

Attachment 1

Chapter 7

LAND USE ELEMENT

INTRODUCTION

Information regarding adopted land use plans and regulations, historic and existing land use and land use development patterns is essential to any sound comprehensive planning effort. This chapter presents the findings of the land use inventories and analyses conducted in support of the preparation of the Comprehensive Plan for the City of Waukesha. Specifically, this chapter describes adopted plans and regulations; and the existing land use base. In addition, data and planning standards and objectives from previous chapters were used to prepare the land use element.

STRENGTHS, WEAKNESSES, AND CONCERNS

Land Use Strengths

- A long history of advanced land use planning.
- An existing land use pattern that has given consideration to compatible uses
- A strong commitment to preserving environmentally sensitive lands
- A strong commitment to ensuring high quality development.
- A growing interest in intergovernmental discussions on land use
- Downtown and Fox River provide a strong sense of place.

Land Use Concerns and Weaknesses

- Continued pressure for development in areas with medium to high susceptibility to groundwater contamination
- A need for increased intergovernmental discussions on land use
- Waukesha's water supply is finite. The trends show that ground water supply and quality is declining.

ADOPTED LAND USE PLANS AND LAND USE REGULATIONS

The Comprehensive Plan for the City of Waukesha is intended to refine and detail the regional land use plan, taking into account and integrating, as appropriate, existing development objectives. An understanding of both regional development objectives and local development objectives is therefore essential to the preparation of a sound City comprehensive plan. Accordingly, this chapter provides a brief description of the regional land use plan and various supporting functional plan elements that have been prepared to date as they relate to the City of Waukesha. In addition, this chapter describes land use plans and land use regulations, which have been adopted by the City.

Regional and Area Wide Plans

Since its creation in 1960, the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the official area wide planning agency for the seven-county Southeastern Wisconsin Region, which includes the City of Waukesha, has, in accordance with its statutory charge, pursued the preparation of an advisory comprehensive plan for the physical development of the Region. This has been achieved through the systematic formulation of those elements of such a plan most important to the developmental and environmental problems faced by the units and agencies of government operating in the Region. The regional land use plan, complemented by various functional plans for transportation, parks and open space, water quality management, flood control, airports, and housing, is intended to serve as an overall guide to the physical development of the Region. The findings and recommendations of these regional comprehensive plan elements have important implications for the Comprehensive Plan for the City of Waukesha.

**Table VII-1
INCREMENTAL CITY OF WAUKESHA LAND USE PROJECTIONS FOR SPECIFIC URBAN LAND
USES: 2000-2035**

Land Use Category	Existing Land Uses: 2000		Future Land Uses: 2035		Change 2000 - 2035		5-Year Increment (acres)
	Acres	Percent of City	Acres	Percent of City	Acres	Percent Change	
Residential	4,535	32.5	7,979	49.8	3,444	76	492
Industrial	921	6.6	1,943	12.1	1,022	110	146
Commercial	770	5.5	958	6.0	188	24	27

RECOMMENDED CITY OF WAUKESHA LAND USE PLAN MAP

The year 2035 City of Waukesha land use plan map was developed to meet the established planning objectives and standards presented in Chapter 2 of this Plan insofar as practicable, using the information and plan design concepts set forth in the previous sections of this Chapter. The plan was designed to accommodate the intermediate population, household and employment projections for the City. Map VII-2 shows the Existing Land Use in the City in 2000 and Map VII-3 presents the recommended land use plan for City of Waukesha for the year 2035.