

## PLANNING GUIDE ON RURAL CLUSTER DEVELOPMENT PUBLISHED

The Commission has published a report which presents the concept of rural cluster development and illustrates how the concept may be applied as a planning and zoning technique within the Southeastern Wisconsin Region. SEWRPC Planning Guide No. 7, entitled Rural Cluster Development Guide, December 1996, is intended for use by anyone interested in learning more about the cluster development concept and how it may be implemented by local communities.

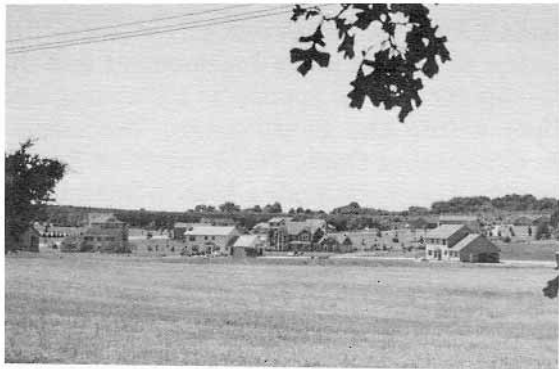
Planning guides are one of the eight basic types of reports published by the Regional Planning Commission and are intended to promote good public planning and sound community development within the Region. The guides set forth the principles underlying good planning practice and provide model ordinances and forms to assist local governments in planning efforts. From 1963 through 1969, the Commission published six such local planning guides; an updated version of one of these guides, the Official Mapping Guide, was published in June 1996. In addition to official mapping, these guides dealt with land subdivision control, zoning, the organization of planning agencies, floodland and shoreland development, and the use of soil survey data in planning. The guides, and particularly the model ordinances, have served the Region well for over 30 years. Many cities, villages, towns, and counties in the Region have used the model zoning and model subdivision control ordinances as a basis for their own ordinances.

The Rural Cluster Development Guide presents an overview of the cluster development concept as applied to rural areas, describes how comprehensive planning goals for open space preservation may be achieved through the use of cluster development, guides the reader through the design process, explains how clustering may be implemented in local zoning and subdivision control ordinances, and describes the various options for the management of the open space created by cluster development. Appendices include a model zoning ordinance and model subdivision control provisions for rural cluster development.

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While the concept of cluster development has been applied to urban development within the Region for many years, its applicability to rural areas has generated renewed interest within the Region. This is a result of the increasing concern of residents and local officials over the loss of open space and the rural character of the landscape in their communities. There is a growing dissatisfaction with conventional, large-lot development patterns that simply do not conserve landscape character and, in fact, during the normal course of development, usually serve to destroy the significant features that frame it: woodlands, wetlands, hedgerows, cropland, pastures, prairies, scenic views, and wildlife habitat. Conventional rural residential development is, in part, the result of the provisions in local zoning ordinances that require an even distribution of lots across a development parcel, regardless of its natural features (see Figure 1).



Houses on conventional three-to-five-acre lots convert rural open space to suburbia.

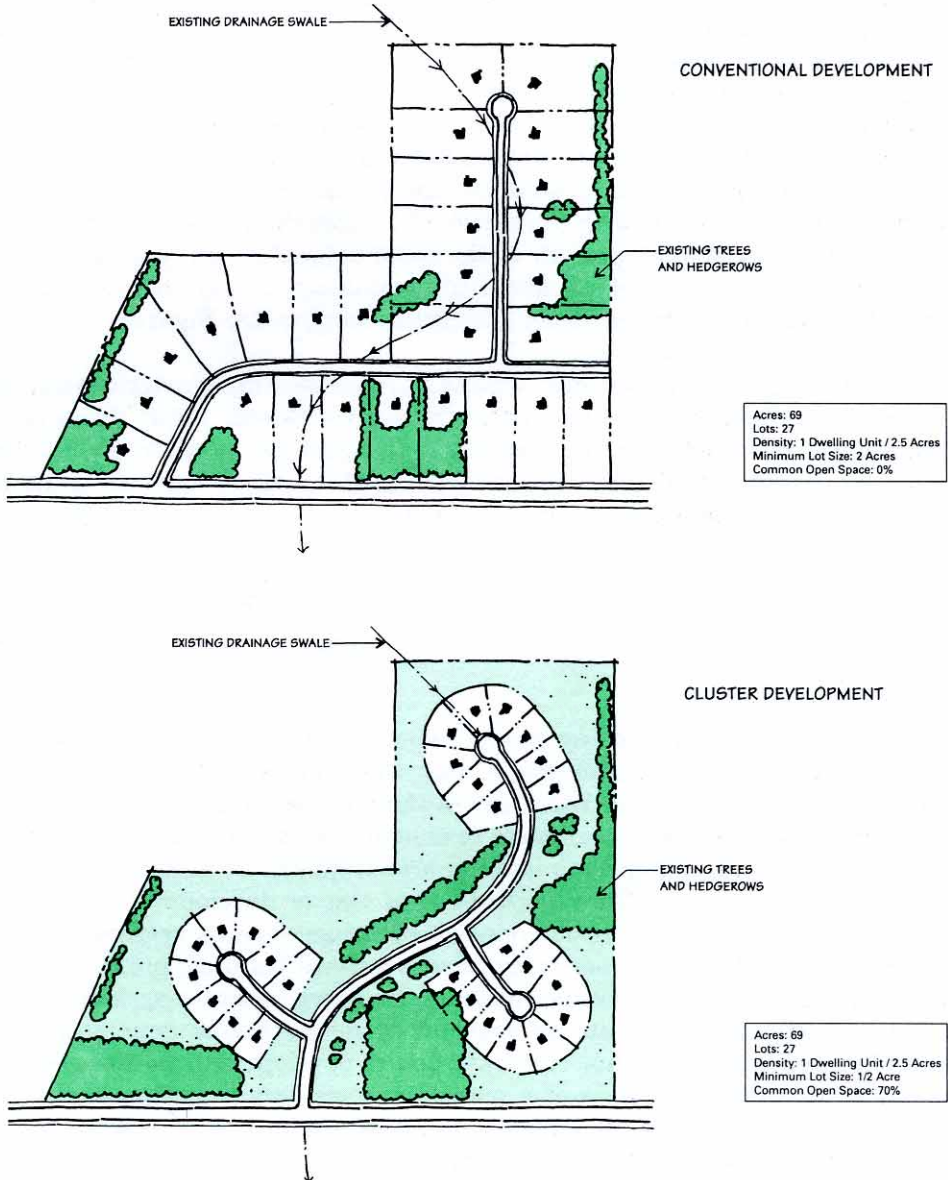
*Source: SEWRPC.*

In spite of attendant adverse environmental impacts, diseconomies, and inefficiencies, the demand for housing in rural areas will not soon diminish. The quandary for local officials is how to continue to meet this demand and still conserve the rural landscape character of their communities and avoid the creation of costly environmental and developmental problems. Clustering is a useful technique for accomplishing this objective. Very simply, clustering involves the grouping of dwellings on a portion of a development tract, preserving the remainder of the parcel in open space. Cluster development is a type of growth management tool that does not artificially control the rate, timing, amount, or location of development within the municipality overall or regionwide. It simply manages the residential development that would occur through the operation of normal market forces by controlling how much land the dwellings and lots occupy within the boundaries of individual development tracts, and where the dwelling-occupied areas should be sited in relation to the preserved open space.

Cluster development has potential benefits for all parties involved, including the landowner, the developer, existing and future residents of the community, and the municipality. Landowners, such as farmers planning for retirement, benefit because the development potential of the land is preserved, land values are not reduced, and

Figure 1

**COMPARISON OF CONVENTIONAL RURAL  
RESIDENTIAL DEVELOPMENT AND CLUSTER DEVELOPMENT**



Conventional development forces an even distribution of lots across a development parcel, regardless of its natural features. Cluster development, however, can preserve and enhance natural features.

Source: SEWRPC.

profits from a future sale of land are not diminished. Developers benefit because they may be able to market a more desirable product while still building at least the same number of houses as conventional zoning would permit. Existing residents of the municipality benefit by being able to enjoy the continued rural character of the landscape as they drive, walk, or bicycle by the new development. Future residents of the development benefit by being able to live next to permanent open space. And, finally, municipalities benefit because, at less public expenditure than would be required under development with conventional zoning, their objective of preserving the rural character and quality of life of the community through open space preservation can be met. The costs of infrastructure maintenance may also be reduced for municipalities due to shortened street and utility lengths (see Figure 2).

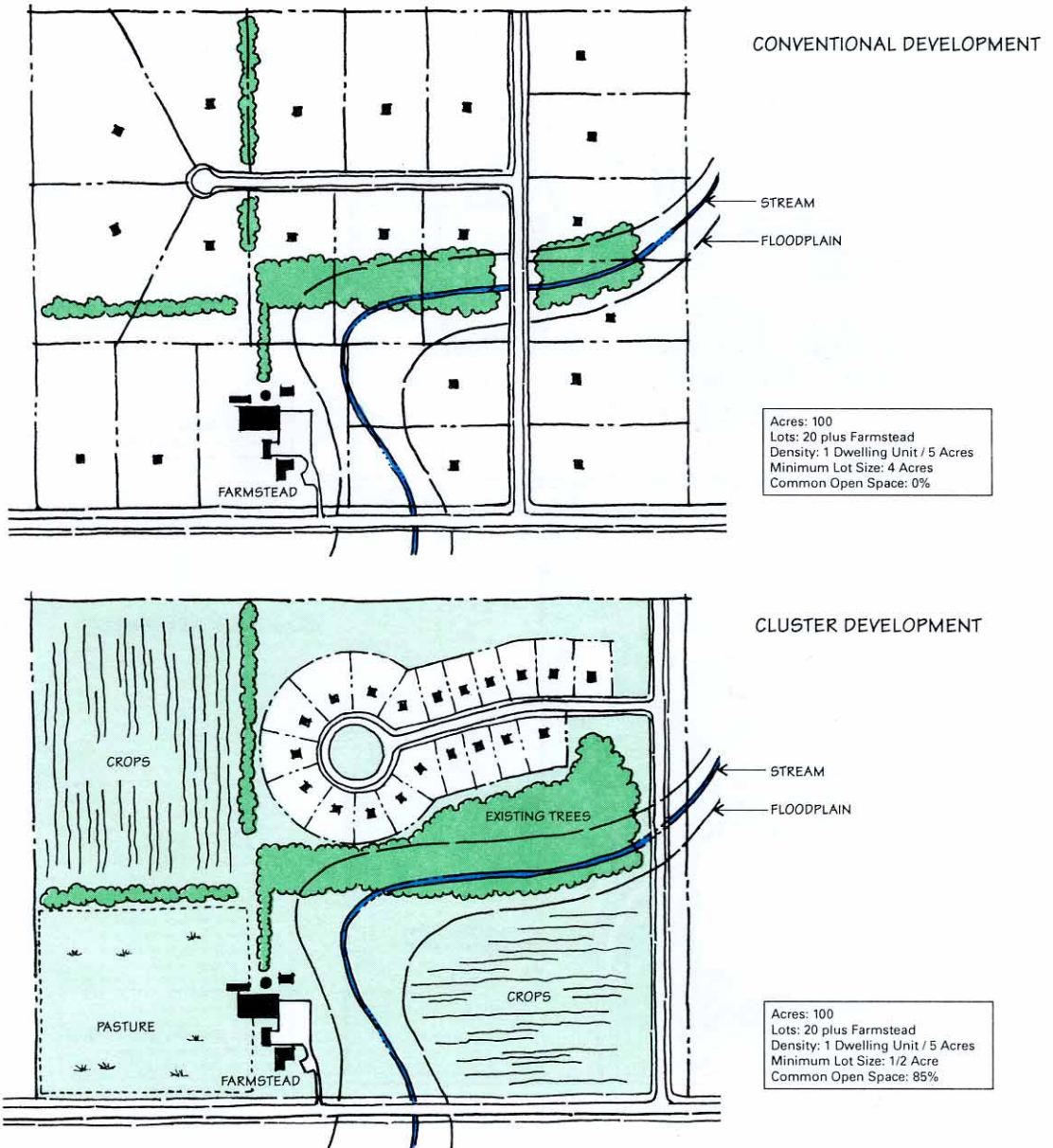
The zoning ordinance is the primary means of implementing cluster development. Cluster zoning ordinances may be written in many different ways. There is great flexibility available in adapting local zoning ordinances and maps to permit cluster development. In any set of cluster regulations, however, three basic elements must be balanced: development density, lot size, and the amount of required open space. Whichever limit or requirement is considered to be primary, the other two elements can be adjusted to accommodate that choice. For example, if a community determines that 75 percent open space should be required in rural cluster development, the minimum lot size and maximum density may be readily adjusted to accommodate that objective.

An important principle governing good cluster development is that it should be preceded with comprehensive planning, so that when a cluster development is being designed, the municipality will know where the open space should be located and how that open space should be configured to enhance an overall municipal open space plan. A number of comprehensive planning objectives can be attained through the use of cluster development. Through the use of cluster development, a county or municipality can reduce the visual impacts of urban sprawl, preserve the rural character of the landscape, preserve significant natural features, preserve environmentally sensitive lands, preserve permanent open space, preserve agricultural land, achieve better site design, create an opportunity for nonpublic ownership of open space, and increase the efficiency of infrastructure development. Because in cluster development the developed area of a parcel occupies only a portion of the entire parcel, flexibility in locating the developed area on the parcel is created. With site design flexibility and a knowledge of local comprehensive planning objectives, a developer can more readily locate and configure the required open space to accommodate the above objectives. Whether the community favors woodland protection, preservation of farmland, or the protection of views from local roads, the ability to shift development out of areas to be preserved is the greatest advantage offered by cluster development (see Figure 3).



Figure 2

**COMPARISON OF CONVENTIONAL RURAL  
DEVELOPMENT AND CLUSTER DEVELOPMENT WITH REGARD  
TO PRESERVING FARMING ACTIVITIES AND RURAL CHARACTER**

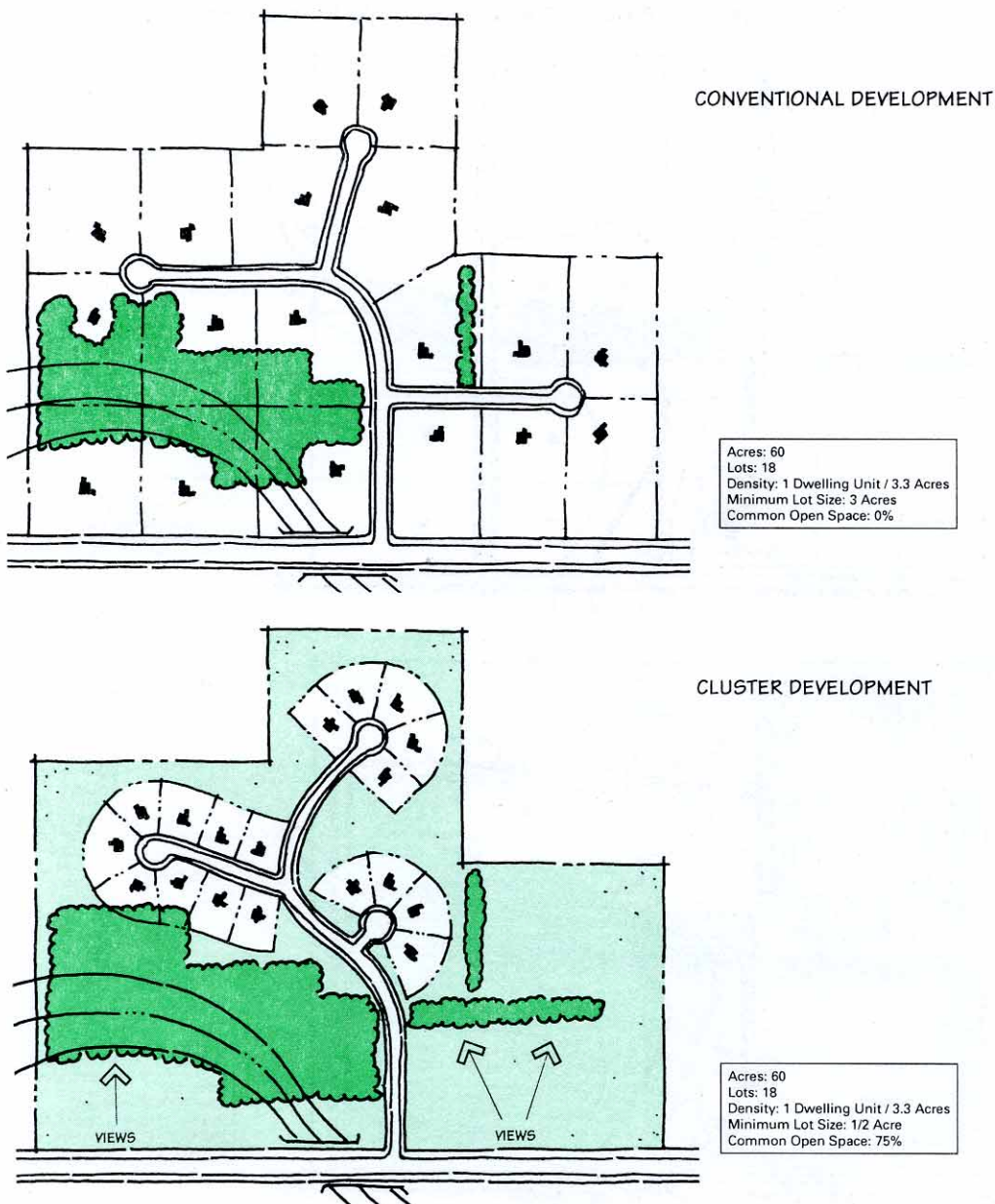


Clustering can help preserve farming activities and rural character.

Source: SEWRPC.

Figure 3

### ADVANTAGE OF DESIGN FLEXIBILITY IN CLUSTER DEVELOPMENT



Because of design flexibility, dwellings can be located to preserve rural views.

Source: SEWRPC.

Another principle of good cluster development is that the cluster design should follow good design guidelines. The single most important such guideline is that the development should be designed around the open space. That is, the areas for open space preservation should be set aside before the streets and lots are laid out. The process for designing a cluster development around the open space should take place in three basic steps: first, identification and analysis of existing conditions; second, delineation of preservation areas; and, third, layout of dwelling locations and the street and lot patterns. In addition to requiring the preservation of open space where such preservation will have the greatest impact, specific design principles should also be followed to ensure good design for both the open space areas and the groups of clustered homes (see Figure 4). The Rural Cluster Development Guide provides 18 general design principles for rural cluster site planning and 19 specific land development principles relating to street patterns, open space development, stormwater management facilities, landscaping, and the preservation of cultural and historical features.

The success of a cluster development depends not only on good physical design and site planning, but also on decisions that are made regarding the ownership and management of the open space to be preserved. The use and management of the open space depends, first, upon who owns the open space land, and, second, upon the policies providing for the stewardship of that land.

Open space in a cluster development may be owned by one or a combination of the following: a community association (either a homeowners' association or a condominium association), the local municipality, a private conservation organization, or the original landowner. It is recommended that the open space be owned by the residents of the community as "tenants in common" in the form of undivided fractional interests, rather than by a community association.

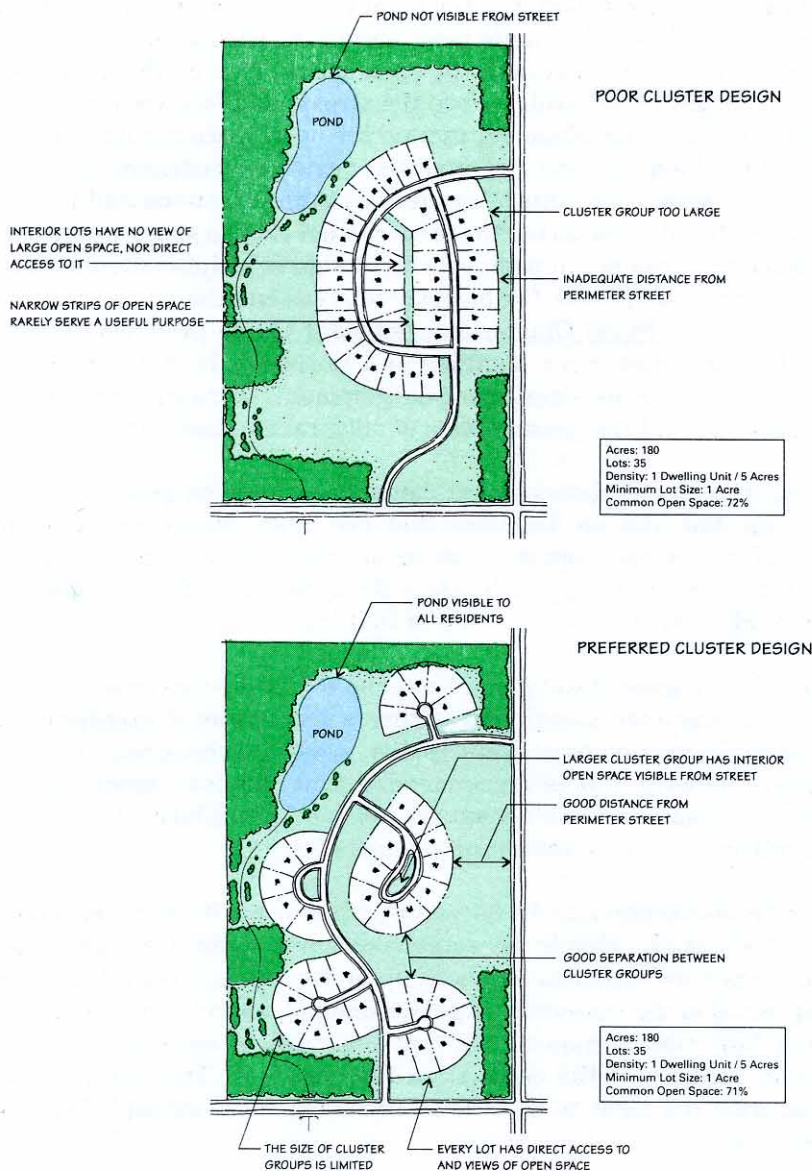
A community association may be formed whether or not it owns the open space. Local government oversight should be established over certain critical aspects of proposed community associations to ensure their long-term viability. Such aspects may include approval of the association legal documents, approval of the initial community association financial arrangements, and the right to assume the maintenance of the common facilities if the association fails to do so. The latter provision should be coupled with the right to recover incurred expenses through liens against individual properties.

If some or all of the common open space is to be dedicated to the local unit of government involved, the community association should hold a conservation easement on the land concerned to ensure that it will not be converted to a more intensive use in the future.



**Figure 4**

# **IMPORTANCE OF DESIGN GUIDELINES IN CLUSTER DEVELOPMENT**



Without design guidelines, cluster developments may look much like condensed, conventional subdivisions. Design guidelines can aid in the good design of cluster groups and the proper distribution of open space.

Source: SEWRPC.



Private conservation organizations, such as local land trusts, may be interested in taking ownership of common open space in cluster developments if such ownership furthers the environmental causes of the organization. The management plan and rights of use for the open space should be formalized in a recorded agreement between the community association and the conservation organization.

Some or all of the common open space may be retained by the original landowner, who may be a farmer planning to continue farming, or the developer planning to use the open space for a commercial recreation facility, such as a golf course. In any case, it should be clear that all of the development rights on the open space have been used for the cluster development, and no further residential development should be permitted.

As an alternative to ownership, or as an adjunct to it, conservation easements and deed restrictions are useful mechanisms for protecting the common open space from future conversion to other, more intense uses or actual development, if local zoning regulations are changed. Conservation easements on open space may be held by any outside interested party. The more entities that hold an interest in the open space, the more difficult it becomes to reach a consensus to develop the open space. It is recommended that conservation easements be routinely used for open space protection, whether held by the municipality, the homeowners, or a conservation organization.

Areas of common open space consist of landscape elements that may be managed in variety of ways. Such management should take place with a spirit of “stewardship,” or caring for the land. For any landscape element, several land stewardship options may exist. Typical options include: preservation as is (including as a wetland), restoration to a healthy state, conversion to a woodland, or conversion to a meadow. With a land stewardship plan, all the residents of a cluster development should have the



A land stewardship plan with conservation easements would ensure that landscape elements such as the woody meadow on the right side of this road, located in the Lac du Cours development in the City of Mequon, would remain unchanged.

*Source: SEWRPC.*

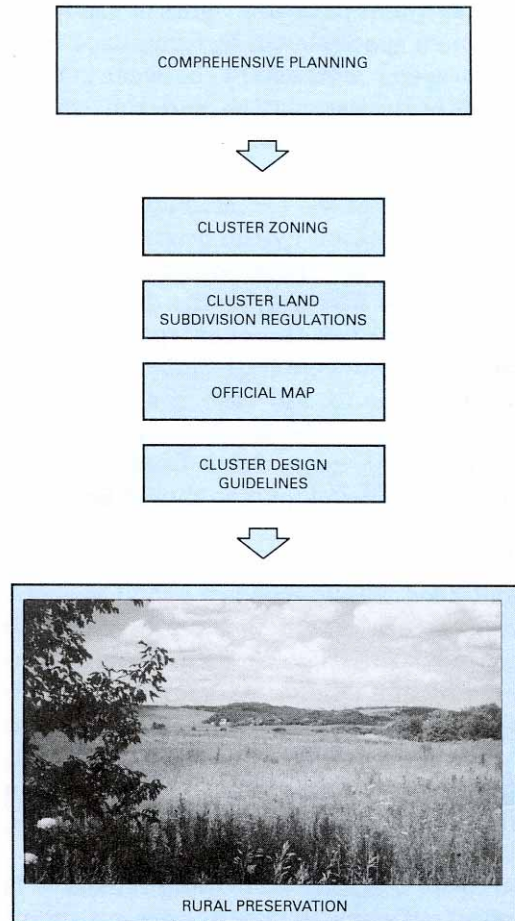
same understanding of how their open space should look in the immediate future and how it may change over time. The local unit of government should require that land stewardship plans be submitted with the final plat for review and approval as a final assurance that the intended management of the open space will fulfill municipal objectives as conceptually agreed to at the preliminary plat stage.

Commission staff members are available to assist counties and local municipalities in applying the concepts set forth in SEWRPC Planning Guide No. 7 and in the adaptation of cluster provisions to local zoning and subdivision control ordinances. It is the hope of the Commission that the Rural Cluster Development Guide will be a helpful and informative aid to all those interested in conserving the rural landscape character of their communities, while still accommodating the demand for rural residential development. Figure 5 graphically summarizes the most important elements in achieving rural preservation through cluster regulations.

Copies of SEWRPC Planning Guide No. 7 may be obtained from the Commission at \$5.00 each inside the Region and \$10.00 each outside the Region.

**Figure 5**

### IMPORTANT ELEMENTS IN ACHIEVING RURAL PRESERVATION THROUGH CLUSTER REGULATIONS



Source: SEWRPC.

### ENVIRONMENTALLY SENSITIVE LANDS PRESERVATION PLAN COMPLETED FOR TOWN OF NORWAY SANITARY DISTRICT NO. 1

A plan to guide the preservation of environmentally sensitive lands within the Town of Norway Sanitary District No. 1 has been completed. The plan was prepared by the Commission at the request of Racine County and the Town of Norway. The planning effort was conducted under the guidance of a Commission Technical Coordinating and Advisory Committee including representatives of the Town of Norway, the Town of Norway Sanitary District No. 1, the Wind Lake Management District, Racine County, the Wisconsin Department of Natural Resources, and the U. S. Army Corps of Engineers, together with concerned citizens. The plan is documented in SEWRPC Community Assistance Planning Report No. 215, An Environmentally Sensitive Lands Preservation Plan for the Town of Norway Sanitary District No. 1, Racine County, Wisconsin, June 1996. Staff work on the plan was undertaken jointly by Racine County, the Wisconsin Department of Natural Resources, and the Commission.

The Town of Norway Sanitary District No. 1 encompasses about 6.6 square miles in the northwestern portion of the Town of Norway, Racine County. The District includes three major lakes—Wind, Waubeesee, and Kee Nong Go Mong Lakes—and an abundance of wetlands, woodlands, and wildlife habitat areas which together form environmental corridors (see Map 1). Some of the wetlands in the District were subdivided for development as homesites many years ago—development which is now effectively prohibited in many cases by State and Federal wetland protection regulations. The planning program was intended to resolve the conflicts which have grown out of this situation, carefully balancing the need to protect environmentally sensitive areas and the rights of private property owners.

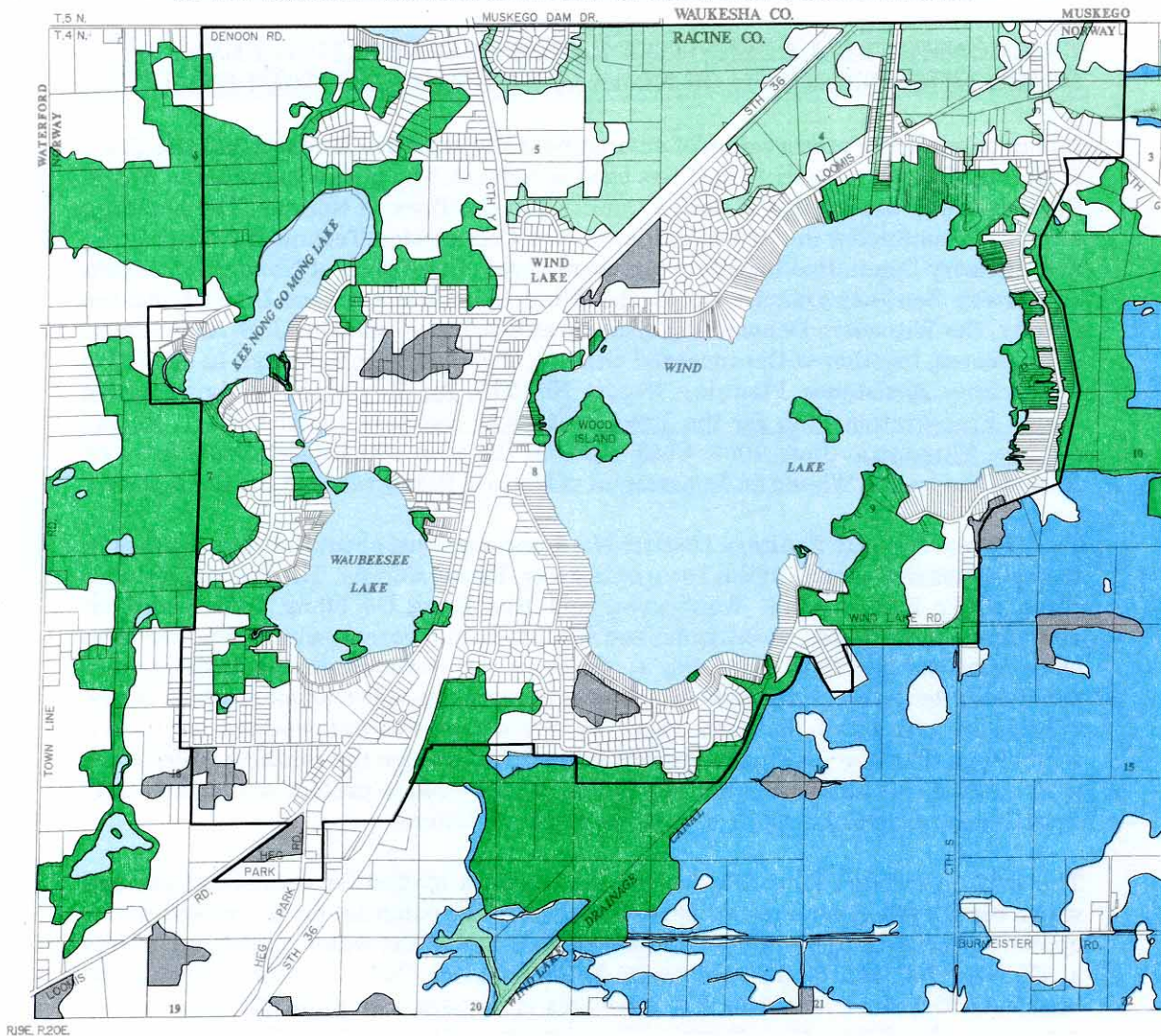
The study identified 79 vacant lots which had been platted for residential use and which consist wholly or substantially of wetlands. The potential for filling and development of each of these lots was analyzed in terms of the water quality standards of Chapter NR 103 of the Wisconsin Administrative Code, standards which the Wisconsin Department of Natural Resources must adhere to in all decision making regarding the filling of wetlands. The analysis indicated that 62 of the 79 lots concerned may not be filled and developed under the standards of Chapter NR 103, while 17 of the lots may likely be filled as necessary to accommodate development.

The plan proposes that the 62 lots in the District where development is prohibited under existing State and Federal wetland regulations be permanently preserved in open use through public acquisition (see Map 2). This recommendation was made









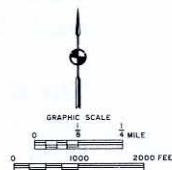
Map 1

**ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS  
IN THE TOWN OF NORWAY SANITARY DISTRICT NO. 1 AND ENVIRONS**



**LEGEND**

- |  |                                  |   |   |
|--|----------------------------------|---|---|
|  | PRIMARY ENVIRONMENTAL CORRIDOR   |  | FLOODPLAIN AREAS LOCATED OUTSIDE THE TOWN OF NORWAY SANITARY DISTRICT NO. 1 WHICH WOULD BE INCLUDED IN THE ADJACENT ENVIRONMENTAL CORRIDOR SHOULD THE SANITARY DISTRICT BE EXPANDED |
|  | SECONDARY ENVIRONMENTAL CORRIDOR |  | SURFACE WATER   |
|  | ISOLATED NATURAL RESOURCE AREA   |  | TOWN OF NORWAY SANITARY DISTRICT NO. 1 BOUNDARY   |

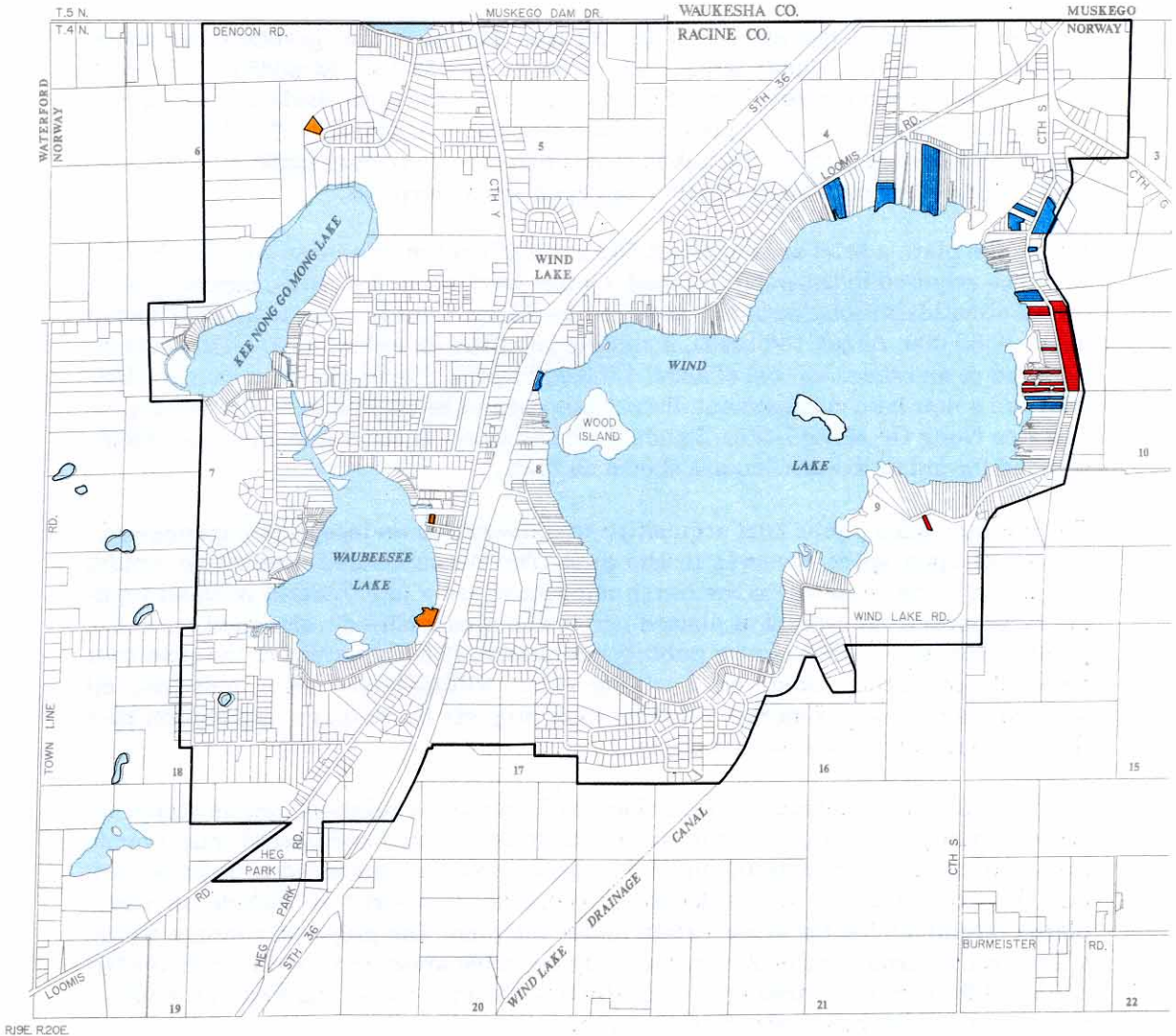


Source: SEWRPC.



## Map 2

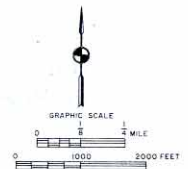
### PROPOSED PUBLIC ACQUISITION OF UNBUILDABLE LOTS IN THE TOWN OF NORWAY SANITARY DISTRICT NO. 1



#### LEGEND

- UNBUILDABLE LOT RECOMMENDED TO BE ACQUIRED BY RACINE COUNTY
- UNBUILDABLE LOT RECOMMENDED TO BE ACQUIRED BY THE WIND LAKE MANAGEMENT DISTRICT
- UNBUILDABLE LOT RECOMMENDED TO BE ACQUIRED BY THE PROPOSED WAUBESSEE-KEE NONG GO MONG LAKE MANAGEMENT DISTRICT

- SURFACE WATER
- TOWN OF NORWAY SANITARY DISTRICT NO. 1 BOUNDARY



Source: SEWRPC.

to provide relief to the owners of the 62 lots. The plan also proposes the public acquisition of certain lands which link or buffer the 62 lots. In addition, the plan carries forward recommendations of previous plans for the area—including the Racine County park and open space plan and lake management plans for Waubeesee Lake and Wind Lake—calling for the public acquisition of certain other lands in or adjacent to the District for outdoor recreation and open space purposes.

Under the plan, a total area of about 532 acres of land in or adjacent to the District would be acquired in the public interest. Of this total, about 392 acres, including 34 of the 62 unbuildable lots, would be acquired by Racine County at an estimated cost of about \$550,000. About 140 acres, including 28 of the 62 unbuildable lots, would be acquired at an estimated cost of about \$460,000 by the Wind Lake Management District and a new lake management district proposed to be created to serve Waubeesee and Kee Nong Go Mong Lakes. Lands in the Sanitary District and environs recommended for public acquisition are shown on Map 3.

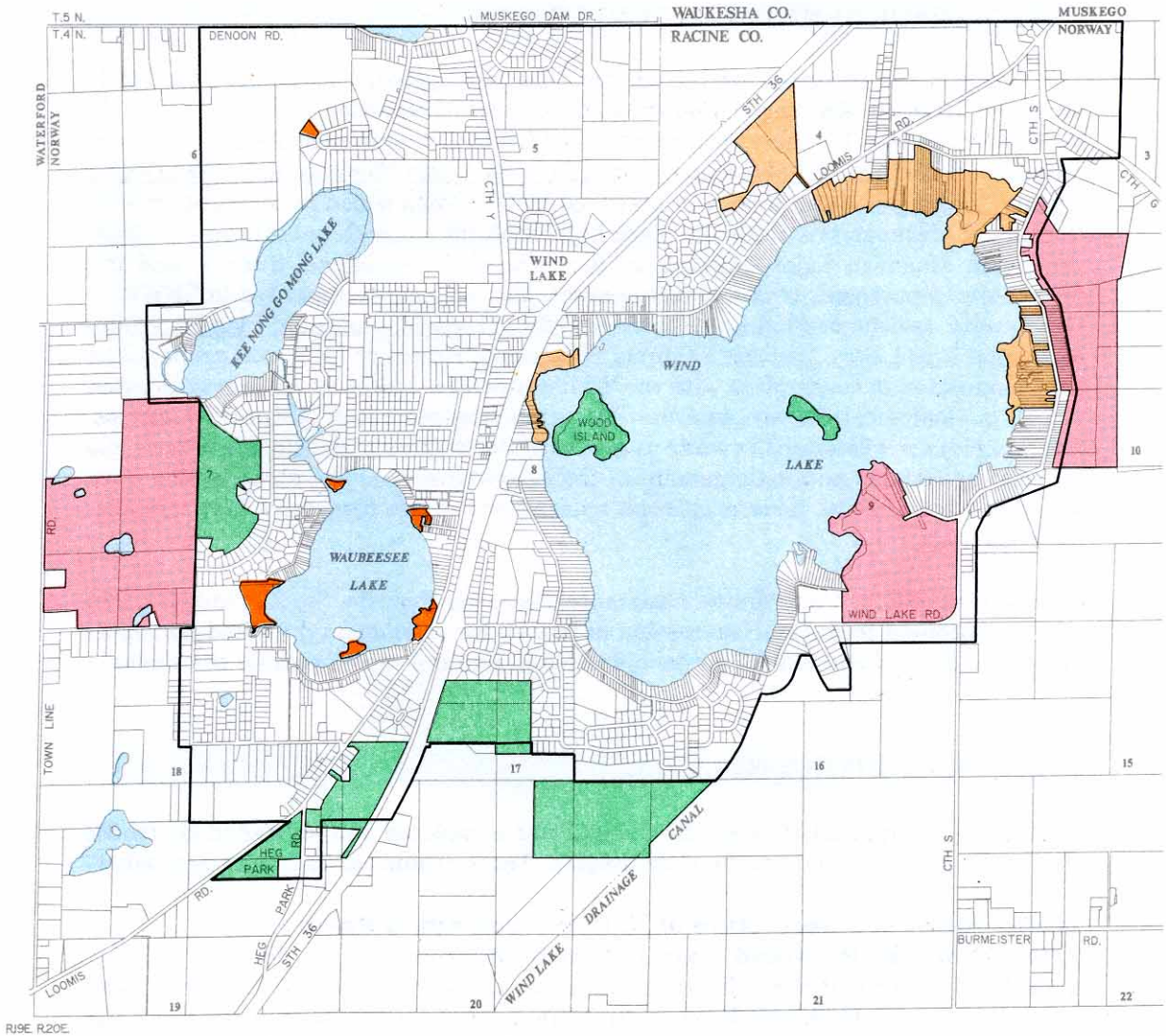
The recommended public land acquisition would result in an integrated, manageable system of open space reserves in the area. The recommended acquisition would, moreover, serve to mitigate the harsh impacts of State and Federal wetland regulatory programs on owners of platted lots in the area where development was once publicly sanctioned, but is now publicly prohibited. It is the intent of the plan that all land acquisitions occur on a willing-seller, willing-buyer basis, and that all landowners receive fair market value for their property based on an assumption that the wetland regulations did not apply.

The plan also recommends certain changes in zoning regulations administered by Racine County, including the uniform application of lowland and upland conservancy zoning districts to wetlands and upland resource areas recommended to be preserved, and the expanded use of the floodplain conservancy district to include all floodplains recommended for preservation under the plan. The proposed changes would afford greater protection of environmentally sensitive areas and would minimize the potential for confusion arising from conflicting County, State, and Federal land use regulations which have existed in the area.

Copies of SEWRPC Community Assistance Planning Report No. 215 may be obtained from the Commission at \$5.00 each inside the Region and \$10.00 each outside the Region.

# Map 3

## PROPOSED PUBLIC LAND OWNERSHIP IN THE TOWN OF NORWAY SANITARY DISTRICT NO. 1 AND ENVIRONS



### LEGEND

■ EXISTING PUBLIC OWNERSHIP

### PROPOSED PUBLIC OWNERSHIP:

■ RACINE COUNTY

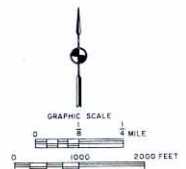
■ PROPOSED WAUBEESSEE-KEE NONG GO MONG LAKE MANAGEMENT DISTRICT

■ WIND LAKE MANAGEMENT DISTRICT

■ SURFACE WATER

— TOWN OF NORWAY SANITARY DISTRICT NO. 1 BOUNDARY

NOTE: UNBUILDABLE PARCELS WHICH STRADDLE E. WIND LAKE ROAD SHOULD BE ACQUIRED BY RACINE COUNTY AND SUBSEQUENTLY CONVEYED TO THE WIND LAKE MANAGEMENT DISTRICT FOR PERMANENT OWNERSHIP AND MANAGEMENT.





## **LAKE MANAGEMENT PLANS COMPLETED**

The Commission recently completed two lake management plans, one for Little Muskego Lake in Waukesha County and one for Whitewater and Rice Lakes in Walworth County. The first, documented in SEWRPC Community Assistance Planning Report No. 222, A Lake Management Plan for Little Muskego Lake, Waukesha County, Wisconsin, June 1996, was prepared by the Commission in cooperation with the City of Muskego, the Little Muskego Lake Protection and Rehabilitation District, the Little Muskego Lake Association, Inc., the U. S. Geological Survey, and the Wisconsin Department of Natural Resources. The second, documented in SEWRPC Community Assistance Planning Report No. 224, A Lake Management Plan for Whitewater and Rice Lakes, Walworth County, Wisconsin, February 1997, was prepared by the Commission in cooperation with the Whitewater-Rice Lakes Management District, the U. S. Geological Survey, and the Wisconsin Department of Natural Resources. The two plans are intended to serve as guides to the making of development decisions concerning the use and management of the Lakes involved. The plans, which have a design year of 2010, have each been transmitted to the respective lake management districts.

Copies of SEWRPC Community Assistance Planning Reports No. 222 and No. 224 may be obtained from the Commission at \$10.00 for each desired individual report inside the Region and \$20.00 for each desired individual report outside the Region.

## **TRAFFIC STUDIES COMPLETED**

During the second half of 1996, the Commission completed and published six traffic studies involving various parts of the Region. These studies are summarized below.

### **Traffic Study of Intersection of N. Port Washington Road (CTH W) and W. Highland Road in City of Mequon**

A study of recent traffic conditions at the intersection of N. Port Washington Road (CTH W) and W. Highland Road in the City of Mequon has been completed. The study, documented in SEWRPC Memorandum Report No. 113, Traffic Study of the Intersection of N. Port Washington Road (CTH W) and W. Highland Road for the City of Mequon: June 1995, Following Opening of St. Mary's Hospital, City of Mequon, Ozaukee County, Wisconsin, September 1996, was conducted by the Commission at the request of the City. The study concluded that traffic conditions at the intersection following the relocation of St. Mary's Hospital-Ozaukee to a nearby area did not warrant the installation of traffic signals at the intersection. The study



recommends the retention of the existing stop signs at the intersection, as well as the provision of exclusive left-turn lanes at all four approaches to the intersection in order to eliminate delay for through and right-turning traffic. The study report has been transmitted to the City and to Ozaukee County.

**Traffic Control Study for Village of Fox Point**

The Commission has completed a study of traffic control measures in the Village of Fox Point. The study, documented in SEWRPC Memorandum Report No. 114, Traffic Control Study for the Village of Fox Point, Village of Fox Point, Milwaukee County, Wisconsin, August 1996, was conducted at the request of the Village. The study report contains inventories of existing traffic control measures in the Village and of selected physical and operational characteristics of the Village street and highway system, and recommends actions to abate identified deficiencies in traffic control measures and potential deficiencies in intersection corner sight distances. The recommended actions with regard to affected roadway segments involve mainly: 1) the installation of new and the modification of existing signage; and 2) efforts to obtain the voluntary cooperation of owners of abutting properties to remove vegetation in order to improve sight distances. The report has been transmitted to the Village.

**Traffic Safety Study of CTH BB Segment in Town of Linn, Walworth County**

A traffic safety study of the segment of CTH BB in the Town of Linn, Walworth County, between Brink Road and Hillside Road has been completed. The study, documented in SEWRPC Memorandum Report No. 115, Traffic Safety Study of the Segment of CTH BB between Brink Road and Hillside Road, Town of Linn, Walworth County, Wisconsin, September 1996, was performed by the Commission at the request of the Walworth County Highway Commissioner. The study recommends a series of short-range, low-cost actions to abate traffic problems identified on the segment related to restricted sight distances, substandard driveway spacing, vehicular speeding, and vehicular accidents. The study also recommends the reconstruction of the existing intersection between CTH BB and S. Lake Shore Drive-Willow Road in order to: 1) eliminate the substandard acute angle of the existing intersection; and 2) advance the long-recommended transfers of the segment of Willow Road between CTH BB and STH 120 to the County trunk highway system and of the segment of CTH BB between Willow Road and STH 120 to the local arterial system. The report has been transmitted to the County.

**Study of Selected Intersections in Village of Hartland**

The Commission has completed a traffic study of six intersections of Capitol Drive with other streets in the Village of Hartland. The study, documented in SEWRPC Memorandum Report No. 117, Traffic Study of Selected Intersections in the Village

of Hartland, Waukesha County, Wisconsin, November 1996, was prepared at the request of the Village. The study inventoried the physical and operational characteristics of the intersections, and compared the inventory findings to generally accepted traffic engineering and geometric design standards to identify potential traffic problems. The study report sets forth a series of recommendations, including channelization, reconstruction, and relocation for specific intersections, to address the identified problems. Two of the six intersections studied are proposed to be included within a roadway reconstruction project which the Village is planning to undertake during the summer of 1997.

**Traffic Study of Intersections in Village of Whitefish Bay**

A traffic study of two intersections within the Village of Whitefish Bay has been completed by the Commission. The study is documented in SEWRPC Memorandum Report No. 118, Traffic Study of the Intersections of N. Berkeley Boulevard and E. Silver Spring Drive and N. Diversey Boulevard, N. Consaul Place and E. Silver Spring Drive in the Village of Whitefish Bay, Milwaukee County, Wisconsin, November 1996. The Village requested that the Commission perform the study in response to expressed citizen concerns regarding difficulties experienced by pedestrians in crossing E. Silver Spring Drive. In order to create additional gaps in the E. Silver Spring Drive traffic stream, the study recommends: 1) the prohibition of right turns on red between 6:00 a.m. and 6:00 p.m. from northbound N. Santa Monica Drive at its intersection with E. Silver Spring Drive; 2) the installation of “crosswalk” signs for both intersections studied at their respective crosswalks on E. Silver Spring Drive, facing both eastbound and westbound traffic; and 3) the construction of refuge islands in the center of the roadway on both the eastbound and westbound intersection approaches of the two intersections studied. The study report has been transmitted to the Village.

**Traffic Engineering Study of N. 68th Street for Village of Brown Deer**

The Commission has completed a traffic engineering study of the segment of N. 68th Street between W. Dean Road and W. Brown Deer Road (STH 100), which segment lies mostly within the Village of Brown Deer. The study, documented in SEWRPC Memorandum Report No. 121, Traffic Engineering Study of N. 68th Street in the Village of Brown Deer, Milwaukee County, Wisconsin, December 1996, was conducted at the request of the Village to address expressed resident concerns regarding through traffic and vehicular speeds on the segment studied. The study recommends two traffic management actions to abate traffic problems identified on the segment: 1) an increase in law enforcement on a random basis to abate the problem of motorists exceeding the speed limit; and 2) the relocation of existing and installation of new “no

through trucks” signage on W. Dean Road and N. 68th Street, respectively. The study report has been transmitted to the Village.

Copies of SEWRPC Memorandum Reports Nos. 113 through 115, 117 and 118, and 121 may be obtained from the Commission at \$5.00 for each desired individual report inside the Region and \$10.00 for each desired individual report outside the Region.

### **MILWAUKEE COUNTY PARATRANSIT SERVICE PLAN UPDATE COMPLETED, ADOPTED**

A report updating the Milwaukee County paratransit service plan adopted by the Commission as an amendment to the regional elderly-handicapped transportation plan has been completed. The January 1997 update is set forth in SEWRPC Memorandum Report No. 119, A Paratransit Service Plan for Disabled Persons: 1997 Update/Milwaukee County Transit System. This update to the County’s paratransit service plan, one of a series of five such plans first prepared and adopted in 1992 and amended annually through 1996, was adopted by the Milwaukee County Board of Supervisors on January 23, 1997, and by the Commission as an amendment to the regional plan on January 24, 1997. The other four public entities within the Region which offer fixed-route public transit service had demonstrated during 1996 that they were in full compliance with the Americans with Disabilities Act (ADA) and accompanying Federal regulations regarding paratransit service to persons with disabilities, and were therefore not required to submit a 1997 update.

Milwaukee County’s 1997 paratransit service plan update indicates that the County would not be in full compliance with Federal paratransit service requirements by January 1997, the deadline set forth in 1993 for such compliance. Accordingly, the plan update notes the County’s effort to obtain a temporary time extension for and waiver of full compliance with applicable Federal paratransit requirements from the U. S. Department of Transportation, Federal Transit Administration (FTA). If the FTA approves the County’s request for this extension and waiver, the deadline for full compliance would be delayed to December 31, 1999. The County intends to address this matter early in 1997.

Copies of SEWRPC Memorandum Report No. 119 may be obtained from the Commission at \$2.50 each inside the Region and \$5.00 each outside the Region.

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## SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

Old Courthouse  
P. O. Box 1607  
Waukesha, Wisconsin  
53187—1607

## ADDRESS CORRECTION REQUESTED

Telephone: (414) 547-6721  
Fax: (414) 547-1103

Philip C. Evenson, AICP  
Executive Director

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