens' input and input from the 13 participating towns and also non-participating local units of government. The input from all of the public participation was used by the Smart Growth Technical Advisory Committee to develop the goals and objectives set forth in the plan. Some of the key goals of the plan were: Preservation of the agricultural resource base of the County; Preservation of the County's natural resources including woodlands, wetlands, and waters; Adequate housing to accommodate projected population growth. Each of the 13 participating towns developed a Town Land Use Plan which was used to create the overall County Land Use Plan Map. The three non-participating Town Plan Maps were also incorporated into the overall

County plan map. Those towns were Bloomfield, Linn, and Lyons. All city and village plans are also incorporated (up to their corporate limits) into the County Plan by reference, as required by State law. There is an amendment process that has been prepared by the TAC. The plan can be amended annually. The amendment process must begin from the town level up. Staff has provided guidelines to the participating towns for the amendment process to the plan. Amendments outside of the annual process can be considered if there are extraordinary circumstances affecting the public welfare.

Bill Stauber, from the Southeastern Wisconsin Regional Planning Commission, described the land use component and summarized the nine elements that had to be addressed in developing this plan. He said the plan becomes the basis for decisions on rezones and land divisions.

Public hearing on the Walworth County Multi-Jurisdictional Comprehensive Plan (7:36:36 – 7:40:30) Mr. Frauenfelder said he received two emails regarding tonight’s hearing from Ken Knuteson and Jim Simons. They were read into the record. There was no one to speak for or against this plan. **A motion and second to APPROVE the plan was made by Supervisors Van Dreser and Weber. Supervisor Bromley recommended amending the original motion to state, ‘approve the Smart Growth Plan as amended by the townships through the seven town amendments and also moved that a resolution and ordinance be forwarded to the County Board for their approval’. The first and second agreed. The motion as amended carried 5 – 0 with Chairman Stacey abstaining.**

Adjournment – **A motion and second to adjourn was made by Supervisors Bromley and Weber. The motion carried 6 – 0. The meeting was adjourned at 7:40 p.m.**

Submitted by Marie Halvorson, Recording Secretary. Minutes are not final until approved by the Committee at its next meeting.