

# ALTERNATIVE AND RECOMMENDED LAND USE PLANS FOR THE TOWN OF GENESEE--2000

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**COMMUNITY ASSISTANCE PLANNING REPORT  
NUMBER 22**

**ALTERNATIVE AND RECOMMENDED LAND USE PLANS  
FOR THE TOWN OF GENESEE: 2000**

**WAUKESHA COUNTY, WISCONSIN**

Prepared by the

**Southeastern Wisconsin Regional Planning Commission  
P. O. Box 769  
Old Courthouse  
916 N. East Avenue  
Waukesha, Wisconsin 53187**

The preparation of this report was financed in part by the Town of Genesee; in part through a planning grant from the Wisconsin Department of Local Affairs and Development under Section 22.14 of the Wisconsin Statutes; and in part through a planning grant from the U. S. Department of Housing and Urban Development under Section 701 of the Housing Act of 1954, as amended.

February 1978

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# SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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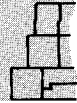
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February 22, 1978

Mr. Clarence C. Bundy, Jr.  
Chairman, Town of Genesee  
W307-S4699 Highway 83  
Mukwonago, Wisconsin 53149

Dear Mr. Bundy:

By letter dated August 25, 1975, the Town Board of the Town of Genesee authorized the Southeastern Wisconsin Regional Planning Commission staff to assist the Town Plan Commission in the preparation of a land use plan. The Regional Planning Commission, working with the Town Plan Commission, has now completed the work required to prepare the plan and is pleased to transmit the plan as documented in this report to the Town Plan Commission and Town Board of Supervisors for consideration.

The report presents pertinent information on the present stage of development of the Town, including information on population, land use, transportation facilities, topography and drainage patterns, soils, flood hazard areas, woodlands, wetlands, wildlife habitat, and prime agricultural area within the Town, all of which constitute important considerations in any local land use planning effort. Based on alternative population forecasts, the report sets forth a series of alternative land use plans and recommends one of these plans for local adoption and implementation. The recommended plan is consistent with both Town of Genesee land use objectives and those espoused by the Southeastern Wisconsin Regional Planning Commission. Upon adoption of this plan, the document may be used by Town officials as a point of departure for the making of day-to-day development decisions in the Town of Genesee.

The Regional Planning Commission is appreciative of the assistance offered by the Town Board; the Town Plan Commission; the Waukesha County Park and Planning Commission staff; and many Town of Genesee residents, including former Plan Commission chairman Harvey Herrmann, for their cooperation in the preparation of this report. The Commission staff stands ready to assist the Town in the presentation and implementation of this plan.

Sincerely,

Kurt W. Bauer  
Executive Director

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## Chapter I

### INTRODUCTION

By a letter dated August 25, 1975, the Town Board of the Town of Genesee, Waukesha County, Wisconsin, requested the Southeastern Wisconsin Regional Planning Commission to assist the Town in the preparation of a land use plan for the Town which could provide a basis for guiding future development in the Town. This report constitutes the response to that request. The report is intended to assist the Town Board and Town Plan Commission in defining the land use development objectives of the Town to assist those governmental bodies in making day-to-day development decisions affecting the Town, and to those bodies updating the Town zoning ordinance and district map.

The planning work was accomplished in several stages. The first stage included an analysis of existing land use development and of the natural resource base characteristics of the Town. The second stage involved the preparation and evaluation of alternative land use plans. The final stage involved selection by the Town Plan Commission of the alternative plan which it deemed to best meet the land use development objectives of the Town of Genesee. The findings and recommendations presented in this report are based on a careful appraisal of existing conditions, realistic estimates of future needs, and the formulation of sound planning principles. These findings and recommendations also incorporate the views and considered judgments of the local officials who actively participated in the planning effort, particularly the members of the Town Board and Town Plan Commission.

#### THE STUDY AREA

The Town of Genesee is located in the southwest quadrant of Waukesha County. The Town is bounded on the north by the Town of Delafield; on the west by the Town of Ottawa; on the south by the Town of Mukwonago; and on the east by the Town of Waukesha, all in Waukesha County. The Town, as shown on Map 1, contains approximately 32 square miles — approximately four square miles less than its original size. The Town was reduced from its original size by the incorporation of the Village of North Prairie in 1910, and was again reduced in size in 1922 with the incorporation of the Village of Wales. All of the U.S. Public Land Survey sections within T12N, R21E — the original Town — were included in the study.

#### REGIONAL INFLUENCES

Sound planning practice dictates that local plans be prepared within the framework of adopted regional plans. The regional plan elements directly applicable to the Town of Genesee and summarized on Map 2 are the adopted regional land use, transportation, sanitary sewerage system, and housing plans, and the Fox River watershed plan.

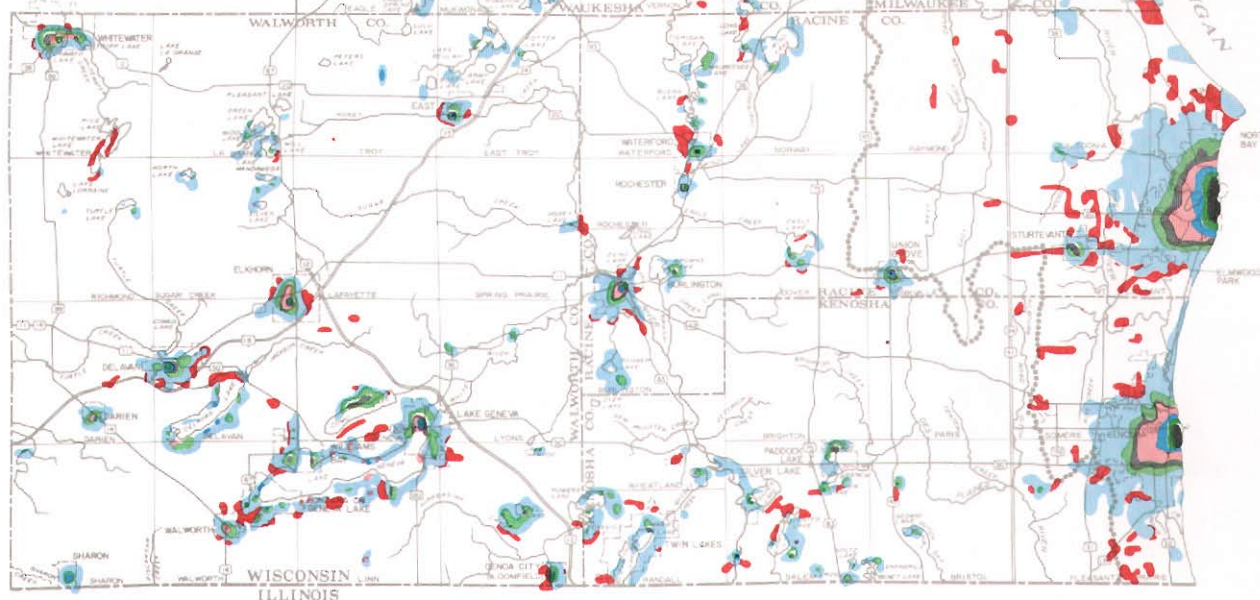
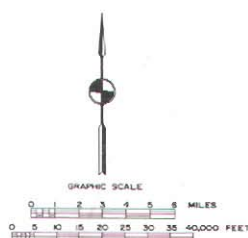
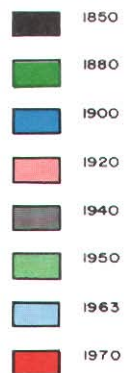
The recommended regional land use and transportation plans described in SEWRPC Planning Report No. 25, A Regional Land Use Plan and a Regional Transportation Plan for Southeastern Wisconsin — 2000, provide for the attainment of specific regional land use and transportation system development objectives formulated with the consent and the advice of local, state, and federal agencies of government. Based on careful demographic, economic, public financial resources, natural resources, and public utility inventories, analyses, and forecasts, the regional land use plan provides recommendations for the amount, spatial distribution, and general arrangements of the various land uses required to serve the needs of the anticipated future population and economic activity levels within the Region.

The adopted regional transportation plan, described in SEWRPC Planning Report No. 25, provides recommendations on how the land use plan can best be served by highway and transit facilities, and recommends a functional system of arterial streets and highways to serve the Region, Waukesha County, and the Town of Genesee through the design year 1990. The regional arterial street and highway system is based on a careful, quantitative analysis of existing and projected traffic volumes and existing arterial street and highway system capacity and continuity and, as presented herein, provides a basis for the recommended highway system plan for the Town.

The recommended comprehensive plan for the Fox River watershed described in Volume Two of SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed, provides for the attainment of the specific watershed development objectives formulated under the study in cooperation with the local, state, and federal units and agencies of government concerned. The final watershed plan emphasizes four main elements: a land use element, a flood control element, water pollution abatement element, and a water supply element.

The recommended regional sanitary sewerage system plan described in SEWRPC Planning Report No. 16, A Regional Sanitary Sewerage System Plan for Southeastern Wisconsin, offers a sound coordinated guide for the abatement of water pollution throughout the Region and a guide to the development of future sewage treatment and related trunk sewer facilities. The plan is based upon extensive inventories and analyses of the Region's socioeconomic and natural resource base, its existing sewerage facilities and sewerage characteristics, and its sewerage-related laws and regulations.

# LOCATION OF THE TOWN OF GENESEE IN THE SOUTHEASTERN WISCONSIN REGION AND THE EXTENT OF URBAN DEVELOPMENT IN THE REGION

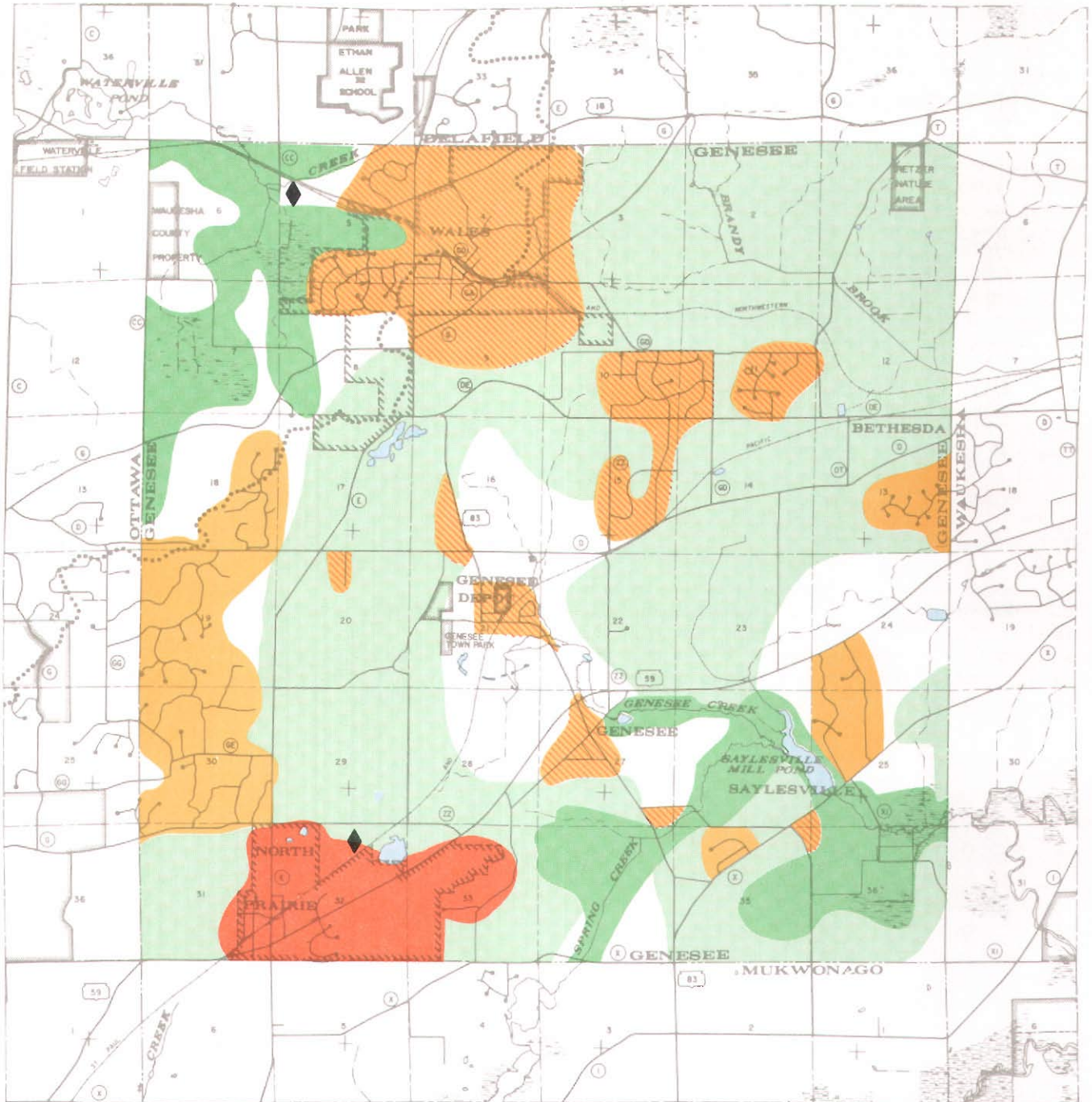


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Map 2

SELECT REGIONAL PLAN ELEMENTS (2000) APPLICABLE TO THE TOWN OF GENESEE

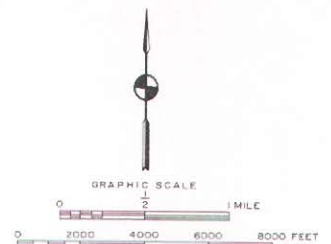


LEGEND

- SUBURBAN DEVELOPMENT  
(0.2-0.6 DWELLING UNITS PER NET ACRE)
- LOW DENSITY URBAN DEVELOPMENT  
(0.7-2.2 DWELLING UNITS PER NET ACRE)
- MEDIUM DENSITY URBAN DEVELOPMENT  
(2.3-6.9 DWELLING UNITS PER NET ACRE)
- PRIME AGRICULTURAL LAND
- OTHER OPEN LANDS
- WATER
- PRIMARY ENVIRONMENTAL CORRIDOR



WASTE WATER TREATMENT PLANT



Source: SEWRPC.

The regional housing plan described in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, identifies existing housing needs in the Region and recommends steps which would help meet those needs. The report includes data on the existing housing stock in the Region, the cost of buying and occupying new housing, housing financing and technology, governmental activity in housing, housing need, constraints on the availability of housing, alternative housing allocation strategies, and a recommended regional housing plan. In addition to the Region as a whole, the report addresses smaller subregional areas known as "housing analysis areas." Housing Analysis Area No. 41 includes the Village and Town of Eagle, the Village of Dousman, the Town of Ottawa, the Village of Wales, the Village of North Prairie, and the Town of Genesee and cites specific recommendations for this geographic area.

All of these aforementioned regional plan elements affect, or are affected by, development in the Town of Genesee. The pertinent recommended plan elements contained in these reports are included in this land use plan and are considered further in the inventory and analysis section of this report.

## STUDY OBJECTIVES

The purpose of the local planning effort documented herein is to provide the Town of Genesee with one of the key elements of a comprehensive community development plan — a land use plan. This plan, while constituting an important guide to community development, is also intended to carry the regional plan

elements previously described into greater depth and detail as necessary for both sound local and regional planning and plan implementation. Specific land use development objectives considered are:

- A balanced allocation of space to the various land use categories which meets the social, physical, and economic needs of the Town.
- A spatial distribution of the various land uses that results in a compatible arrangement of land uses.
- A spatial distribution of the various land uses that will protect the natural resource base of the Town.
- A spatial distribution of the various land uses that is properly related to the transportation and public utility systems.
- Development of residential areas with a physical environment that is healthy, safe, convenient, and attractive.
- Preservation of suitable industrial and commercial sites.
- Preservation of open space to enhance the overall quality of the environment.
- Preservation of agricultural lands.
- The attainment of good soil and water conservation practices to reduce runoff, erosion, and stream and lake pollution.



## Chapter II

### INVENTORY AND ANALYSIS

#### HISTORY

The unincorporated Village of Genesee Depot, located near the center of the Town like so many other communities in southeastern Wisconsin, received its development impetus and its name about 100 years ago when what is now the Chicago, Milwaukee, St. Paul & Pacific (Milwaukee Road) Railroad constructed its tracks through the Town. The older unincorporated Village of Genesee was already established on a hill south of the newer settlement. Railroad surveyors at the time located the railroad line around the hill to avoid a grade and put Genesee's depot at the base of the hill, approximately one mile north of the older settlement. Thus, two centers of commercial or urban activity were established in the Town.

Development around the depot soon followed, and a hotel, general store, blacksmith shop, feed mill, and woolen mill were built. At one time as many as eight passenger trains and two freight trains passed through Genesee Depot daily. Genesee Depot maintained its influence in the Town until the general decline of railroad service after World War II, and the depot was closed about 20 years ago. Following the closing of the depot, other businesses closed until eventually the Genesee Depot community was virtually abandoned. Since 1970, however, Genesee Depot has begun to revitalize. The general store has reopened, and other buildings, including the depot, have been refurbished.

As the economy of Genesee Depot was declining, the economy of the Town was changing. At one time the Town flourished with a large number of operating full-time farms, but today few are left. As farming declined the land was used for different purposes, primarily residential development. It has been this extraordinary increase in residential development which has shaped the character of the Town in recent times.

#### POPULATION

Information on the size, characteristics, and distribution of the resident population of the Town, and on anticipated changes over time in those demographic factors, is essential to sound local planning since, in the final analysis, the purpose of any local planning program is to benefit the people of the community by maintaining and enhancing living and working conditions. Certain of the needs which a land use plan seeks to meet are directly related to the existing and probable future population levels of the Town.

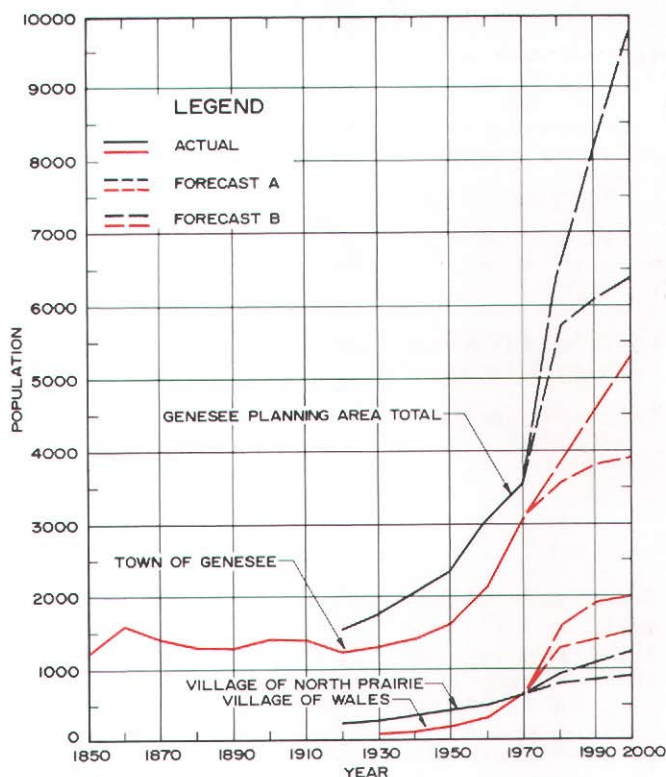
The preparation of population forecasts for a rural community set in a dynamic region, such as the Town of Genesee, is a particularly difficult task, fraught with uncertainties and subject to periodic revision as new

information may dictate. The population forecasts used in this study were developed by the Regional Planning Commission for the Region and for selected subareas of the Region using the cohort-survival method, a method which projects data from the last census forward by age and sex groups, year-by-year, to the date of the forecast. This method permits explicit consideration of the three major components of population change: deaths, births, and net migration. The historic population growth of the Town and the population forecasts used in the planning are presented in Tables 1 and 2, and are shown graphically in Figure 1.

Table 1 indicates that the resident population of the Town of Genesee increased from 2,186 in 1960 to 3,172 in 1970, or by about 45 percent over the decade.

Figure 1

**HISTORIC AND ALTERNATIVE FORECAST  
POPULATION IN THE GENESEE PLANNING AREA<sup>a</sup>  
1850-2000**



<sup>a</sup>Town of Genesee, Villages of North Prairie and Wales.

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

Table 1

**ACTUAL AND FORECAST POPULATION LEVELS FOR THE TOWN OF GENESEE,  
VILLAGE OF WALES, AND THE VILLAGE OF NORTH PRAIRIE: 1960-2000**

Community	Population					
	Historic		Forecast A			
	1960	1970	1980	1990	2000	Increase 1970-2000
Town of Genesee .....	2,186	3,172	3,600	3,825	3,975	803
Village of North Prairie .....	489	669	800	850	900	231
Village of Wales .....	356	691	1,300	1,425	1,525	834
Total	3,031	4,532	5,925	6,100	6,400	1,868

*NOTE: Forecasts are based on SEWRPC Forecasts for Housing Analysis Area No. 41 which contains the Villages of Dousman, Eagle, North Prairie, and Wales, and the Towns of Eagle, Genesee, and Ottawa and assumes implementation of the regional land use plan.*

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

Table 2

**ACTUAL AND ALTERNATIVE FORECAST POPULATION LEVELS FOR THE TOWN OF GENESEE,  
VILLAGE OF WALES, AND VILLAGE OF NORTH PRAIRIE: 1960-2000**

Community	Population					
	Historic		Forecast B			
	1960	1970	1980	1990	2000	Increase 1970-2000
Town of Genesee .....	2,186	3,172	3,860	4,610	5,360	2,188
Village of North Prairie .....	489	669	915	1,095	1,275	606
Village of Wales .....	356	691	1,665	2,415	3,165	2,474
Total	3,031	4,532	6,440	8,120	9,800	5,268

*NOTE: Forecasts are based essentially on an assumed continuation of recent historic population growth rates through the end of the planning period.*

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

According to the 1978 population estimates prepared by the Wisconsin Department of Administration, the Town of Genesee population has increased by 1519 persons, or about 48 percent, since 1970; the population of the Village of North Prairie has increased by 108 persons, or about 16 percent; and the Village of Wales has increased by 1020 persons, or 148 percent. From 1960 to 1970 the increase in population in the Town has been primarily nonfarm-oriented, and only about 5 percent of the employed residents of the Town listed their occupation as farming or farm-related in the 1970 census. Tables 3

through 6 set forth statistics on the employed population 14 years old and over for the Town of Genesee and the Villages of North Prairie and Wales.

The rapid increase in population during this 10-year period was paralleled by a similar increase in the existing housing stock, which increased from 620 housing units in 1960 to 884 housing units in 1970, or by about 43 percent. Residential dwellings in the Town are predominantly owner occupied: of the 846 occupied dwelling units in the Town, 631, or 63 percent, are owner

Table 3

**EMPLOYED POPULATION 14 YEARS OLD AND OVER BY  
OCCUPATION AND SEX IN THE TOWN OF GENESEE: 1970**

Occupation	Male		Female		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Professional, Technical, and Kindred Workers .....	117	14.79	58	15.14	175	14.91
Managers, Administrators Except Farm .....	118	14.92	—	.00	118	10.05
Sales Workers .....	24	3.03	11	2.87	35	2.98
Clerical and Kindred Workers .....	9	1.14	140	36.55	149	12.69
Craftsmen, Foremen, and Kindred Workers .....	144	18.20	10	2.61	154	13.12
Operatives, Except Transport .....	125	15.80	47	12.27	172	14.65
Transport Equipment Operatives .....	71	8.98	—	.00	71	6.05
Labor, Except Farm .....	40	5.06	5	1.31	45	3.83
Farmers and Farm Managers .....	15	1.90	—	.00	15	1.28
Farm Laborers and Foremen .....	44	5.56	—	.00	44	3.75
Service Workers, Except Private Household .....	36	4.55	75	19.58	111	9.45
Private Household Workers .....	—	.00	24	6.27	24	2.04
Occupation Not Reported .....	48	6.07	13	3.39	61	5.20
Total	791	100.00	383	100.00	1,174	100.00

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

occupied, and 215, or 17 percent, are renter occupied. More detailed information concerning the personal income, occupation, and origin of the resident population are available in the SEWRPC 1970 community profile series for the Town of Genesee, Village of Wales, Village of North Prairie, and Waukesha County.

Two additional demographic factors to be considered in any local planning effort are resident employment patterns and average household size. Although the Town of Genesee is predominantly rural in character, only 5 percent of the resident population is employed directly in farm operations. About 38 percent of the resident work force is classified as professional, technical, managerial, administrative, and clerical, and since there is little commercial or industrial development in the Town, it is apparent that most of these people commute out of the Town to their place of employment.

As shown in Table 7, the average household size in the Town increased from 3.52 persons per household in 1960 to 3.59 persons per household in 1970. Potential changes in household size have important implications for land use and especially for housing planning, since an estimate of household size is required to convert forecast population levels into housing and residential land

demand. If the average family size in the Town is assumed to decline to approximately 3.0 over the planning period, consistent with trends in similar developing areas of the Region, the housing needs based on population forecast "A" for the Town could be met by the addition of 140 new housing units over those existing in 1975, or by an average increase of about six housing units per year over the planning period; for the Village of North Prairie, by the addition of approximately 36 new units, or 1.4 per year; and for the Village of Wales, the addition of 115 units, or 4.6 per year. Population forecast "B" could be met in the Town by the addition of 558 new housing units, or by an average increase of about 22 housing units per year over the planning period; for the Village of North Prairie, by the addition of approximately 161 new units, or 6.4 per year; and for the Village of Wales, by the addition of 661 housing units, or 26.4 per year.

Review of the existing land use pattern in the Town indicates that recent growth has been in urban rather than rural households and has not been concentrated in any one area, but has been scattered throughout the Town. This diffusion of urban residential development is clearly evident on the existing land use map for the Town (see Map 14). Such diffused urban development is not only difficult to serve with traditional urban

Table 4

**EMPLOYED POPULATION 14 YEARS OLD AND OVER BY  
OCCUPATION AND SEX IN THE VILLAGE OF NORTH PRAIRIE: 1970**

Occupation	Male		Female		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Professional, Technical, and Kindred Workers .....	21	11.86	4	3.70	25	8.77
Managers, Administrators Except Farm .....	18	10.17	—	—	18	6.32
Sales Workers .....	10	5.65	6	5.56	16	5.61
Clerical and Kindred Workers .....	—	—	47	43.52	47	16.49
Craftsmen, Foremen, and Kindred Workers .....	71	40.11	5	4.63	76	26.67
Operatives, Except Transport .....	18	10.17	20	18.52	38	13.33
Transport Equipment Operatives .....	5	2.82	—	—	5	1.75
Labor, Except Farm .....	5	2.82	—	—	5	1.75
Farmers and Farm Managers .....	5	2.82	—	—	5	1.75
Farm Laborers and Foremen .....	5	2.82	—	—	5	1.75
Service Workers, Except Private Household .....	19	10.73	26	24.07	45	15.79
Private Household Workers .....	—	—	—	—	—	—
Occupation Not Reported .....	—	—	—	—	—	—
Total	177	100.00	108	100.00	285	100.00

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

services, but also is disruptive to agricultural uses. If the population of the Town continues to increase at the rate and in the manner that has been the case over the past decade, a determination of public policy needs to be made by the Town as to whether to continue to permit and encourage scattered residential development, as has been the practice up to this time, or to attempt to concentrate urban development in areas of the Town that can be more readily served by utilities and that are otherwise better suited to urban use.

#### NATURAL RESOURCE BASE

The natural resources of an area — defined herein as the surface waters, wetlands, woodlands, wildlife, and soils — are vital elements to its economic development and to its ability to provide a pleasant and habitable environment for human life. Therefore, a careful evaluation and analysis of the capabilities of this resource base to support various kinds of land use development is important to any sound local planning effort. Land and water resources are limited and subject to misuse through improper land use development. Such misuse may lead to severe developmental and environmental problems, which may be difficult and costly to correct,

and may lead to the general deterioration and even destruction of the resource base itself. Intelligent selection of the most desirable land use pattern from among alternatives must, therefore, be based in part upon a careful assessment of the natural resource base.

#### Soils

Soil properties exert a strong influence on the manner in which man uses land. Soils are an irreplaceable resource, and mounting pressures upon land are constantly making this resource more and more valuable. A need exists, therefore, in any land use planning effort to examine not only how land and soils are presently used but how they can be best managed for future use. As shown on Map 3, approximately 50 percent of the Town is covered by soils having severe or very severe limitations for urban residential development utilizing conventional onsite soil absorption sewage disposal systems on lots less than one acre in size. Map 4 indicates that the same degree of limitation exists for lots one acre or more in size. Characteristically, soils with severe and very severe limitations for septic tank use have slow permeability rates, a high or fluctuating water table, and a high shrink-swell ratio,

Table 5

**EMPLOYED POPULATION 14 YEARS OLD AND OVER BY  
OCCUPATION AND SEX IN THE VILLAGE OF WALES: 1970**

Occupation	Male		Female		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Professional, Technical, and Kindred Workers .....	27	16.27	16	19.28	43	17.27
Managers, Administrators Except Farm .....	21	12.65	5	6.02	26	10.44
Sales Workers .....	30	18.07	—	—	30	12.05
Clerical and Kindred Workers .....	4	2.41	31	37.35	35	14.06
Craftsmen, Foremen, and Kindred Workers .....	48	28.92	—	—	48	19.28
Operatives, Except Transport .....	17	10.24	10	12.05	27	10.84
Transport Equipment Operatives .....	9	5.42	—	—	9	3.61
Labor, Except Farm .....	5	3.01	—	—	5	2.01
Farmers and Farm Managers .....	—	—	—	—	—	—
Farm Laborers and Foremen .....	—	—	—	—	—	—
Service Workers, Except Private Household .....	5	3.01	11	13.25	16	6.43
Private Household Workers .....	—	—	5	6.02	5	2.01
Occupation Not Reported .....	—	—	5	6.02	5	2.01
<b>Total</b>	<b>166</b>	<b>100.00</b>	<b>83</b>	<b>100.00</b>	<b>249</b>	<b>100.00</b>

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

and may be located on steep slopes and subject to periodic flooding or surface ponding. All these characteristics are detrimental to development for urban use and particularly to residential use utilizing septic tanks for sewage disposal.

As noted, the soil limitations shown on Maps 3 and 4 are for conventional onsite soil absorption sewage disposal systems. The Wisconsin Department of Health and Social Services, as part of a research and demonstration program being conducted in cooperation with the University of Wisconsin, is currently permitting the use of several experimental types of onsite sewage disposal systems. These systems are commonly referred to as "mound systems." Unlike the conventional gravity flow septic tank system, the experimental systems utilize mechanical pumps to "charge" the mound filter field. There are three soil limitations that may be overcome by use of the mound system: slow permeability, shallow bedrock, and high groundwater tables. Waukesha County has approved the use of the experimental sewage disposal systems under certain conditions to correct or repair failing systems serving existing structures. Within the Town of Genesee, only a limited

number of areas have the marginal conditions necessary to support the construction of the experimental onsite sewage disposal systems if they are eventually approved for general use.

Lot size is known to have a significant affect on soil limitations in the Town of Genesee. The soil properties concerned are such that septic tank systems require a larger filter field and therefore a larger lot. Prudence would also dictate that if onsite sewage disposal systems are to be used as a permanent means of sewage disposal, the lot size be large enough to permit construction of a replacement filter field in the event of system failure. Thus, the community should pursue a policy of permitting residential development only on relatively large lots.

As a part of the planning program for the Town of Genesee, detailed soils maps have been prepared and transmitted to the Town for future use in evaluating development proposals. These maps depict the severe and very severe limitations of soils for residential development served by onsite soil absorption sanitary sewage disposal systems (septic tanks) on lots less than



Table 6

**COMBINED SUMMARY OF EMPLOYED POPULATION 14 YEARS OLD AND OVER BY OCCUPATION  
AND SEX IN THE TOWN OF GENESEE, VILLAGE OF NORTH PRAIRIE, AND VILLAGE OF WALES: 1970**

Occupation	Male		Female		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Professional, Technical, and Kindred Workers .....	165	14.68	78	13.59	243	14.31
Managers, Administrators Except Farm .....	157	13.97	5	0.87	162	9.54
Sales Workers .....	64	5.69	17	2.96	81	4.77
Clerical and Kindred Workers .....	13	1.16	218	37.99	231	13.60
Craftsmen, Foremen, and Kindred Workers .....	263	23.40	15	2.61	278	16.37
Operatives, Except Transport .....	160	14.23	77	13.41	237	13.96
Transport Equipment Operatives .....	85	7.56	—	—	85	5.00
Labor, Except Farm .....	50	4.45	5	0.87	55	3.24
Farmers and Farm Managers .....	10	0.89	—	—	10	0.59
Farm Laborers and Foremen .....	49	4.36	—	—	49	2.89
Service Workers, Except Private Household .....	60	5.34	112	19.51	172	10.13
Private Household Workers .....	—	—	29	5.05	29	1.71
Occupation Not Reported .....	48	4.27	18	3.14	66	3.89
Total	1,124	100.00	574	100.00	1,698	100.00

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

Table 7

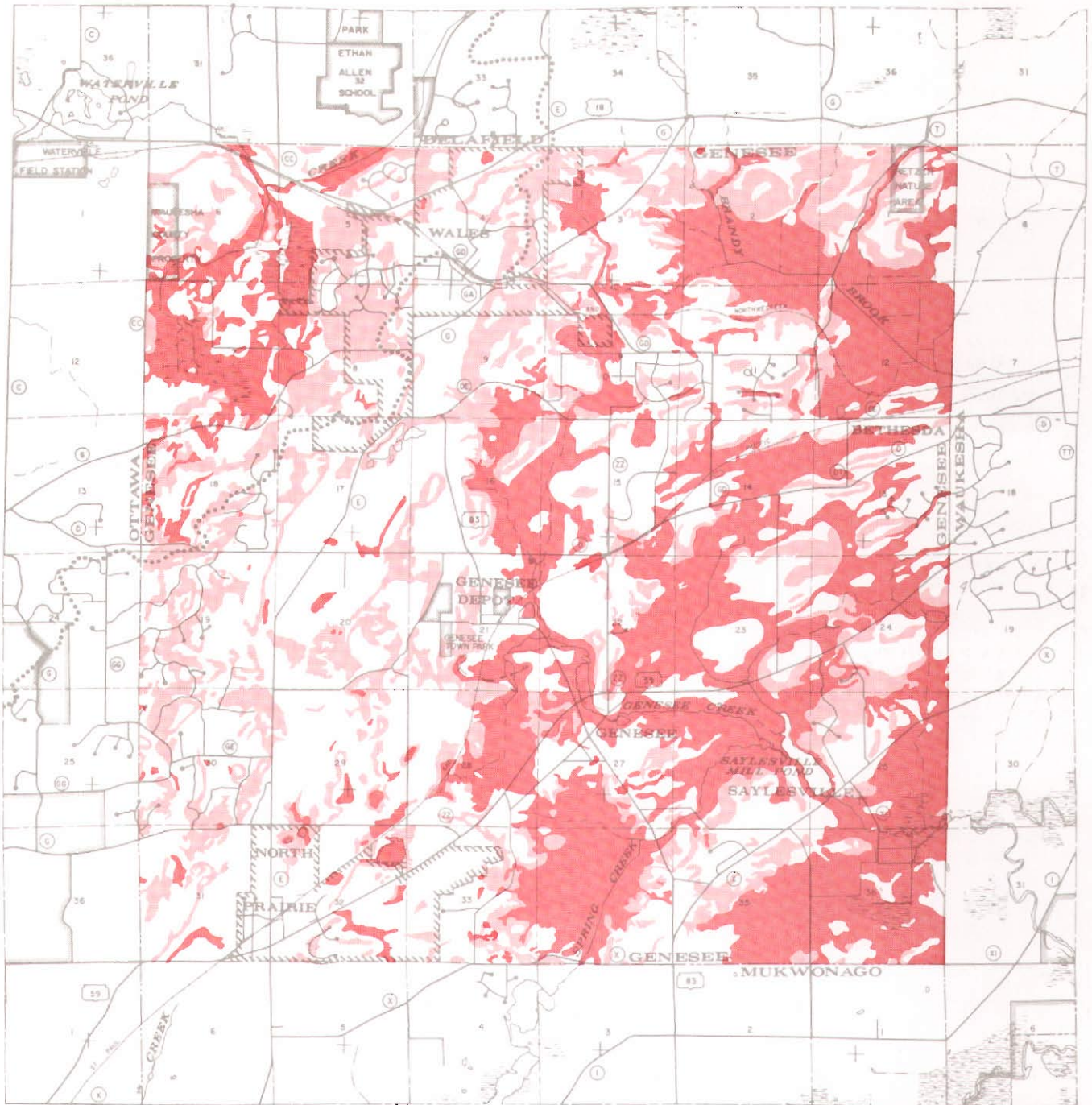
**POPULATION AND HOUSING CHARACTERISTICS OF THE TOWN OF GENESEE,  
VILLAGE OF NORTH PRAIRIE, AND VILLAGE OF WALES: 1960-1990**

Characteristics	Town of Genesee				Village of North Prairie				Village of Wales				Combined Summary			
	Year		1960-1970 Difference		Year		1960-1970 Difference		Year		1960-1970 Difference		Year		1960-1970 Difference	
	1960	1970	Number	Percent	1960	1970	Number	Percent	1960	1970	Number	Percent	1960	1970	Number	Percent
Total Population .....	2,183	3,172	989	45.30	489	669	180	36.81	356	691	335	94.10	3,028	4,532	1,504	49.66
Total Housing Units ..	620	884	264	42.58	158	203	45	28.48	94	191	97	103.19	872	1,278	406	46.55
Persons per Housing Unit .....	3.52	3.59	0.07	1.99	3.09	3.29	0.20	6.47	3.78	3.61	-0.17	-4.49	3.47	3.54	0.07	2.01
Owner Occupied Housing Units .....	388	631	243	62.63	107	161	54	50.46	70	153	83	118.57	565	945	380	67.25
Renter Occupied Housing Units .....	183	215	32	17.49	41	39	-2	-4.87	20	32	12	60.00	244	286	42	17.21
Vacant Housing Units .....	49	38	-11	-22.45	10	3	-7	-70.00	4	6	2	50.00	63	47	-16	-25.39

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

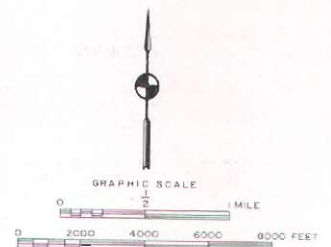
Map 3

**SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS LESS THAN ONE ACRE  
IN SIZE NOT SERVED BY PUBLIC SANITARY SEWERAGE FACILITIES**



**LEGEND**

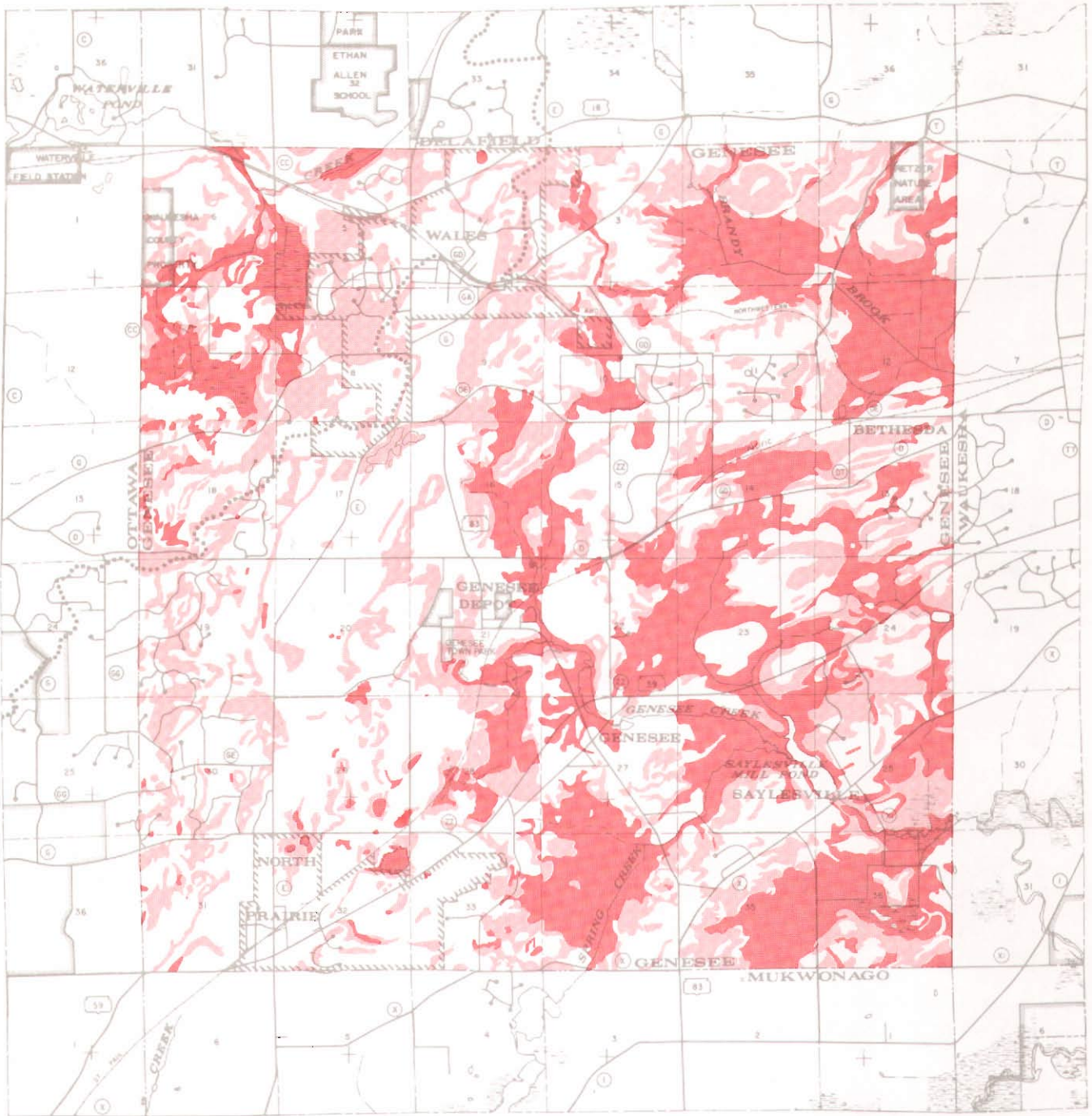
- SOILS HAVING SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ON-SITE SOIL ABSORPTION SANITARY SEWERAGE FACILITIES
- SOILS HAVING VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ON-SITE SOIL ABSORPTION SANITARY SEWERAGE FACILITIES





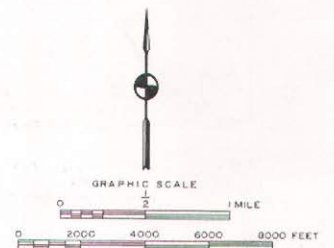
Map 4

**SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT ON LOTS ONE ACRE OR MORE  
IN SIZE NOT SERVED BY PUBLIC SANITARY SEWERAGE FACILITIES**



**LEGEND**

- SOILS HAVING SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ON-SITE SOIL ABSORPTION SANITARY SEWERAGE FACILITIES
- SOILS HAVING VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ON-SITE SOIL ABSORPTION SANITARY SEWERAGE FACILITIES



Source: SEWRPC.

an acre in size (Map 3) and on lots one acre or more in size (Map 4), as well as showing the particular limiting characteristics of the soil — i.e., slow permeability, high groundwater, shallow bedrock, flooding potential, and steep slope (Map 5).

Most areas of existing urban development in the Town, as shown on Map 14, were not included within any recommended centralized sanitary sewer service area in the adopted regional sanitary sewerage system plan, primarily because of the relatively small size and isolated nature of some of the residential areas and the location in, or adjacent to, one of the environmental corridors of the Region in which intensive urban development should not be encouraged. The only developed area recommended for inclusion in a proposed centralized sanitary sewer service area in the study area was the Village of Wales. The new regional land use plan includes some modifications to the centralized sanitary sewer service areas, the new plan recommending that by the year 2000 the Village of North Prairie also be provided with Sanitary sewer service.

In the absence of a centralized public water supply system, urban development in the Town must rely on individual shallow wells for potable water supply. These types of wells are recharged from rainfall and runoff within local catchment areas and are subject\* to contamination from local sources. Urban development utilizing both septic tanks and shallow wells may, if poorly planned and located, result not only in surface water pollution, but in groundwater pollution and contamination of individual shallow wells, with the creation of attendant serious public health hazards.

### Floodlands

About 30 square miles of the 32 square miles of the Town are located in the Fox River watershed. The remaining four square miles of the Town lie within the Rock River watershed. While no comprehensive watershed plan has been completed for the Rock River watershed, such a plan has been completed for the Fox River watershed. Map 6 shows the principal topographic features of the Town, including the major drainage pattern and related floodlands.

The Town of Genesee lies on the eastern edge of the Kettle Moraine in the "hill and valley" district as defined in the Waukesha County park and parkway plan prepared by the Waukesha County Park and Planning Commission in February 1973. This area is characterized by broad, smooth, rolling hills of ground moraine in contrast to the choppy "kettle and kame" topography of the Kettle Moraine. The "hill and valley" district is drained almost entirely by the Fox River and its tributaries. The Town contains only a relatively small area of floodlands. These are located in the southeastern corner of the Town where Genesee Creek joins the main stem of the Fox River. These floodlands, which encompass an area of about 679 acres, or 3.3 percent of the total area of the Town, have been designated by the Regional Planning Commission as part of the primary environmental corridor that is

located along the main stem of the Fox River and, consequently, preservation of these lands in essentially natural, open uses with ultimate public acquisition is recommended.

In recent years, concern has been mounting over the potential effects of changing land use patterns on flood flows and flood hazards in rapidly urbanizing portions of the Region. Methods for abating flood damages on flood-prone areas are being structured into regulatory ordinances. Foremost in importance among available methods are floodland zoning regulations based on definitive flood hazard data provided by federal, regional, and county studies. Soil survey data, as well as hydrological and hydraulic studies, are utilized in the delineation of floodlands along major stream channels. Counties have the responsibility under state law for enacting shoreland and floodland zoning ordinances for unincorporated areas. Waukesha County adopted both a shoreland zoning ordinance and a floodland zoning ordinance in 1970. As shown on Map 7, these ordinances serve to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish, and aquatic life; control building sites, placement of structures, and land uses; protect against flood hazards; and preserve shore cover and natural beauty.

### Woodlands

Woodlands in the Town of Genesee, Village of North Prairie, and Village of Wales are a significant feature of the natural resource base. The major stands of woodlands are located primarily on morainal hills and slopes, adjacent to streams, and in wetland areas.

Classified according to their primary values, woodlands are included in three specific groups: aesthetic, commercial, and other wooded areas. Aesthetic woodlands are defined as wooded areas 20 acres or more in size that have their highest potential value in a combination of multiple uses that include recreation, scenic and property value enhancement, watershed protection, and wildlife production. Commercial woodlands are wooded areas of 20 acres or more that have their highest potential value directed to the production of forest products and may also have aesthetic value. The third category of woodlands includes all wooded areas having an area of less than 20 acres. These parcels, because of their size, would probably not be economically feasible for commercial use and are generally pastured woodlots which do not possess value as an aesthetic site. Map 8 delineates the location and classification of the remaining woodland areas in the Town and Village, and Table 8 sets forth quantitative data on each type of woodland area.

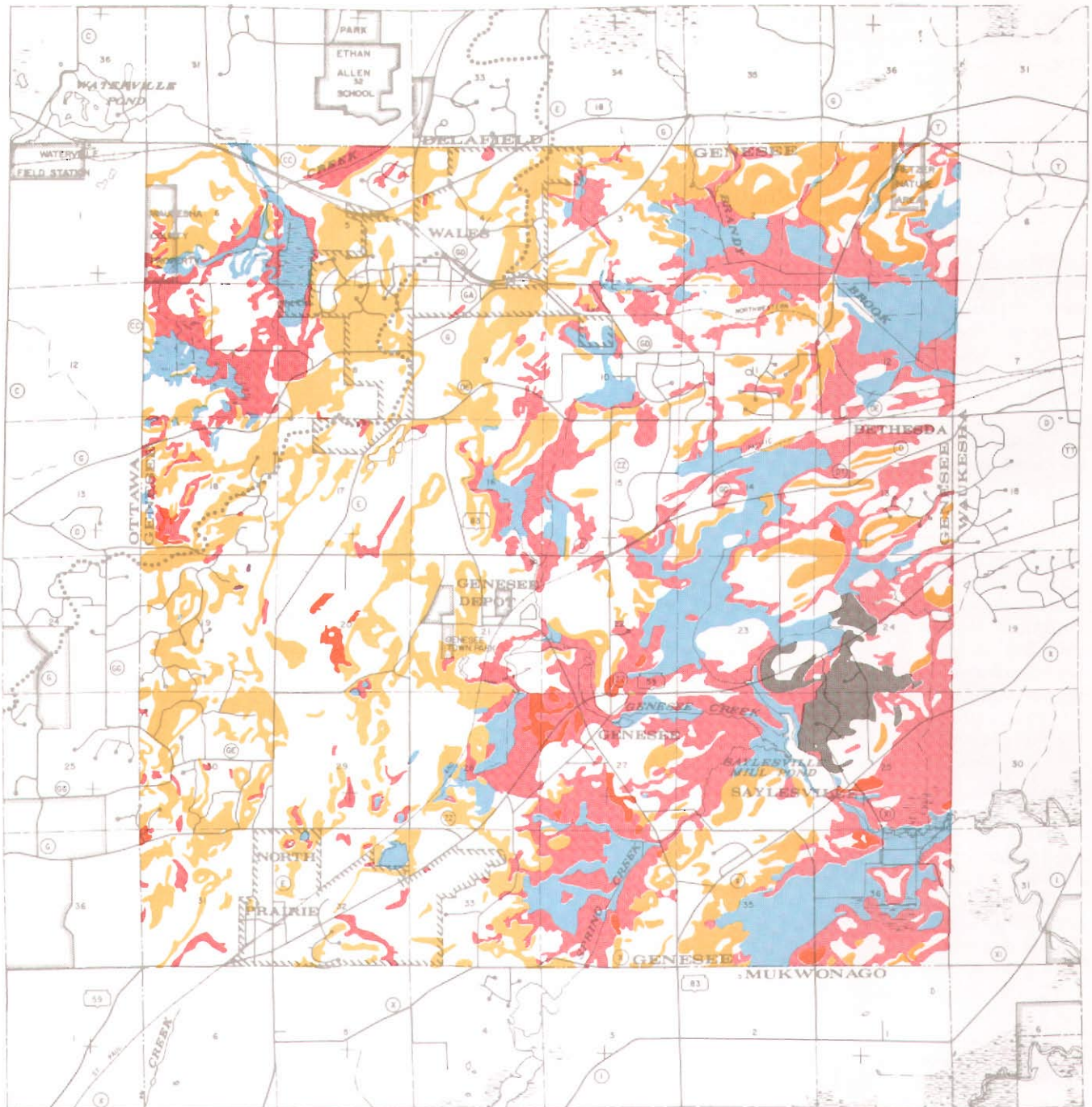
### Wildlife Habitat

Wildlife habitat areas in the Town and Villages are divided into high-, medium-, or low-value sites. The location and corresponding values of the remaining sites in the Town and Village, are delineated on Map 9, and Table 9 sets forth quantitative data on each type of wildlife habitat area.








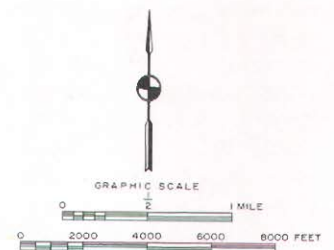
Map 5

SELECT PHYSICAL CHARACTERISTICS OF SOILS IN THE TOWN OF GENESEE



LEGEND

- |   |   |   |                                  |
|---|---|---|----------------------------------|
|  | SWAMPS, MARSHES, ORGANIC MATERIALS, OR SOILS THAT ARE SUBJECT TO FLOODING OR OVERFLOW   |  | AREAS EXCEEDING 12 PERCENT SLOPE |
|  | SOILS THAT HAVE A FLUCTUATING, OR HIGH-WATER TABLE, OR ARE SUBJECT TO A PONDING, OVERWASH, OR RUNOFF HAZARD   |   |                                  |
|  | SOILS THAT HAVE A SLOW PERMEABILITY RATE  |   |                                  |
|  | SOILS THAT ARE UNDERLAIN BY SHALLOW BEDROCK, OR IN WHICH FILTER FIELDS ARE SUBJECT TO SILTATION, OR THE GROUNDWATER TABLE IS SUBJECT TO CONTAMINATION |   |                                  |

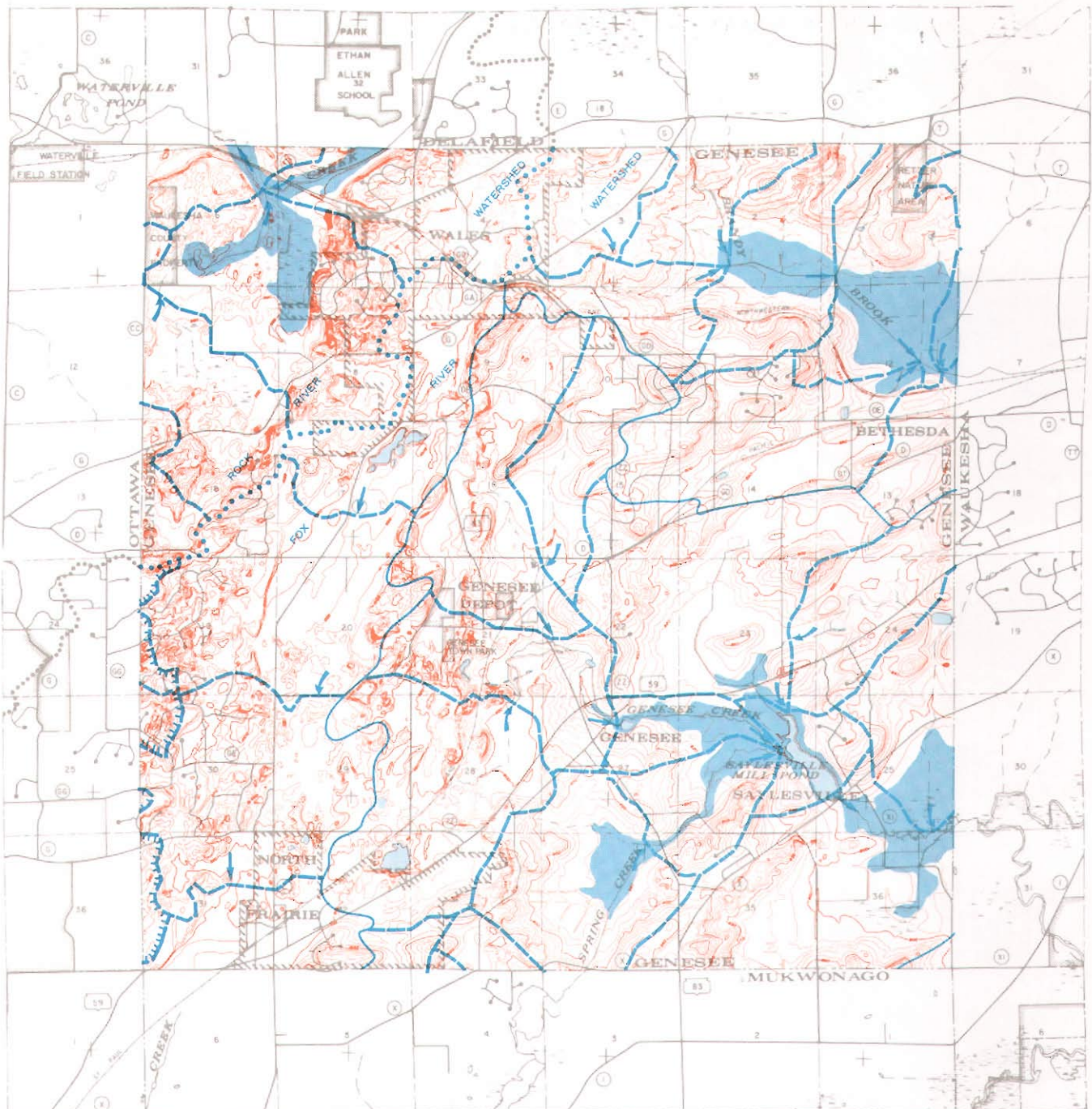


Source: SEWRPC.



Map 6

PRINCIPAL TOPOGRAPHIC FEATURES, WATERSHEDS, AND SUBBASINS IN THE TOWN OF GENESEE

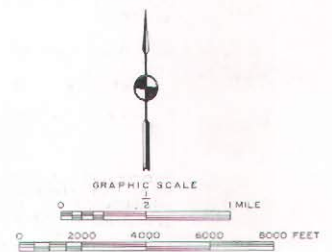


LEGEND

- 10 FOOT CONTOUR LINES
- MAJOR WATERSHED BOUNDARY
- SUB-WATERSHED BOUNDARY
- SUB-BASIN BOUNDARY
- 100 YEAR FLOOD PLAIN AS DELINEATED IN THE FOX RIVER WATERSHED STUDY

- AREA OF INTERNAL DRAINAGE
- FLOW DIRECTION
- WATER

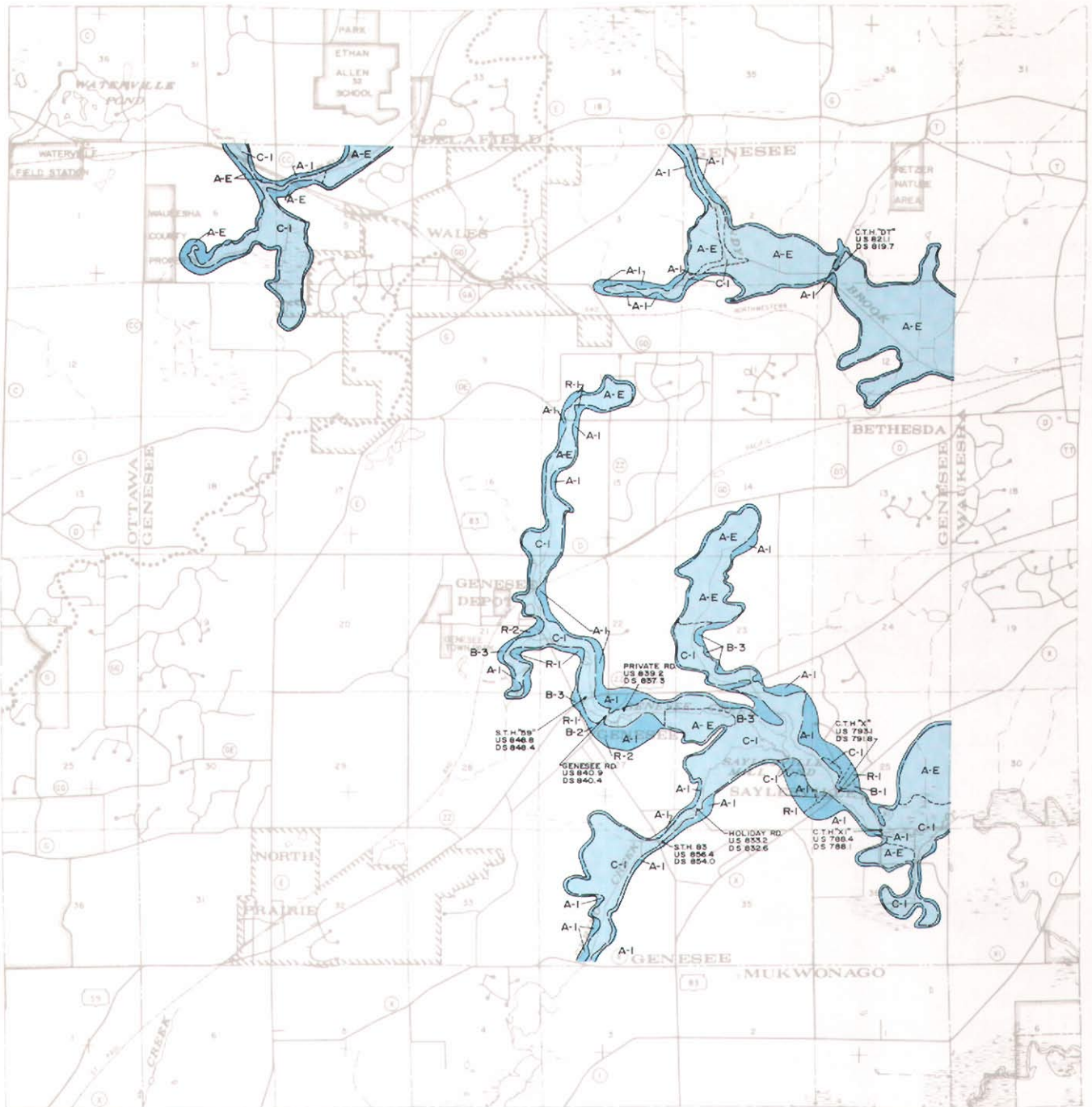
NOTE: IN THE ROCK RIVER WATERSHED PORTION OF THE TOWN, 100 YEAR FLOOD ELEVATION DATA FROM WAUKESHA COUNTY FLOODLAND AND SHORELAND MAP



Source: SEWRPC.

Map 7

EXISTING SHORELAND AND FLOODLAND ZONING IN THE TOWN OF GENESEE: 1975



LEGEND



SHORELAND DISTRICT  
FLOODLAND DISTRICT

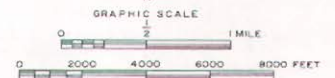


ZONING BOUNDARY  
C-1 CONSERVANCY

840.9 FLOODLAND ELEVATION  
(M.S.L.) AT SELECT  
STRUCTURES  
US UPSTREAM ELEVATION  
DS DOWNSTREAM ELEVATION

R-1 RESIDENTIAL  
R-2 RESIDENTIAL

A-1 AGRICULTURAL  
A-E EXCLUSIVE AGRICULTURAL  
B-2 BUSINESS  
B-3 BUSINESS

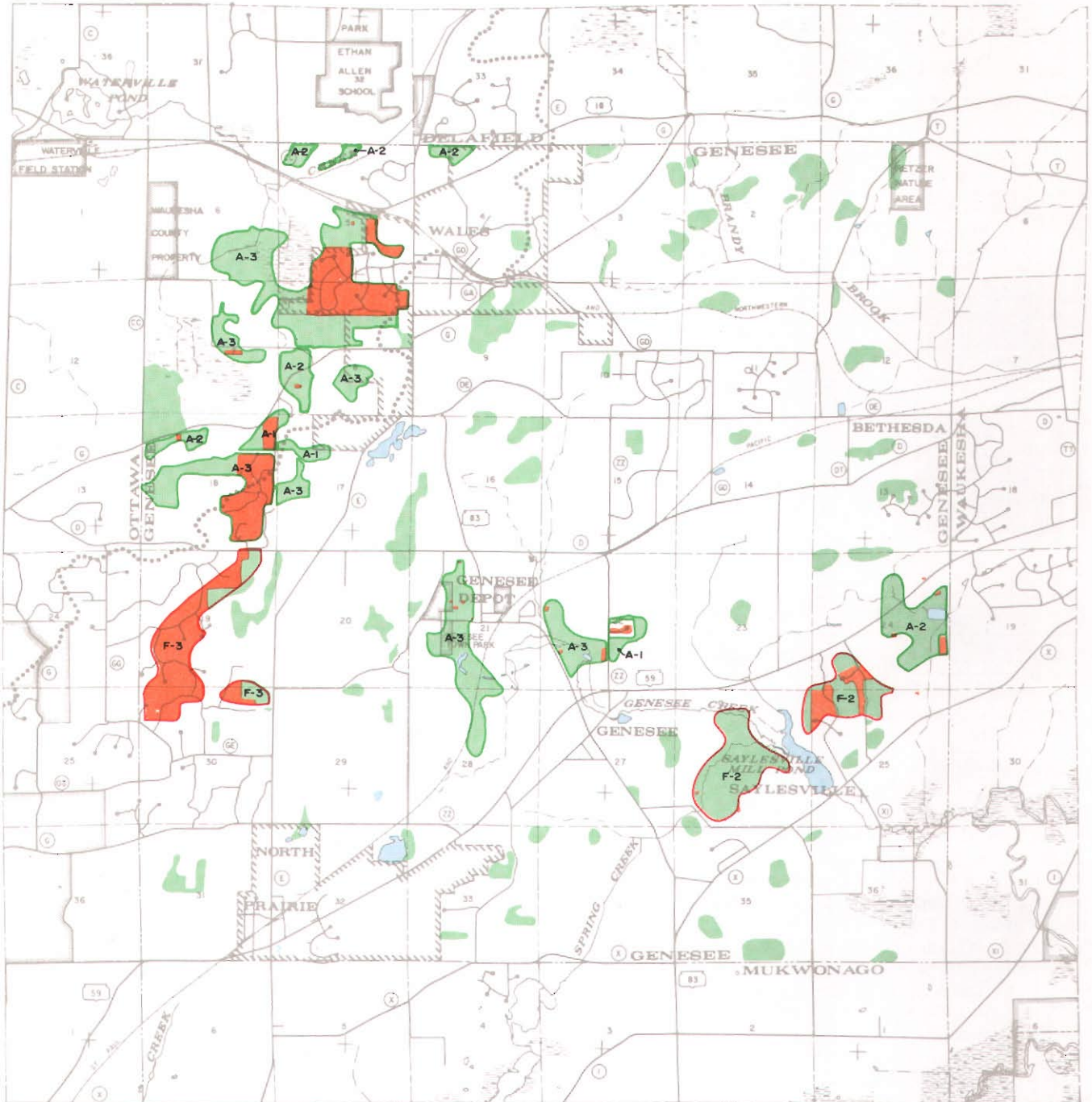


Source: Waukesha County Park and Planning Commission.



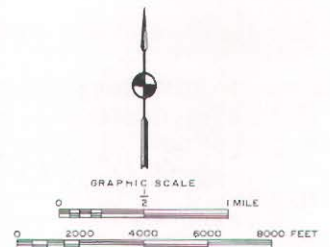
Map 8

WOODLANDS, BY VALUE, IN THE TOWN OF GENESEE: 1963



LEGEND

<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">A1</span>	AESTHETIC WOODLAND, HIGH VALUE STAND	<span style="background-color: #FF4500; border: 1px solid black; padding: 2px;">F3</span>	COMMERCIAL WOODLAND, LOW VALUE STAND
<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">A2</span>	AESTHETIC WOODLAND, MEDIUM VALUE STAND	<span style="background-color: #FF0000; border: 1px solid black; padding: 2px;"></span>	WOODLANDS LOST TO URBAN DEVELOPMENT (1963-1975)
<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;">A3</span>	AESTHETIC WOODLAND, LOW VALUE STAND	<span style="background-color: #90EE90; border: 1px solid black; padding: 2px;"></span>	OTHER WOODLANDS
<span style="background-color: #FF4500; border: 1px solid black; padding: 2px;">F1</span>	COMMERCIAL WOODLAND, HIGH VALUE STAND (NONE)	<span style="background-color: #ADD8E6; border: 1px solid black; padding: 2px;"></span>	WATER
<span style="background-color: #FF4500; border: 1px solid black; padding: 2px;">F2</span>	COMMERCIAL WOODLAND, MEDIUM VALUE STAND		



Source: SEWRPC.

Table 8

**WOODLAND AREA, BY VALUE, FOR THE TOWN OF GENESEE,  
VILLAGE OF NORTH PRAIRIE, VILLAGE OF WALES, AND TOTAL STUDY AREA: 1975**

Woodland Type	Town of Genesee			Village of North Prairie			Village of Wales			Summary of Total Study Area		
	Total Acres	Percent of All Woodlands	Percent of Town Area	Total Acres	Percent of All Woodlands	Percent of Village Area	Total Acres	Percent of All Woodlands	Percent of Village Area	Total Acres	Percent of All Woodlands	Percent of Area
Aesthetic Woodland, High-Value Stand ...	44	1.7	0.2	—	—	—	—	—	—	44	1.6	0.2
Aesthetic Woodland, Medium-Value Stand	320	12.4	1.5	—	—	—	16	10.7	1.1	336	12.3	1.4
Aesthetic Woodland, Low-Value Stand ....	613	23.8	2.9	—	—	—	77	51.3	5.5	690	25.2	3.0
Subtotal	977	37.9	4.7	—	—	—	93	62.0	6.7	1,070	39.1	4.6
Commercial Woodland, High-Value Stand ...	—	—	—	—	—	—	—	—	—	—	—	—
Commercial Woodland, Medium-Value Stand	325	12.6	1.6	—	—	—	—	—	—	325	11.8	1.4
Commercial Woodland, Low-Value Stand ....	268	10.4	1.3	—	—	—	—	—	—	268	9.8	1.2
Subtotal	593	22.9	2.8	—	—	—	—	—	—	593	21.6	2.6
Other Woodlands ...	1,014	39.2	4.9	6	100.0	0.7	57	38.0	4.1	1,077	39.3	4.7
Total	2,584	100.0	12.4	6	100.0	0.7	150	100.0	10.8	2,740	100.0	11.9
Woodlands Lost to Urban Development 1963-1975 .....	497	-16.1	2.4	—	—	—	203	-57.5	14.6	700	-20.3	3.0

Source: SEWRPC.

A high-value habitat area is defined as a site having a high diversity of species and the territorial requirements including nesting, travel routes, and concealment in order that minimum population levels are possible. A medium-value habitat area would maintain all of the criteria for a high-value site, but at a lower level. In most cases minimum population levels cannot be maintained, and a deficiency in the previously listed criteria for high-value sites would be sufficient reason to classify an area as medium-value. Low-value sites are considered to be supplemental or of a remnant nature. They are usually considered to be disturbed to the extent that they no longer function as desirable sites; however, they are included because they provide the only wildlife habitat in the area, supplement areas of higher value, or provide corridors linking higher-value habitat areas.

#### Primary Environmental Corridors

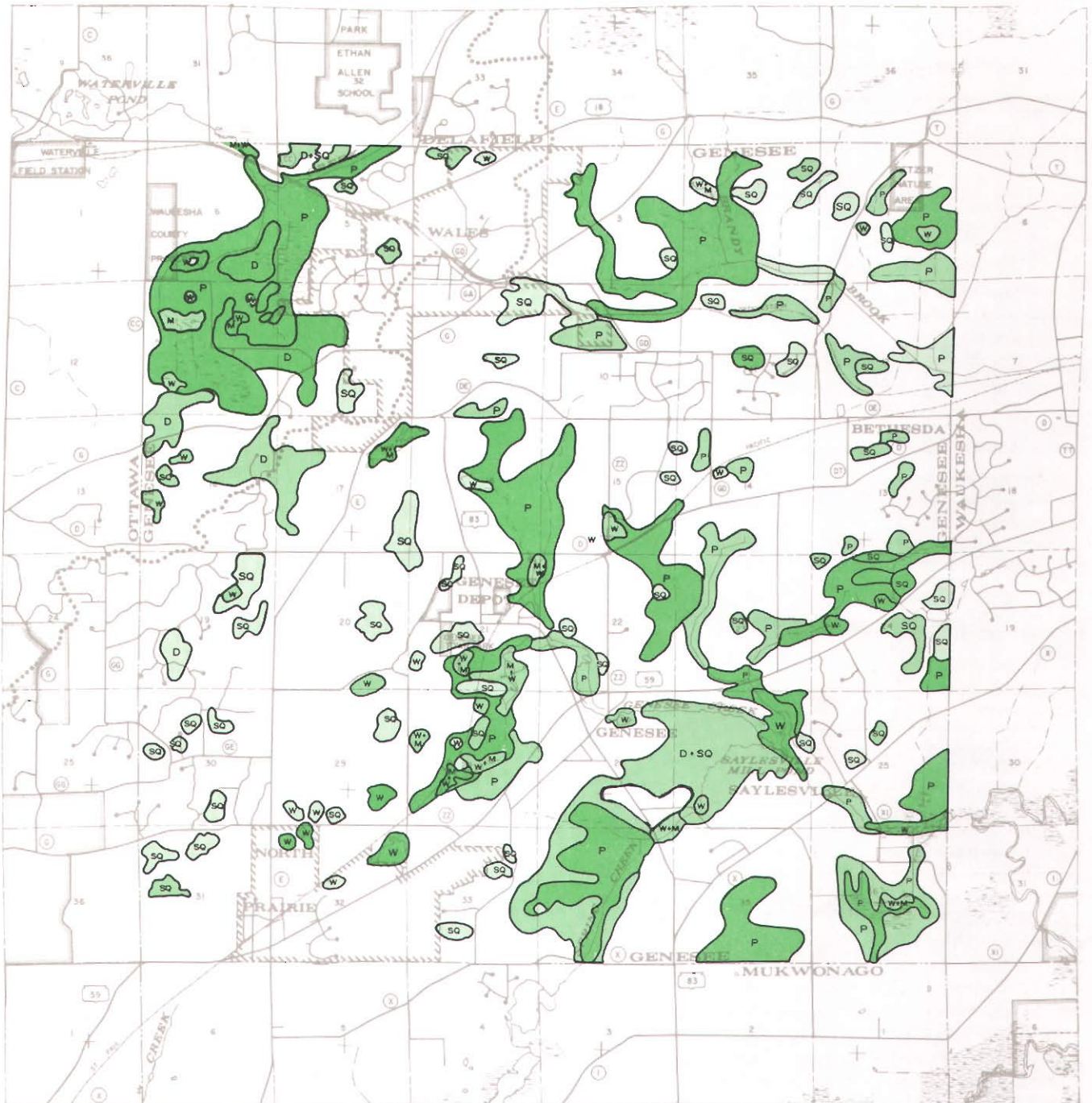
Regional Planning Commission studies have shown that the best remaining elements of the natural resource base of southeastern Wisconsin, including the surface waters and associated undeveloped floodlands and shorelands; the best remaining woodlands, wetlands, and wildlife habitat; steep topography; and the best remaining park sites occur in linear patterns which

SEWRPC has termed primary environmental corridors. The adopted regional land use plan recommends that these corridors be maintained in an essentially open, natural state, including recreational, limited agricultural, and very low-density residential uses. Although the effects of any one conversion of land from rural to urban use in an environmental corridor may not be appreciable, the combined effects of such conversion will eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge, and destruction of the unique natural beauty of the area.

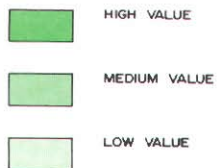
Southeastern Wisconsin as a whole does not have an overabundance of natural assets relative to other areas of the State and, therefore, there is an almost critical need to maintain the integrity of the remaining primary environmental corridors. Map 10 presents in graphic form the delineated primary environmental corridors in the Town as well as the major natural elements contained therein. A total of approximately 3,400 acres of environmental corridor, or 16 percent of the total area of the Town, are recommended to be preserved and protected in an essentially open natural state.

Map 9

GAME AND WILDLIFE HABITAT AREAS IN THE TOWN OF GENESEE: 1970

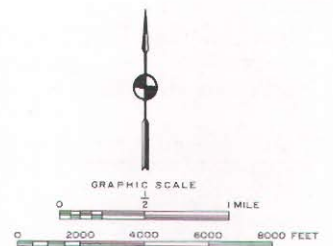


LEGEND



DESIGNATION OF SPECIES GROUP

- P PHEASANT AND ASSOCIATED SPECIES
- S SQUIRREL AND ASSOCIATED SPECIES
- D DEER AND ASSOCIATED SPECIES
- M MUSKRATS
- W WATERFOWL



Source: SEWRPC.



Table 9

**GAME AND WILDLIFE HABITAT AREAS IN THE TOWN OF GENESEE,  
VILLAGE OF NORTH PRAIRIE, VILLAGE OF WALES, AND TOTAL STUDY AREA: 1970**

Value	Total Acres	Percent of All Wildlife Areas	Percent of Total Area
<b>Town of Genesee</b>			
High-Value Habitat .....	4,427	56.5	21.2
Medium-Value Habitat .....	2,215	28.3	10.6
Low-Value Habitat .....	1,186	15.2	5.7
<b>Total</b>	<b>7,828</b>	<b>100.0</b>	<b>37.5</b>
<b>Village of North Prairie</b>			
High-Value Habitat .....	34	77.3	4.0
Medium-Value Habitat .....	—	—	—
Low-Value Habitat .....	10	22.7	1.2
<b>Total</b>	<b>44</b>	<b>100.0</b>	<b>5.2</b>
<b>Village of Wales</b>			
High-Value Habitat .....	16	13.6	1.1
Medium-Value Habitat .....	26	22.0	1.9
Low-Value Habitat .....	76	64.4	5.5
<b>Total</b> .....	<b>118</b>	<b>100.0</b>	<b>8.5</b>
<b>Summary to Total Study Area</b>			
High-Value Habitat .....	4,477	56.0	19.4
Medium-Value Habitat .....	2,241	28.0	9.7
Low-Value Habitat .....	1,272	16.0	5.5
<b>Total</b>	<b>7,990</b>	<b>100.0</b>	<b>34.6</b>

Source: SEWRPC.

There are three areas of primary environmental corridors in the Town. The first is located in the southeast corner of the Town adjacent to Genesee Creek and the Spring Lake outlet at their confluence with the Fox River. This area is also adjacent to the Vernon Marsh, the majority of which is located in the Town of Mukwonago adjacent to the Town of Genesee to the south. The second primary environmental corridor is located in the northeast corner of the Town along Brandy Brook. The third corridor lies in the northwest corner of the Town just north of, and an extension of, the Kettle Moraine State Forest area.

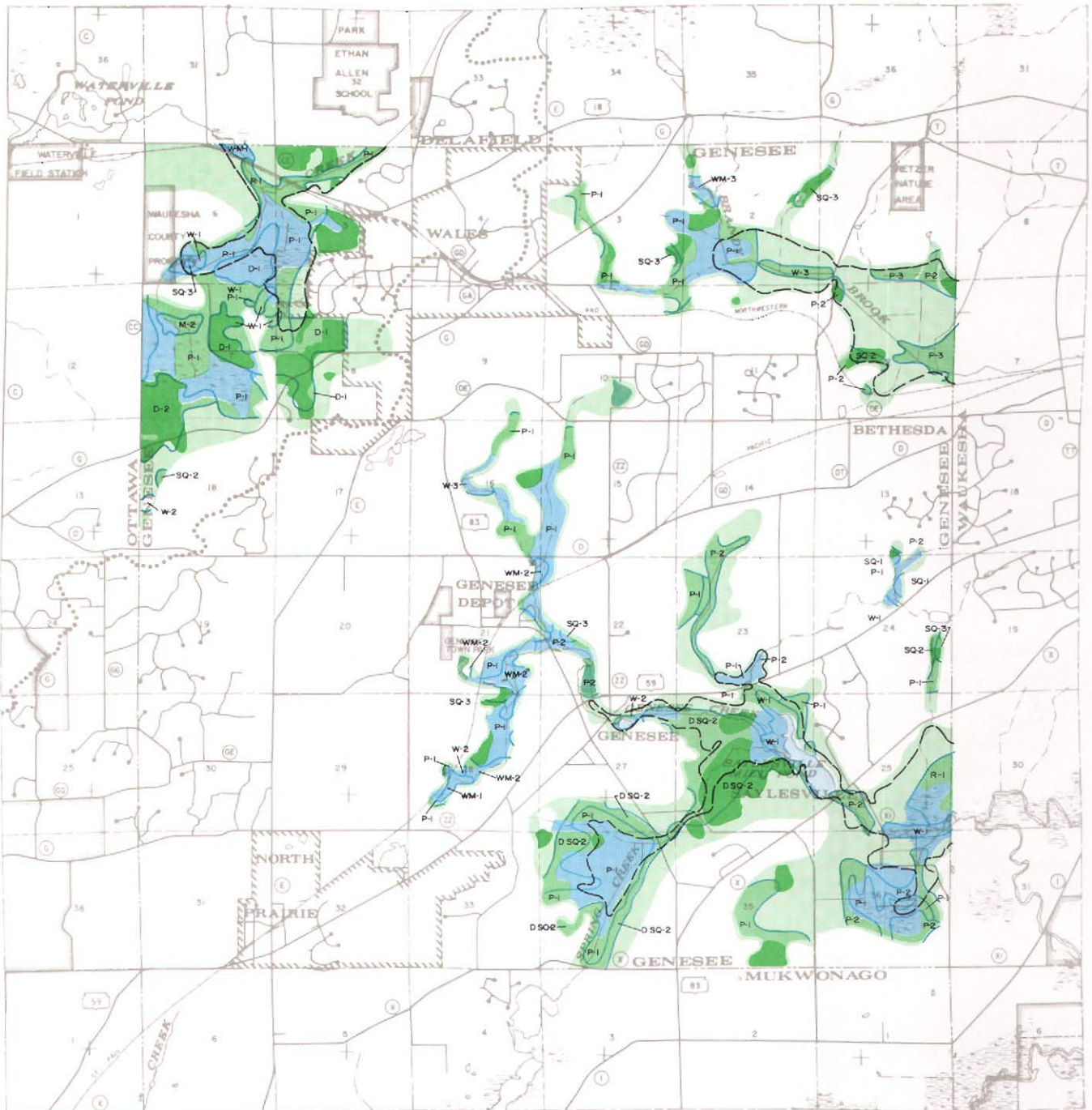
#### Prime Agricultural Lands

Prime agricultural lands are an important component of the natural resource base, and as such should be preserved and protected as a matter of sound public policy. Prime agricultural lands are those lands which

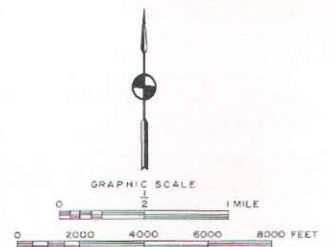
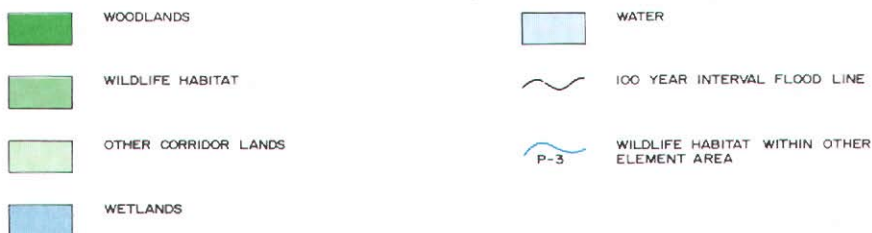
have been determined to be highly productive on the basis of soils; the size and extent of the area farmed; the capital invested in irrigation and drainage facilities and in soil conservation practices; and their historical capability to consistently produce better than average crop yields. In 1964, these areas were delineated by the Regional Planning Commission working with the County Agricultural agents and U.S. Department of Agriculture, Soil Conservation Service staffs. The extent and spatial distribution of the prime agricultural lands as originally delineated is shown on Map 11. Approximately 48 percent of the Town of Genesee was classified as prime agricultural land in the original inventory. Map 11 also shows those prime agricultural lands that have been lost to urban development since 1964. Map 12 presents a refinement of the prime agricultural lands as modified by changing farming patterns and the significant urban development that has occurred in the Town. In addition, Map 12 shows

Map 10

COMPONENTS OF PRIMARY ENVIRONMENTAL CORRIDOR IN THE TOWN OF GENESEE



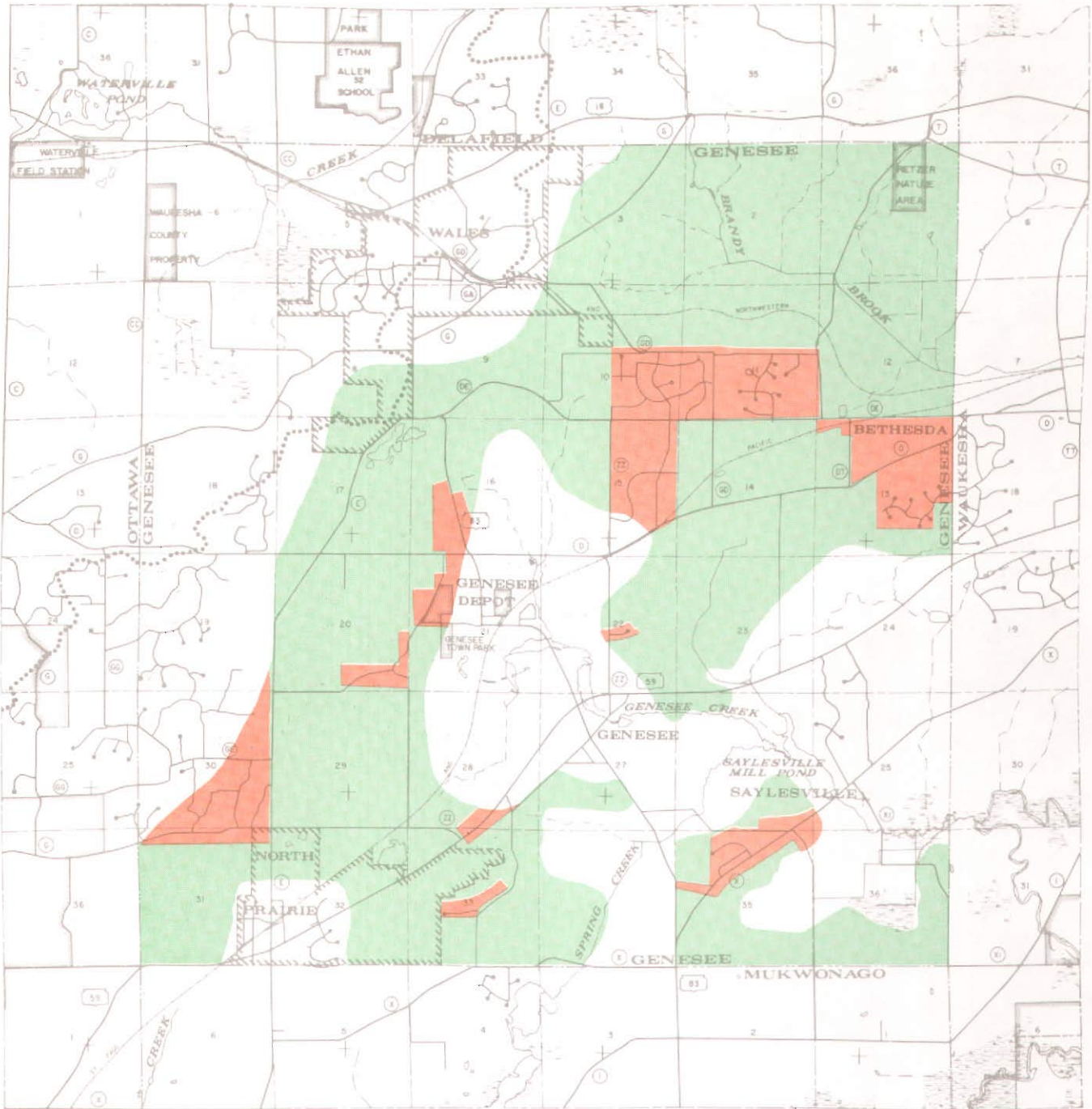
LEGEND



Source: SEWRPC.

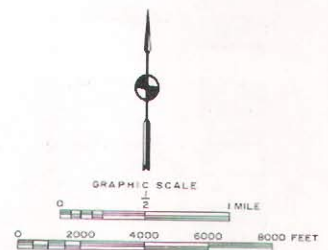


PRIME AGRICULTURAL LANDS IN THE TOWN OF GENESEE



LEGEND

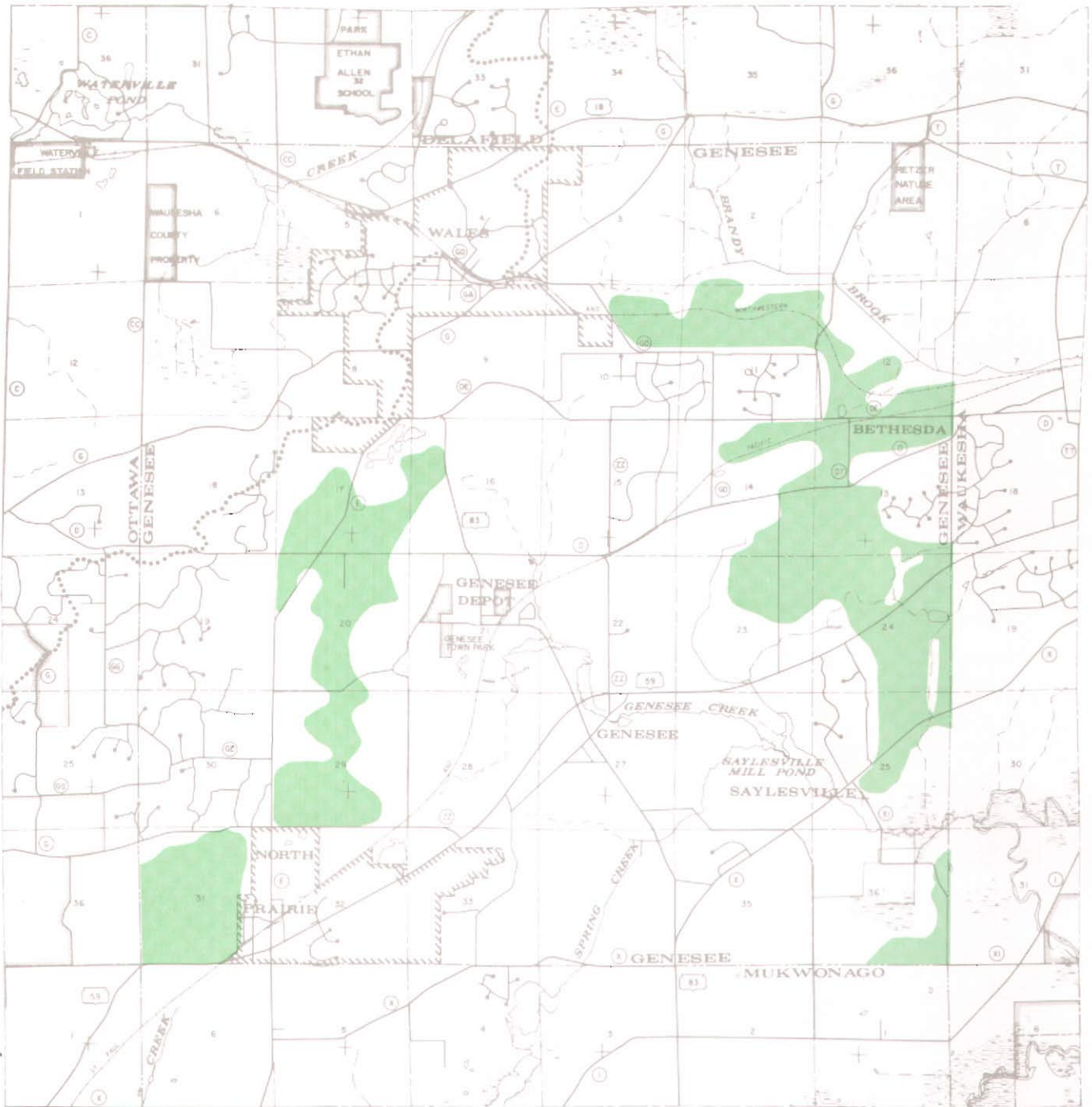
- PRIME AGRICULTURAL LAND (1964 INVENTORY)
- PRIME AGRICULTURAL LAND LOST TO SIGNIFICANT URBAN DEVELOPMENT - 1975



Source: SEWRPC.

Map 12

REFINED PRIME AGRICULTURAL LANDS IN THE TOWN OF GENESEE: 1975

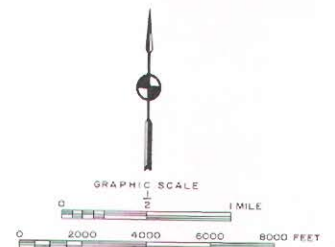


LEGEND



PRIME AGRICULTURAL LAND

NOTE: BASED ON CLASS I & II SOILS, OWNERSHIP  
AND LANDS LOST TO SIGNIFICANT URBAN  
DEVELOPMENT



Source: SEWRPC.

Table 10

**PRIME AND REFINED PRIME AGRICULTURAL LANDS IN THE TOWN OF GENESEE,  
VILLAGE OF NORTH PRAIRIE, VILLAGE OF WALES, AND TOTAL STUDY AREA: 1975**

Category	Total Acres	Percent of Total Area
<b>Town of Genesee</b>		
1964 — Prime Agricultural Lands .....	9,528	43.7
1975 — Prime Agricultural Lands .....	7,451	35.7
1975 — Refined Prime Agricultural Lands .....	3,039	14.6
Prime Agricultural Lands Lost to Urban Development 1964-1975 .....	1,788	8.6
<b>Village of North Prairie</b>		
1964 — Prime Agricultural Lands .....	314	64.6
1975 — Prime Agricultural Lands .....	594	69.7
1975 — Refined Prime Agricultural Lands .....	—	—
Prime Agricultural Lands Lost to Urban Development 1964-1975 .....	9	1.1
<b>Village of Wales</b>		
1964 — Prime Agricultural Lands .....	54	6.8
1975 — Prime Agricultural Lands .....	54	3.9
1975 — Refined Prime Agricultural Lands .....	—	—
Prime Agricultural Lands Lost to Urban Development 1964-1975 .....	—	—
<b>Summary of Total Study Area</b>		
1964 — Prime Agricultural Lands .....	9,896	45.3
1975 — Prime Agricultural Lands .....	8,099	37.1
1975 — Refined Prime Agricultural Lands .....	3,039	13.9
Prime Agricultural Lands Lost to Urban Development 1964-1975 .....	1,797	8.2

Source: SEWRPC.

those lands with soils in agricultural capability groupings of Class I and Class II that appear on tracts of land 100 acres or larger in size. Quantitative data relating to the prime agricultural lands of the Town and Villages are presented in Table 10. The agricultural capability groupings were derived from information contained in SEWRPC Planning Report No. 8, Soils of Southeastern Wisconsin. Tract size was determined by use of the 1975 Waukesha County Land Atlas & Plat Book.

#### Other Resource-Related Elements

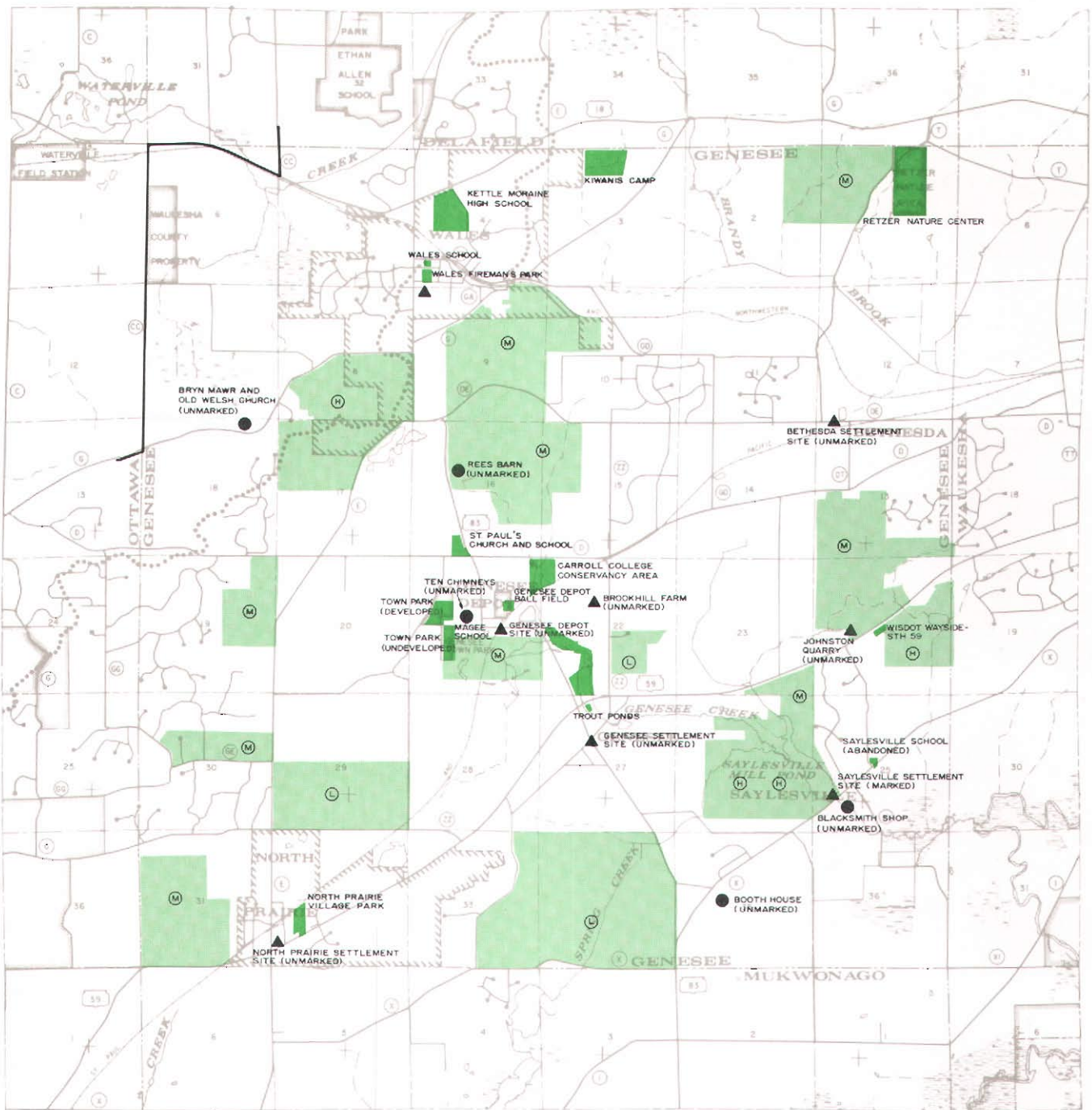
In addition to the basic elements of the underlying and sustaining natural resource base, existing and potential sites having scenic, historic, and recreational value should be considered in any comprehensive land use

planning effort. Although these elements are not strictly a part of the natural resource base, they are so closely linked to the underlying resource base that it was considered desirable to include them. Map 13 presents the location and extent of these additional elements within the Town in graphic form. As of 1976, there were 15 existing parks or recreation and related openspace areas in the Town, of which 11 were in public ownership and 4 in private ownership. Included in these existing park sites were public and private school sites which were considered to have recreational value.

Approximately 316 acres, or approximately 2 percent of the total area of the Town, are presently in park or open space use. As indicated in Table 11, a majority of these sites have been developed for public use. All the sites except two are considered to be active use



EXISTING AND POTENTIAL PARK SITES AND HISTORIC SITES IN THE TOWN OF GENESEE



LEGEND



EXISTING RECREATION AREAS



POTENTIAL PARK SITES

(H)

HIGH VALUE

(M)

MEDIUM VALUE

(L)

LOW VALUE



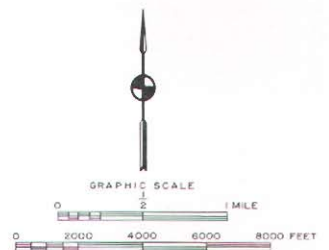
CULTURAL HISTORIC SITE



STRUCTURAL HISTORIC SITE



KETTLE MORAINES SCENIC DRIVE



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## EXISTING LAND USE

If it is to be sound and realistic, any long-range land use plan must be based upon careful consideration of the existing land use pattern as well as upon the physical character of the land itself. In October 1975, a special field survey was conducted within the Town to determine the nature and extent of the existing use of land throughout the study area. The data gathered in this survey was charted and analyzed to provide an important basis for the determination of an approximate pattern of future land use development in the study area. The existing land uses in the Town of Genesee and Villages of North Prairie and Wales are shown graphically on Map 14, and the amount of land devoted to each type of use is set forth in Tables 12, 13, 14, and 15.

The total surface area of the original Town is 23,091 acres, or approximately 36 square miles. Of this total, 2,246 acres, or approximately four square miles, are now located within the corporate limits of the Villages of North Prairie and Wales and therefore technically are not a part of the study area. However, in order to present a comprehensive picture of land use in the study area, the existing land use map does include these two communities. In 1975, urban or developed uses accounted for 15.7 percent of the land use in the study area, and agricultural and open lands accounted for 63.3 percent of the combined total Town area.

Two important elements of the Town's character can be noted from Table 12 and Map 14. First, the singularly largest land use in the Town is still agriculture. Second, the Town has experienced a significant amount of scattered residential development in the past few years, thereby reducing both the agricultural and woodland acreage and the number of active farms in the Town.

### Urban Land Use

Urban land uses by definition include those areas wherein houses or other buildings have been constructed in relatively compact groups or where a closely spaced network of minor streets has been constructed, thereby indicating a concentration of residential, commercial, industrial, governmental, or institutional land uses. In 1975, urban development totaled 13.8 percent of the total area of the Town, 28.9 percent of North Prairie, and 39.8 percent of Wales.

Residential Land Use: Of all the elements of a community plan, that which naturally holds the most interest to the largest number of residents is that portion dealing with residential land use. Since this element of a land use plan exists primarily to provide a safe, attractive, and comfortable setting for residential development, it is appropriate that this area of interest be given particularly careful consideration. In the Town of Genesee, residential land use accounts for approximately 85.4 percent of the urban area but less than 12 percent of the total area of the Town; in the Village of North Prairie, 20.2 percent of the area; and in the Village of Wales 31.9 percent of the area.

In 1963 the amount of land within the Town developed and under development for residential use was 405 acres. Of this total, 357 acres were developed and in residential use. By 1975, the amount of land developed and under development for residential land use had increased to a total of 2,465 acres, of which 1,522 acres were developed and in residential use. Between 1963 and 1975, a considerable amount of land — 937 acres in 1975 as compared to 357 acres in 1963 — was added to the under-development residential category.

A review of the platting activity in the Town, as shown in Table 16, indicates the availability of platted lots in the Town. The table indicates that the supply of buildable land is keeping well ahead of demand for new construction sites. The first urban subdivision was platted in the Town in 1953. Platted lot sizes within the Town typically range from one acre to three acres with the majority of lots being approximately one acre in area. Lots of this size are considered urban and have important implications for the provision of facilities and services which are necessary to support urban development. Table 16 also presents a review of platting activity for the Villages of North Prairie and Wales.

An important consideration in any review of platting activity in the Town is the annexations which have occurred from the unincorporated Town to the Villages of North Prairie and Wales. While the Village of North Prairie has had little effect in recent years on the area of the Town, the Village of Wales has annexed enough land from the Town in the last 10 years to nearly double its size. As recently as 1974, the Village annexed almost 300 acres from the Town.

In summary, between 1953 and 1975 there have been 523 lots platted in what is now the remaining unincorporated area of the Town. Of these, 259 lots have been developed and 252 were undeveloped but available for development as of October 1975.

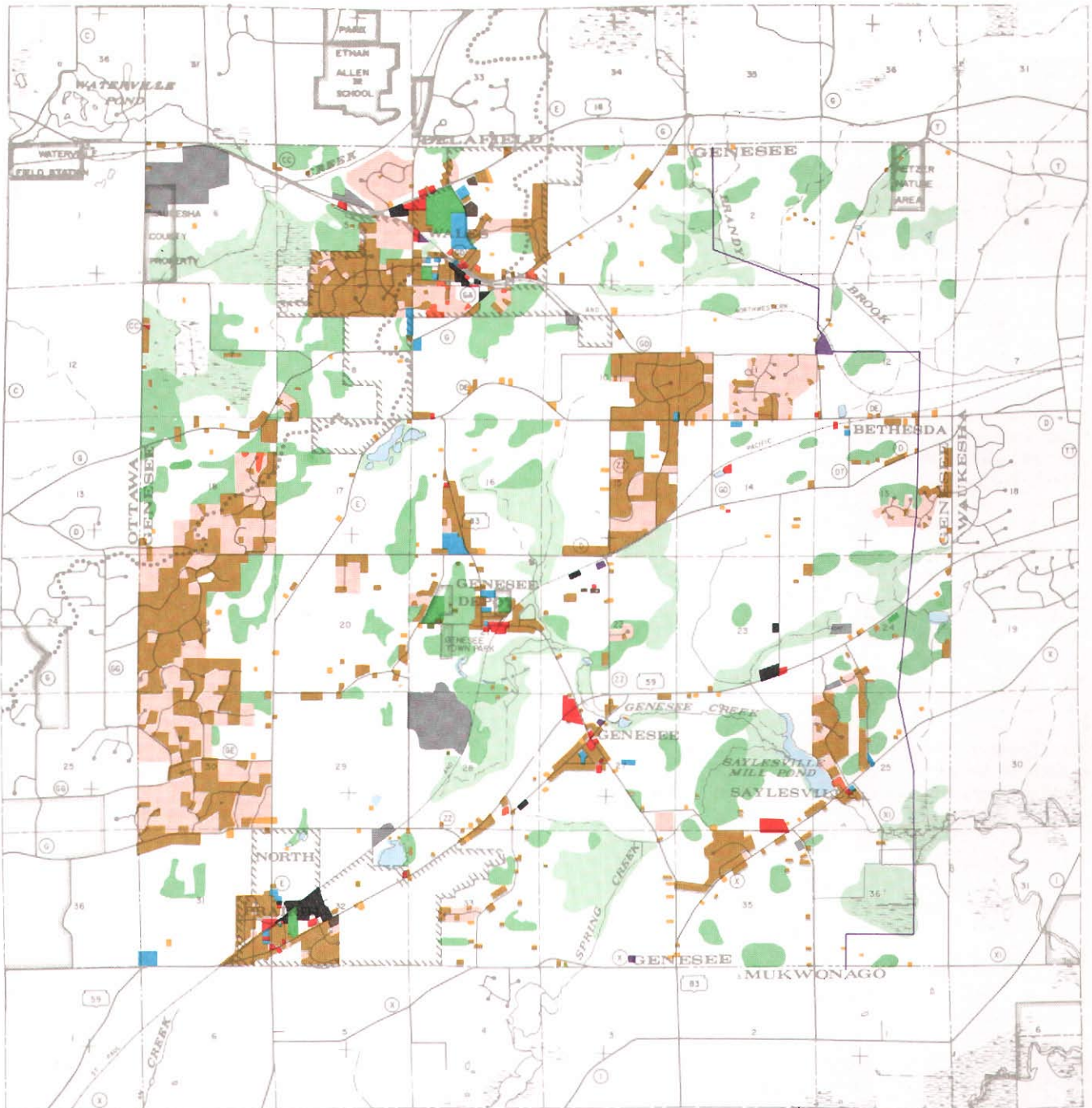
If forecast "A" population levels (see Table 1) were adopted as an objective by the Town, the Town would require additions of about 140 housing units over the period from 1975 to 2000 to accommodate the forecast population increase. No new platted lots would be required to accommodate this population increase. If the forecast "B" population levels (see Table 2) become the goal, there would be a need for approximately 550 additional housing units between 1975 and 2000, or more than twice that which could be accommodated on presently platted lots.

Another indication of how the Town is developing is the number of residential building permits issued. Short-term trends — 1971-1975, as summarized in Table 17 — indicate an extremely rapid rate of growth.
















If these recent trends continue, an additional 1,425 housing units in the Town of Genesee will be required by the end of the planning period, and the population of the Town could be expected to increase to about 8,200 people by the year 2000, while being served by few, if any, traditional urban services. Also, if the present rate and

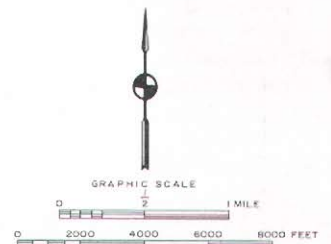


EXISTING LAND USE IN THE TOWN OF GENESEE: 1975



LEGEND

	SINGLE FAMILY RESIDENTIAL		COMMERCIAL		RECREATION
	FARMSTEAD		GOVERNMENT AND INSTITUTIONAL		WOODLANDS
	TWO FAMILY RESIDENTIAL		UTILITIES		WETLANDS
	MULTIPLE FAMILY RESIDENTIAL		INDUSTRIAL		WATER
	LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT		EXTRACTIVE		AGRICULTURAL AND OTHER OPEN LANDS



Source: SEWRPC.

Table 12

## SUMMARY OF EXISTING LAND USE IN THE TOWN OF GENESEE: 1975

Categories	Acres			Percent of Subtotal (1975)	Percent of Total (1975)
	1963	1970	1975		
<b>URBAN</b>					
Residential Development					
Developed .....	48	1,113	1,522	52.9	7.3
Under Development .....	357	1,006	937	32.5	4.5
Total Residential .....	405	2,119	2,459	85.4	11.8
Commercial					
Major .....	—	—	—	—	—
Neighborhood .....	—	—	—	—	—
Other .....	18	26	63	2.2	0.3
Total Commercial .....	18	26	63	2.2	0.3
Industrial					
Major .....	—	—	—	—	—
Mining .....	115	135	263	9.1	1.3
Other .....	152	167	17	0.6	—
Total Industrial .....	267	302	280	9.7	1.3
Transportation-Utilities					
Transportation .....	746	850	—	—	—
Off-Street Parking .....	4	8	—	—	—
Total Transportation-Utilities .....	750	858	—	—	—
Governmental-Institutional					
Neighborhood .....	—	—	—	—	—
Other .....	23	27	46	1.6	0.2
Total Governmental-Institutional .....	23	27	46	1.6	0.2
Recreation					
Major .....	—	—	—	—	—
Neighborhood .....	15	15	—	—	—
Private .....	—	—	—	—	—
Other .....	3	3	33	1.1	0.2
Total Recreation .....	18	18	33	1.1	0.2
Subtotal	1,481	3,350	2,881	100.0	13.8
<b>RURAL</b>					
Wetland .....	1,786	1,705	1,954	10.9	9.4
Woodland .....	2,163	1,722	1,772	9.9	8.5
Unused Land .....	128	176	—	—	—
Agricultural and Other Open Lands .....	—	—	14,113	78.6	67.7
Agricultural .....	16,278	14,856	—	—	—
Farmsteads .....	—	—	125	0.6	0.6
Subtotal	20,328	18,459	17,964	100.0	86.2
Total	21,809	21,809	20,845 <sup>a</sup>	—	100.0

<sup>a</sup> Total Town acreage reduction appearing between 1970 and 1975 reflects annexations of town land to the Village of Wales.

Source: SEWRPC.

Table 13

## SUMMARY OF EXISTING LAND USE IN THE VILLAGE OF NORTH PRAIRIE: 1975

Categories	Acres			Percent of Subtotal (1975)	Percent of Total (1975)
	1963	1970	1975		
<b>URBAN</b>					
Residential Development					
Developed .....	73	86	160	65.0	18.8
Under Development .....	22	20	12	4.9	1.4
Total Residential .....	95	106	172	69.9	20.2
Commercial					
Major .....	—	—	—	—	—
Neighborhood .....	—	—	—	—	—
Other .....	7	8	17	6.9	2.0
Total Commercial .....	7	8	17	6.9	2.0
Industrial					
Major .....	—	—	—	—	—
Mining .....	—	—	—	—	—
Other .....	8	8	36	14.6	4.2
Total Industrial .....	8	8	36	14.6	4.2
Transportation-Utilities					
Transportation .....	38	39	—	—	—
Off-Street Parking .....	2	3	—	—	—
Total Transportation-Utilities .....	40	42	—	—	—
Governmental-Institutional					
Neighborhood .....	—	—	—	—	—
Other .....	3	2	12	4.9	1.4
Total Governmental-Institutional .....	3	2	12	4.9	1.4
Recreation					
Major .....	—	—	—	—	—
Neighborhood .....	9	9	9	3.7	1.1
Private .....	—	—	—	—	—
Other .....	—	—	—	—	—
Total Recreation .....	9	9	9	3.7	1.1
Subtotal .....	169	175	246	100.0	28.9
<b>RURAL</b>					
Wetland .....	7	7	—	—	—
Woodland .....	3	—	8	1.3	0.9
Unused Land .....	—	—	—	—	—
Agricultural and Other Open Lands .....	—	—	594	98.0	69.7
Agricultural .....	314	305	—	—	—
Farmsteads .....	—	—	4	0.7	0.5
Subtotal .....	324	312	606	100.0	71.1
Total .....	486	487	852	—	100.0

Source: SEWRPC.

Table 14

## SUMMARY OF EXISTING LAND USE IN THE VILLAGE OF WALES: 1975

Categories	Acres			Percent of Subtotal (1975)	Percent of Total (1975)
	1963	1970	1975		
<b>URBAN</b>					
Residential Development					
Developed .....	54	99	301	54.2	21.6
Under Development .....	1	41	143	25.8	10.3
Total Residential .....	55	140	444	80.0	31.9
Commercial					
Major .....	—	—	—	—	—
Neighborhood .....	—	—	—	—	—
Other .....	3	4	14	2.5	1.0
Total Commercial .....	3	4	14	2.5	1.0
Industrial					
Major .....	—	—	—	—	—
Mining .....	—	—	—	—	—
Other .....	4	6	12	2.2	0.8
Total Industrial .....	4	6	12	2.2	0.8
Transportation-Utilities					
Transportation .....	53	60	—	—	—
Off-Street Parking .....	2	5	—	—	—
Total Transportation-Utilities .....	55	65	—	—	—
Governmental-Institutional					
Neighborhood .....	—	—	—	—	—
Other .....	7	93	38	6.8	2.7
Total Governmental-Institutional .....	7	93	38	6.8	2.7
Recreation					
Major .....	—	—	—	—	—
Neighborhood .....	—	—	—	—	—
Private .....	—	—	—	—	—
Other .....	5	5	47	8.5	3.4
Total Recreation .....	5	5	47	8.5	3.4
Subtotal	129	313	555	100.0	39.8
<b>RURAL</b>					
Wetland .....	11	11	6	0.7	0.4
Woodland .....	63	41	91	10.9	6.5
Unused Land .....	16	14	—	—	—
Agricultural and Other Open Lands .....	—	—	735	87.6	52.8
Agricultural .....	577	418	—	—	—
Farmsteads .....	—	—	7	0.8	0.5
Subtotal	667	484	839	100.0	60.2
Total	796	796	1,394	—	100.0

Source: SEWRPC.

Table 15

**COMBINED SUMMARY OF EXISTING LAND USE IN THE TOWN OF GENESEE,  
THE VILLAGE OF NORTH PRAIRIE, AND THE VILLAGE OF WALES: 1975**

Categories	Acres			Percent of Subtotal (1975)	Percent of Total (1975)
	1963	1970	1975		
<b>URBAN</b>					
Residential Development					
Developed .....	175	1,298	1,983	54.6	8.6
Under Development .....	380	1,067	1,092	30.0	4.7
Total Residential .....	555	2,365	3,075	84.6	13.3
Commercial					
Major .....	—	—	—	—	—
Neighborhood .....	—	—	—	—	—
Other .....	28	38	94	2.6	0.4
Total Commercial .....	28	38	94	2.6	0.4
Industrial					
Major .....	—	—	—	—	—
Mining .....	115	135	263	7.2	1.1
Other .....	164	181	65	1.8	0.3
Total Industrial .....	279	316	328	9.0	1.4
Transportation-Utilities					
Transportation .....	837	949	—	—	—
Off-Street Parking .....	8	16	—	—	—
Total Transportation-Utilities .....	845	964	—	—	—
Governmental-Institutional					
Neighborhood .....	—	—	—	—	—
Other .....	33	122	96	2.6	0.4
Total Governmental-Institutional .....	33	122	96	2.6	0.4
Recreation					
Major .....	—	—	—	—	—
Neighborhood .....	24	24	9	0.3	—
Private .....	—	—	—	—	—
Other .....	8	8	33	0.9	0.1
Total Recreation .....	32	32	42	1.2	0.1
<b>Subtotal</b>	<b>1,772</b>	<b>3,837</b>	<b>3,635</b>	<b>100.0</b>	<b>15.7</b>
<b>RURAL</b>					
Wetland .....	1,804	1,723	1,960	10.1	8.5
Woodland .....	2,229	1,763	2,740	14.1	11.9
Unused Land .....	144	190	—	—	—
Agricultural and Other Open Lands .....	—	—	14,620	75.1	63.3
Agricultural .....	17,169	15,578	—	—	—
Farmsteads .....	—	—	136	0.7	0.6
<b>Subtotal</b>	<b>21,448</b>	<b>19,254</b>	<b>19,456</b>	<b>100.0</b>	<b>84.3</b>
<b>Total</b>	<b>23,091</b>	<b>23,091</b>	<b>23,091</b>	<b>—</b>	<b>100.0</b>

Source: SEWRPC.

Table 16

**HISTORIC LAND SUBDIVISION FOR THE TOWN OF GENESEE,  
VILLAGE OF NORTH PRAIRIE, AND VILLAGE OF WALES: 1920-1975**

Subdivision Name	T6N, R18E		Date Recorded	Number of Lots	Net Acres	Average Lot Size	Lots		Density		
	Section	Quarter Section					Developed	Undeveloped	Units Per Acre		
TOWN OF GENESEE											
Spring Meadows .....	21	NE	May 1953	29	11.75	17,650(0.4ac)	15	14	2.47		
Skyline Heights .....	10	SE	December 1964	93	114.86	53,800(1.2ac)	79	14	0.81		
Kettle Moraine Estates .....	19	NW,SW	January 1967	25	91.86	160,050(3.7ac)	25	0	0.27		
Holiday Estates .....	35	NE,NW	March 1967	45	50.19	48,600(1.1ac)	40	5	0.90		
A Bit of Kent .....	16	SW	August 1972	16	18.19	49,500(1.1ac)	10	6	0.88		
Oak Ridge Estates .....	11	SW	August 1972	53	63.54	52,200(1.2ac)	25	28	0.83		
Haylett Heights .....	11	SW,SE	September 1972	43	46.31	46,900(1.1ac)	25	18	0.93		
Hickory Highlands .....	13	SE	October 1973	51	84.34	72,050(1.7ac)	18	33	0.60		
Holiday Estates West .....	27	SE	December 1973	5	16.50	143,750(3.3ac)	0	5	0.30		
Haylett Heights Add. No. 1 ..	11	NE,NW,SW,SE	May 1974	33	37.95	50,100(1.2ac)	3	30	0.87		
High Meadow .....	5	NE	May 1974	58	77.89	58,500(1.3ac)	1	57	0.74		
Rom's Acres .....	30	NW	December 1974	6	21.78	158,100(3.6ac)	4	2	0.28		
Dorchester Heights .....	15	NE,NW	1975	22	66.00	130,680(3.0ac)	7	15	0.34		
Cilmaena Hills .....	11 and 12	SE and SW	1975	32	37.07	50,460(1.2ac)	0	32	0.86		
Total	—	—	—	511	738.23	62,930(1.4ac) (average)	252	259	0.69		
VILLAGE OF NORTH PRAIRIE											
Village of North Prairie	31 and 32	NW,SW and NE,SE	July 1920	— <sup>a</sup>	—	—	—	—	—		
Asse. Plat. ....			February 1941	— <sup>a</sup>	—	—	—	—	—		
North Prairie Cem Add. ....			31	SW	September 1948	53	12.24	10,050(0.2ac)	44	9	4.33
Harvey Subdivision .....			31	SE	July 1952	28	31.32	48,700(1.1ac)	23	5	0.89
Oakridge Subdivision .....			32	SW	March 1973	11	8.32	32,950(0.8ac)	— <sup>a</sup>	— <sup>a</sup>	1.32
Arlington Estates .....	31	SE									
Total	—	—	—	92	51.88	24,564(0.6ac)	76	16	1.77		
VILLAGE OF WALES											
Caernarvonshire .....	4	NE,SE	July 1965	15	17.96	52,150(1.2ac)	15	0	0.84		
Genesee Farms .....	5 and 8	SE and NE	December 1965	27	34.80	56,150(1.3ac)	22	5	0.78		
Genesee Farms Add. No. 1 ..	8 and 5	NE,NW and SE	November 1966	38	45.60	52,300(1.2ac)	30	8	0.83		
Genesee Farms Add. No. 2 ..	5 and 8	SW,SE and NE,NW	February 1968	76	104.94	60,150(1.4ac)	57	19	0.72		
Genesee Farms Add. No. 3 ..	5	SE	November 1968	8	7.84	42,700(1.0ac)	6	2	1.02		
Bron Derw .....	4	NW,SW,SE	October 1967	17	16.24	41,600(1.0ac)	10	7	1.05		
Genesee Farms Add. No. 4 ..	5	SE	December 1969	8	7.14	38,900(0.9ac)	5	3	1.12		
Country Place .....	4	NE	October 1971	37	60.91	71,700(1.6ac)	0— <sup>b</sup>	37— <sup>b</sup>	0.61		
Bron Derw Add. No. 1 .....	4	SE	February 1974	13	11.75	39,400(0.9ac)	5	8	1.11		
Total	—	—	—	239	307.18	55,986(1.3ac) (average)	150	89	0.78		

<sup>a</sup> No records available.

<sup>b</sup> Located in Village of Wales but not within Town of Genesee (T6N, R18E).

Source: SEWRPC.

type of development continue, the 1,425 additional housing units would require the conversion of approximately 2,300 acres from rural to urban use. By the year 2000, urban land uses would total approximately 6,300 acres, or 30 percent of the total area of the Town.

It should be noted that the foregoing discussion has dealt only with those lots that were created by recorded subdivision plats as defined in Chapter 236 of the Wisconsin Statutes. There have been, and will probably continue to be, building lots created in the Town by "metes and bounds" descriptions and by certified survey map. These additional lots further increase the amount of land available for residential development in the Town.

**Other Urban Land Uses:** Commercial, industrial, transportation, governmental and institutional, and recreational land uses presently account for about 14.7 percent of the urban area, but only 2 percent of the total area of the Town. The Town of Genesee has two areas that encompass the majority of the commercial development — the unincorporated Villages of Genesee and Genesee Depot. Commercial uses account for 2.2 percent of the urban area. These may be considered to be of two types. One type consists of the urban-related local commercial uses, located essentially in the unincorporated Villages of Genesee and Genesee Depot. The other type consists of agricultural-related commercial uses located throughout the balance of the Town. While commercial land uses represent a minimal use of land



Table 17

**RESIDENTIAL BUILDING PERMITS ISSUED  
FOR THE TOWN OF GENESEE**

Year	Number of Permits Issued
1971	46
1972	47
1973	61
1974	46
1975	84
Total	284 <sup>a</sup>

<sup>a</sup> Average of 57 residential building permits per year.

Source: SEWRPC

for the size of the population residing in the Town of Genesee, a number of shopping areas are available to residents of the Town in nearby North Prairie, Wales, Waukesha, and metropolitan Milwaukee.

Industrial uses account for approximately 9.7 percent of the urban area of the Town and almost 1.3 percent of the total area of the Town. These may also be considered to be of two types: light industrial uses and mining-related uses such as sand and gravel pits and rock quarries. The later type accounts for the majority of industrial acreage in the Town, with a heavy concentration of this type of industrial use in the northwest corner of the Town.

In the Town of Genesee, transportation and utility land uses are limited to lands devoted to the highway network, railroad right-of-way, and electric power transmission and distribution facilities. In the Town, 168 acres are used for railroad right-of-way, 757 acres for highway right-of-way and utility purposes, and 10 acres for offstreet parking. In total, these uses account for about 24 percent of the urban area, but only 4 percent of the total area of the Town. The highway network within the Town totals 79 miles, 29 miles (or about 37 percent) of which are of arterial designation. The remainder are of collector and land access designation.

Governmental and institutional land uses account for less than 1 percent of the urban area of the Town. The majority of the land in this category is owned by the various churches located in the Town. The Town Hall, Post Office, and cemeteries complete the uses in this category.

Identifiable recreational land uses presently account for 2 percent of the urban area of Town and only 0.3 percent of the Town's total area. Recreational land uses have increased in the Town from 18 acres in 1970 to 33 acres in 1975. The various recreational sites are listed in Table 11 and shown on Map 13.

### Rural Land Use

The rural land use categories discussed in this section are natural or open land, including surface water, wetlands, woodlands, and unused land; and agricultural land, including farms, orchards, and other croplands. Combined, these two rural land use categories account for 86.2 percent of the total area of the Town.

**Natural or Open Lands:** The natural or open lands category of rural land use includes all land areas presently containing trees or heavy brush and lands which are not presently devoted to urban use or agriculture. This category also includes all inland lakes and streams, rivers, and canals over 50 feet in width, and other open lands which are intermittently covered with water or which are wet due to a high water table.

This category accounts for 17.9 percent of the total area of the Town, and 20.8 percent of the rural area of the Town. In 1975, there were a total of 3,726 acres of land in the open lands category, of which 10.9 percent were wetlands and 9.9 percent woodlands.

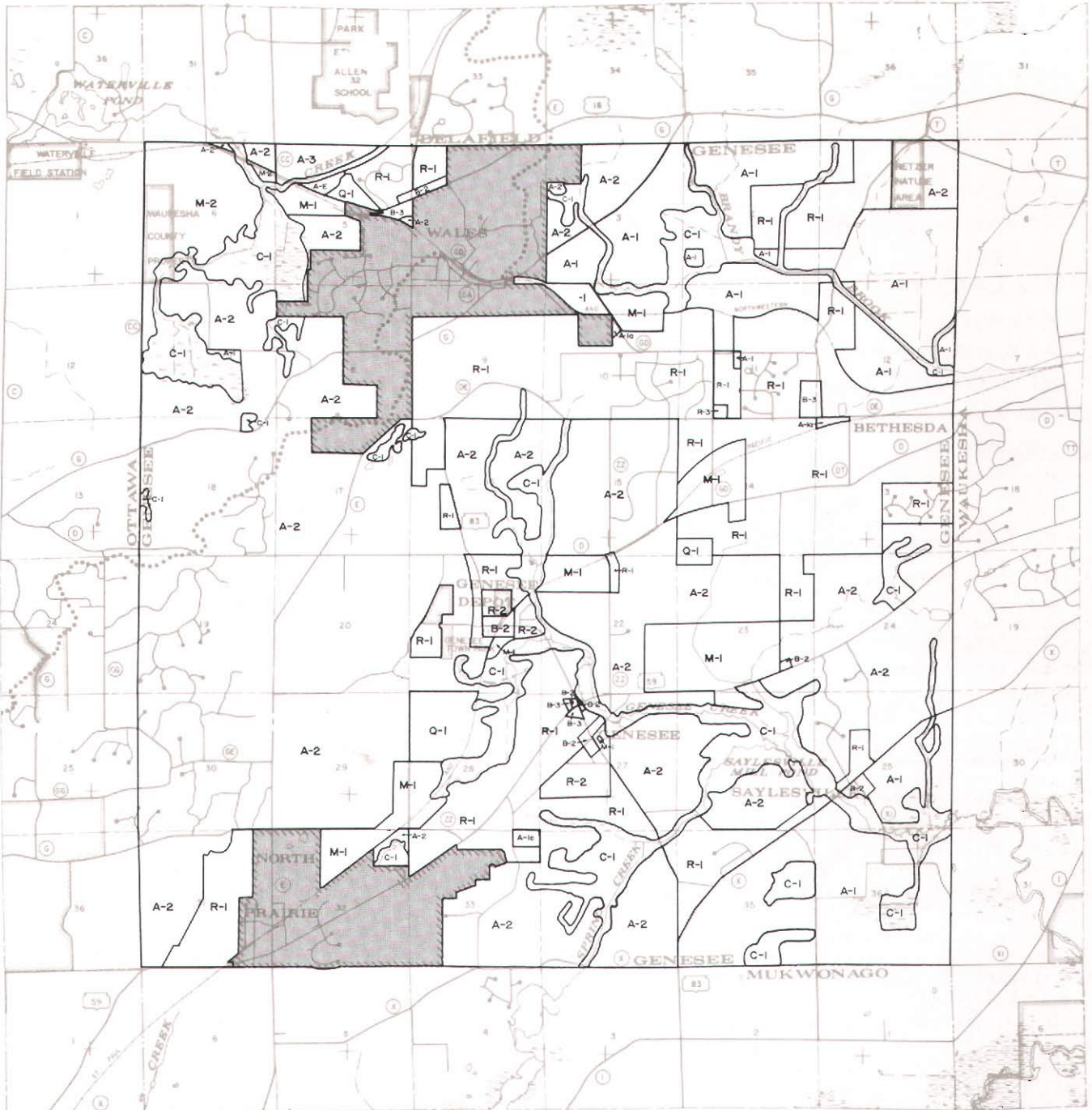
Generally, the Town of Genesee does not have an overabundance of woodlands and wetlands in its 32-square mile land area. There appears to be no significant concentrations in any one area of the Town with the following exceptions: relatively large tracts of wooded lands are concentrated along the western edge of the Town adjacent to the Kettle Moraine State Forest area and relatively large tracts of wetlands are concentrated in the southeastern corner of the Town adjacent to the Vernon Marsh.

**Agricultural Lands:** The agricultural land use category includes all croplands, pasture lands, orchards, nurseries, and fowl and fur farms. Farm dwelling sites were classified as rural farmsteads and assigned a site area of 32,670 square feet (three-fourths of one acre). All other farm buildings were included in the agricultural lands. Agricultural land use — the singularly largest land use in the Town — occupies 63.4 percent of the total area of the Town. In 1975, the 14,113 acres of agricultural and open land use represented 78.6 percent of the rural area of the Town. The rate of conversion of agricultural lands in the Town to other uses has been significant. Since 1963, approximately 3,100 acres, or 19 percent, of all agricultural lands have been converted to other land uses.

### **EXISTING LAND USE REGULATIONS**

All land development and building activity in the Town of Genesee is regulated by zoning, building, and subdivision control ordinances. Land use within the Town is regulated by the Waukesha County Zoning Ordinance, an ordinance that under Wisconsin law is administered jointly by the County and the Town. The Village of Wales and North Prairie administer their own zoning ordinances. Map 15 is a copy of the current general zoning district map for the Town. Table 18 presents a summary of the acreages in the various zoning districts. Of the 17 zoning districts included in

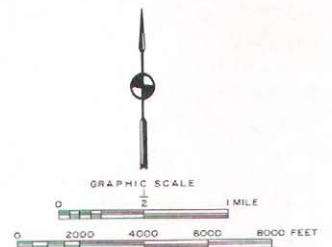
EXISTING ZONING IN THE TOWN OF GENESEE: 1975



LEGEND

C-1	CONSERVANCY	R-1a	RESIDENTIAL	B-2	LOCAL BUSINESS
A-1	AGRICULTURAL	R-2	RESIDENTIAL	B-3	GENERAL BUSINESS
A-1a	AGRICULTURAL	R-3	RESIDENTIAL	Q-1	QUARRYING
A-2	RURAL HOME	R-4	RESIDENTIAL	M-1	LIMITED INDUSTRIAL
R-1	RESIDENTIAL	B-1	RESTRICTED BUSINESS	M-2	GENERAL INDUSTRIAL

VILLAGES OF  
NORTH PRAIRIE  
AND WALES



Source: SEWRPC.

Table 18

## SUMMARY OF EXISTING GENERAL ZONING DISTRICTS IN THE TOWN OF GENESEE: 1975

Zoning District	Minimum Lot Area	Minimum Lot Width at Front Setback	Existing 1975 Zoning	
			Acres	Percent of Total
C-1 Conservancy .....	NM <sup>a</sup>	NM <sup>a</sup>	2,483	12.0
A-E Exclusive Agricultural .....	NM <sup>a</sup>	NM <sup>a</sup>	20	0.1
A-1 Agricultural .....	3 Acres	200 Feet	2,591	12.5
A-1a Agricultural .....	1 Acre	150 Feet	37	0.2
A-2 Rural Home .....	3 Acres	200 Feet	9,293	44.8
A-3 Suburban Estate .....	2 Acres	175 Feet	92	0.5
R-1 Residential .....	1 Acre	150 Feet	4,460	21.5
R-1a Residential .....	1 Acre	150 Feet	—	—
R-2 Residential .....	30,000 Square Feet	120 Feet	148	0.7
R-3 Residential .....	20,000 Square Feet	120 Feet	10	— <sup>b</sup>
P-1 Public .....	NM <sup>a</sup>	NM <sup>a</sup>	—	—
B-1 Restricted Business .....	20,000 Square Feet	120 Feet	—	—
B-2 Local Business .....	20,000 Square Feet	120 Feet	86	0.4
B-3 General Business .....	20,000 Square Feet	120 Feet	46	0.2
Q-1 Quarrying .....	3 Acres	200 Feet	236	1.1
M-1 Limited Industrial .....	1 Acre	150 Feet	821	4.0
M-2 General Industrial .....	1 Acre	150 Feet	413	2.0
Total	—	—	20,736	100.0

<sup>a</sup> NM indicates no minimum specified.

<sup>b</sup> Less than 0.1 percent.

Source: SEWRPC.

the county zoning ordinance, only three, the R-1A Residential District, the P-1 Public District, and the B-1 Restricted Business District, are not currently applied in the Town of Genesee.

Land use regulation is intended to restrict or curtail development in areas where there are limitations in either the natural resource base (for example, soil and slope conditions with severe erosion potential or poor drainage) or the public utility base (for example, inadequate water supply or sewage disposal capabilities). Two residential districts, A-2 and R-1, account for approximately 66 percent of the zoned lands in the Town. Of the 14 zoning districts applied in the Town, only five do not permit residential uses. These are the C-1 Conservancy District, the A-E Exclusive Agriculture District, the B-3 General Business District, the M-1 Limited Industrial District, and the M-2 General Industrial District. As a consequence, 83 percent of the

total land area of the Town may presently be used in some manner for residential purposes on lots three acres in size or less. This kind of "over zoning" for residential use encourages the diffusion of urban development within the community. It compounds the problems and increases the costs of providing various public services, increases the likelihood of the development of incomplete neighborhoods and, in the absence of a detail development plan, creates areas difficult to develop if and when public services are ever made available.

If the Town government wishes to prevent such urban diffusion, it will be necessary for the Town Board to petition the County to amend the County ordinance as well as to redistrict the Town. Through appropriate zoning amendments the Town can discourage future urban diffusion and retain the rural character of the Town. A sound policy to follow is to not put any land in an urban use zoning district unless such development is

imminent, thereby giving the Town Plan Commission and Town Board the opportunity to review all changes from rural to urban use prior to such conversion and to use the adopted land use plan to guide the Commission and Board actions.

Waukesha County has adopted shoreland and floodland zoning regulations which are currently in force in the Town of Genesee. This ordinance was adopted in June 1970. Table 19 presents a summary of the zoning districts within the shoreland and floodland districts, and Map 7 presents the districts in graphic form. Some boundary discrepancies exist between the Waukesha County Zoning Map and the Waukesha County Floodland and Shoreland Zoning Map data for the Town of Genesee. The difference is most apparent in the agricultural and conservancy districts. In total, the shoreland and floodland districts protect approximately

3,100 acres in the Town. The general zoning district map should be amended to eliminate the conflicts between that map and the floodland and shoreland zoning map.

The division and improvement of land within the Town is regulated by the Town subdivision control ordinance in addition to the Waukesha County subdivision control ordinance. The Town soundly requires the platting of all divisions of land when five or more parcels 10 acres in size or less are created. This requirement is more restrictive than Chapter 236 of the Wisconsin Statutes, which requires platting of land when five or more parcels one and one-half acres in size or less are created. The Town also has sound provisions requiring recording of minor land divisions. This requirement provides that any division of land other than a subdivision resulting in the creation of two parcels, and not more than four parcels, any one of which is five acres or less in area, is to be surveyed and a certified survey map is to be recorded.

Table 19

SUMMARY OF SHORELAND AND FLOODLAND ZONING DISTRICTS IN THE TOWN OF GENESSEE: 1975

Zoning District	Approximate Acres	Percent of the Town	Percent of Shorelands within the Town
C-1 Conservancy .....	1,186	5.7	37.9
A-E Exclusive Agricultural .....	1,349	6.5	43.2
A-1 Agricultural .....	453	2.2	14.5
R-1 Residential .....	46	0.2	1.5
R-2 Residential .....	20	0.1	0.6
B-2 Local Business .....	4	— <sup>a</sup>	0.1
B-3 General Business .....	69	0.3	2.2
Total	3,127	15.0	100.0

<sup>a</sup> Less than 0.1 percent.

Source: SEWRPC



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## Chapter III

### LAND USE PLAN

#### INTRODUCTION

The Town of Genesee is still essentially a rural community. From the earliest date of record — 1850 — through the first century of development, the community has shown a slow rate of population growth. Over this time, some land in the Town remained essentially in agricultural use, with concentrations of urban land uses in the Villages of Wales, North Prairie and in Genesee and Genesee Depot. Even during the two decades from 1920 to 1940, when the Villages of North Prairie and Wales were incorporated into the Town, the Town maintained a relatively stable population level. It was only in the 1960's and 1970's that the Town population increased at the relatively high rate of about 4 percent annually. This recent period of rapid growth has been accompanied by a significant increase in platting activity in the Town. More than 500 lots were platted between 1964 and 1975. This significant increase accounts for all of the plats in the Town except one — containing 29 lots — platted in 1953. If the Town is to preserve its natural and cultural heritage, as well as avoid serious developmental, environmental, and fiscal problems, it will have to plan carefully for this growth.

Recent development has been almost entirely residential in character, with commercial and industrial development remaining limited. Agricultural land has, in recent years, been converted at an increasing rate to residential use. This conversion requires the careful attention of the officials and citizens of the Town. The pressing need for a land use plan is demonstrated by the amount of land that has been committed in the Town to residential land use since 1963 without any overall plan to guide local officials and residents. Consideration by public officials and interested citizens of the best location and arrangement of this development would have been facilitated by a land use plan. A land use plan would also have helped to relieve problems caused by overzoning and diffused urban development, and would have helped to preserve and protect the natural resource base of the Town.

As already noted, the Town is, to a large extent, still rural; however, the scattered nature of existing land use development places constraints on plan design and restricts the consideration of a large number of alternative future development patterns. Three alternative plans are presented in this report, being carefully selected to represent the full range of development patterns deemed practically available to the Town. Each of these alternative land use plans is based on a different population forecast or projection level. All three alternative plans are based on the assumption that the forecast or projected resident population will be reached by the year 2000. To the extent that the actual rate of population growth is less or greater than the forecast rate, the amount of land needed to accommodate the future land uses would be somewhat smaller or larger by the end of the planning period.

Any land use plan adopted by the Town should not be considered as a rigid and unchangeable mold to which all development must conform. Such a plan is intended to be a guide in the public review of development proposals, and a help to Town officials in making decisions concerning such proposals. As conditions change from those used as a basis in the plan preparation, the plan should be revised. Accordingly, the plan should be reviewed periodically to determine the extent to which the embodied growth objectives are being realized, and the extent to which those objectives are still valid. The adopted plan should, however, represent a commitment by the Town Board to strive for the selected land use objectives.

In order to provide the community with the best spatial arrangement of required land uses, the existing and historic development conditions in the Town as well as the natural resource base and certain other important determinants of land use patterns were carefully studied. Based on the resulting information, three alternative land use plans were developed for the Town. Each of these alternatives — Plan A, Plan B, and Plan C — represents different development concepts and embodies different development objectives. Plan A is based on the initial regional land use plan adopted in 1966, and envisions retaining the rural character of the Town with relatively little additional growth. Plan B is based on long-range population trends in the Town, and is more clearly akin to the new regional land use plan adopted in 1977. Plan B assumes a continuation of the growth rates experienced in the Town from 1960 through 1975. Plan C is based on a projection of short-term growth trends and assumes a continuation of the growth rates experienced in the Town between 1970 and 1975.

These alternatives are described in greater detail in the following paragraphs. All of the alternative plans were designed to meet the following objectives:

1. To encourage residential development densities which are compatible with existing development densities.
2. To encourage residential development only on soils that are well suited to such development when served by onsite soil absorption sewage disposal systems and private wells in order to prevent the creation of water pollution and public health problems.
3. To preserve the lands best suited to agricultural use within the Town in order to preserve both the rural character and economic base of the Town.
4. To discourage development in the floodland and shoreland areas of the Town in order to prevent the creation of serious developmental and environmental problems, including flood damage.

5. To discourage development in the primary environmental corridors of the Town, in order to maintain the beauty of the Town and to prevent the creation of serious development and environmental problems.
6. To adjust land use development to the existing arterial street and highway system in order to preserve and protect the capacity and safety of that system.
7. To achieve a harmonious adjustment and logical relationship between existing and new land uses and to generally achieve the highest and best use of land throughout the Town.
8. To achieve good soil and water conservation practices, reduce runoff, erosion, and stream, lake, and groundwater pollution.
9. To provide the the flexibility required to adjust development in the Town to changing needs and conditions.

## ALTERNATIVE PLAN DESCRIPTIONS

This section of the report presents a description of the three alternative land use plans prepared for the Town of Genesee. The plans represent a refinement of the land use pattern recommended for the Town of Genesee in the adopted regional land use plan, and are adjusted as required to meet local as well as areawide land use development needs and objectives.

While recognizing the effects and importance of the urban land market in shaping land use patterns within the Region, the regional land use plan, as well as the local plans, seeks to influence the operation of the market in three ways in order to achieve a more healthful and attractive, as well as more efficient, settlement pattern. First, the plan recommends that development trends be altered by encouraging intensive urban development only in those areas of the Region which are covered by soils suitable for such development and which can be readily served by essential municipal facilities, including centralized public sanitary sewerage, water supply, and mass transit. Second, the plan recommends that existing development trends be altered by discouraging intensive and incompatible urban development in the primary environmental corridors of the Region. Third, the plan recommends that existing development trends be altered by retaining in essentially rural use the most productive farm lands and units within the Region. These three constraints have been modified to meet the particular needs of the Town of Genesee and are reflected in the recommended land use plan alternatives herein presented.

### Alternative Land Use Plan A

This alternative land use plan basically consists of the land use development pattern recommended for the Town in the initial regional land use plan adopted in

1966. This land use alternative is shown in graphic summary form on Map 16. It can be noted from this plan map that five areas of concentrated residential development are proposed. They are located around the Village of Wales, the Village of North Prairie, and the unincorporated areas of Genesee, Genesee Depot, and Saylesville. Medium-density residential development is recommended in and adjacent to the Village of North Prairie, low-density residential development in and adjacent to the Village of Wales, and suburban residential development in the unincorporated areas.

Medium-density residential development is defined as urban development having a density of from 2.3 to 6.9 dwelling units per net residential acre. Low-density residential development is defined as urban development having a density of from 0.7 to 2.2 dwelling units per net residential acre. Suburban residential development is defined as having a density of 0.2 to 0.6 dwelling unit per net residential acre.

In addition to the five concentrated areas of residential development, several other areas of existing urban concentration are recognized in this plan. While these additional areas are recognized as committed to development, it was not proposed that these areas be enlarged to accommodate any of the forecast population growth, but that future growth be encouraged only in those areas which can be readily served by centralized sanitary sewer and water supply facilities.

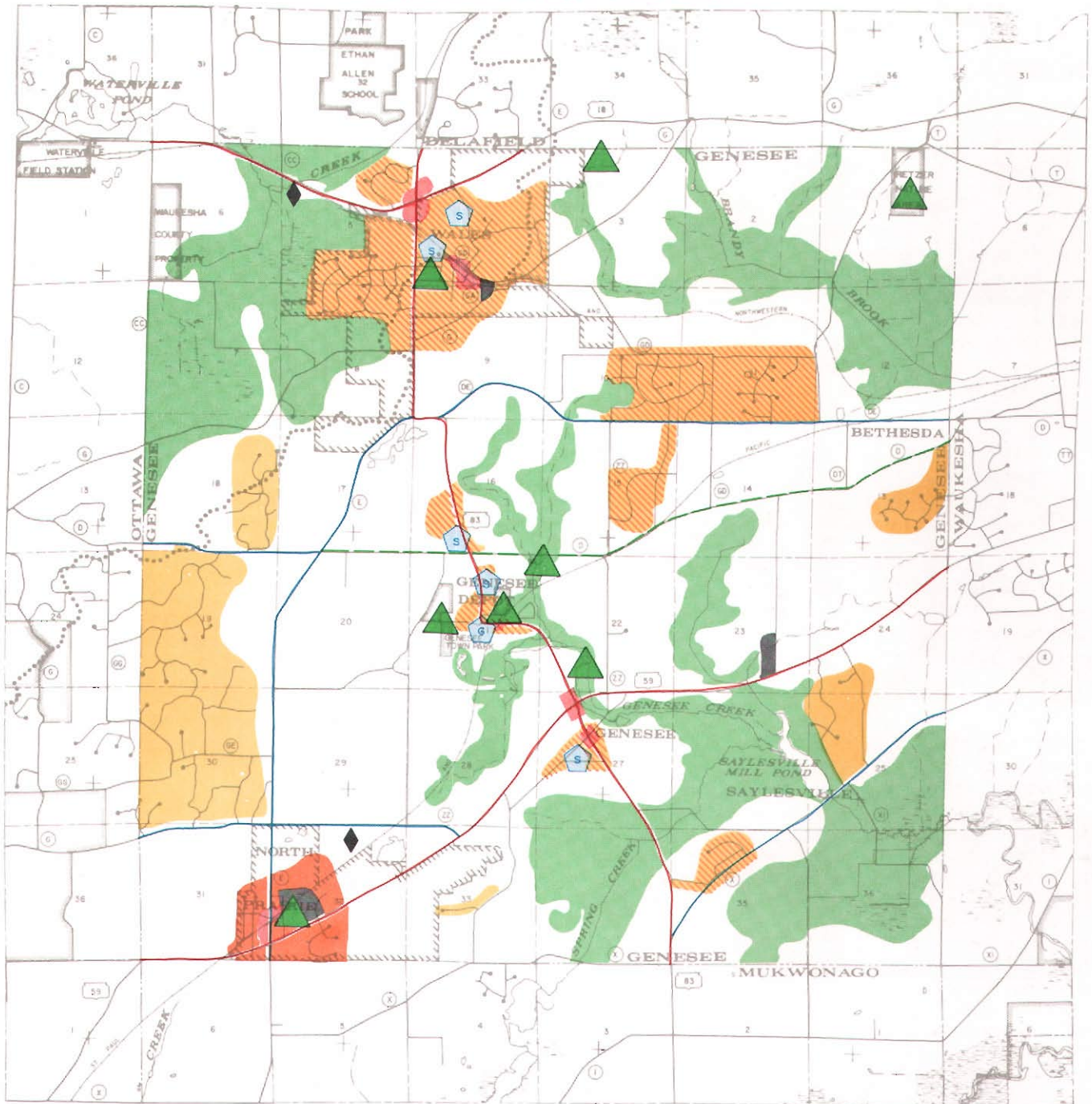
It should be noted that the only areas within the Town recommended to be provided with public sanitary sewer service by the end of the planning period are those areas adjacent to the Villages of Wales and North Prairie. The housing units needed to accommodate the forecast population level under this alternative plan could be constructed within the existing subdivisions in the Town already committed to development.

Adoption and implementation of this alternative would result in a future resident population level for the Town of approximately 3,975 persons, an increase of about 500 persons over the next two to three decades. This increase would require the construction of approximately 130 additional housing units based on the 1975 average family size in the Town. The inventories conducted indicate the availability of more than 200 platted lots, so the population level provided under this alternative could be accommodated by the use of those lots already platted and not developed at the end of 1975.












### Alternative Land Use Plan B

The second alternative land use plan considered is based on a projection of long-range population growth trends in the Town of Genesee. This alternative would foster more growth than the first alternative, but still assumes a relatively modest growth rate. Alternative land use plan B, as shown on Map 17, differs from plan A in the population level to be achieved by 2000 and in the attendant extent of the residential land uses needed to accommodate this higher population level.

ALTERNATIVE LAND USE PLAN A: 2000



LEGEND

- |   |   |   |  |   |  |
|---|---|---|--|---|--|
|  | SUBURBAN DEVELOPMENT<br>(0.2 TO 0.6 DWELLING UNITS<br>PER NET RESIDENTIAL ACRE)       |  | INDUSTRIAL                               |  | AGRICULTURE AND RELATED<br>OPEN SPACES           |
|  | LOW-DENSITY DEVELOPMENT<br>(0.7 TO 2.2 DWELLING UNITS<br>PER NET RESIDENTIAL ACRE)    |  | SCHOOL                                   |  | PROPOSED WASTE WATER<br>TREATMENT FACILITY       |
|  | MEDIUM-DENSITY DEVELOPMENT<br>(2.3 TO 6.9 DWELLING UNITS<br>PER NET RESIDENTIAL ACRE) |  | TOWN HALL                                |  | TYPE I ARTERIAL HIGHWAY<br>STATE TRUNK HIGHWAY   |
|  | COMMERCIAL  |  | RECREATIONAL                             |  | TYPE II ARTERIAL HIGHWAY<br>COUNTY TRUNK HIGHWAY |
|  | PRIMARY ENVIRONMENTAL<br>CORRIDOR   |  | PROSPECTIVE TYPE III<br>ARTERIAL HIGHWAY |   |  |

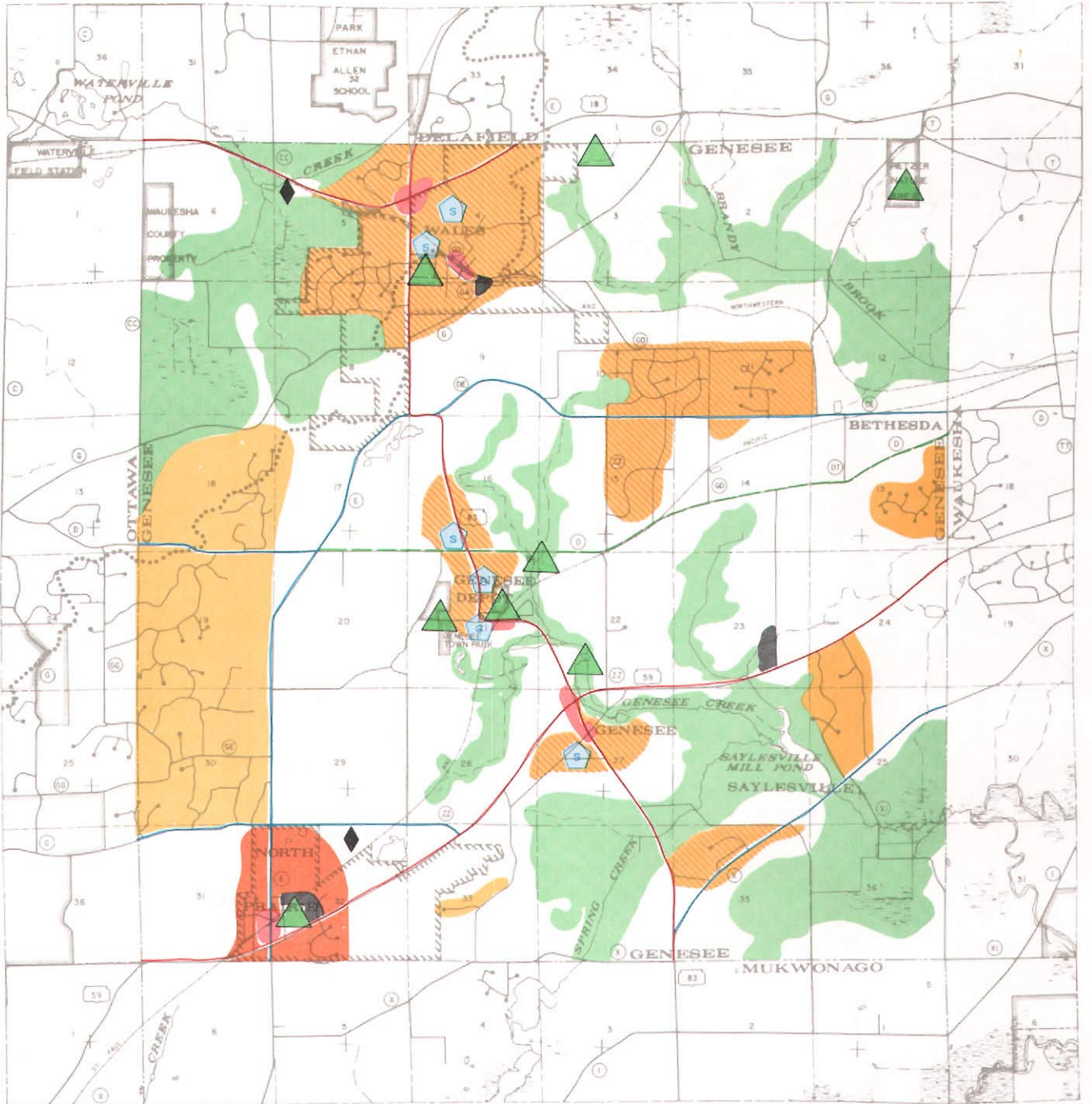


Source: SEWRPC.



ALTERNATIVE LAND USE PLAN B: 2000

Recommended Plan

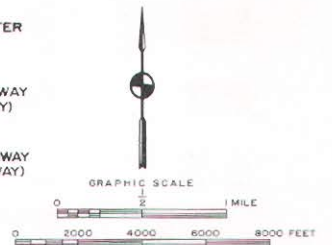


LEGEND

- SUBURBAN DEVELOPMENT  
(0.2 TO 0.6 DWELLING UNITS  
PER NET RESIDENTIAL ACRE)
- LOW-DENSITY DEVELOPMENT  
(0.7 TO 2.2 DWELLING UNITS  
PER NET RESIDENTIAL ACRE)
- MEDIUM-DENSITY DEVELOPMENT  
(2.3 TO 6.9 DWELLING UNITS  
PER NET RESIDENTIAL ACRE)
- COMMERCIAL

- INDUSTRIAL
- S SCHOOL
- G TOWN HALL
- RECREATIONAL
- PRIMARY ENVIRONMENTAL  
CORRIDOR

- AGRICULTURE AND RELATED  
OPEN SPACES
- PROPOSED WASTE WATER  
TREATMENT FACILITY
- TYPE I ARTERIAL HIGHWAY  
(STATE TRUNK HIGHWAY)
- TYPE II ARTERIAL HIGHWAY  
(COUNTY TRUNK HIGHWAY)
- PROSPECTIVE TYPE III  
ARTERIAL HIGHWAY





This alternative land use plan recommends the addition of about 1,250 acres of residential land to accommodate a total resident population of about 5,400 persons by the year 2000. The new development would consist primarily of suburban and low-density urban residential development, located generally in those areas committed to development, or more specifically, in the unincorporated areas of Genesee, Genesee Depot, and Saylesville. No new development is recommended in areas of the Town not already containing concentrations of urban development.

### Alternative Land Use Plan C

The third alternative land use plan, shown on Map 18, is based on a projection of short-term population growth trends in the Town of Genesee. Under this alternative, a total resident population of about 8,200 persons would be reached by the year 2000, and the growth rate would be relatively high.

Assuming the needed new housing units would be accommodated two-thirds on one-acre lots and one-third on three-acre lots, an additional 2,375 acres of residential land would be needed under this alternative. Plan C differs from Plan A and B in the population levels to be achieved by the year 2000 and, therefore, in the amount of land needed to accommodate the projected population. The placement of the additional residential land areas would be around existing areas of urban concentration.

Common to all the proposed alternatives is the preservation of all the remaining prime agricultural land in the Town as well as of the primary environmental corridors. Thus, the plans basically differ only in the population levels to be accommodated and in the attendant amount of land required for residential use. A comparison of the land needs of each alternative land use plan is presented in Table 20.

Plan A, which suggests a 1980 population level of 3,600, would require the development of about 11 percent of the 252 plotted but as yet undeveloped lots in the Town. With an estimated 1975 population of 3,517 and 84 residential building permits issued in 1975, the estimated 1976 population level may be expected to approximate 3,800 persons — 200 persons more than the Plan A 1980 population level.

Plan B assures that the Town will continue to grow due to the large number of plotted lots available in the Town. The plan suggests, however, that public policy decisions should strive to restrict too rapid growth in the Town. Plan B is recommended for adoption as the plan which most judiciously meets the objectives set forth in this report.

Plan C would not only absorb all of the presently plotted lots but would require the conversion of additional land from rural to urban use.

## RECOMMENDED PLAN DESCRIPTION

The recommended land use plan (Plan B) is presented in graphic summary form on Map 17. The map indicates both those areas within the Town in which residential development now exists and those areas in which such development can be permitted in accordance with the stated land use development objectives. New urban development in the Town, as indicated on the plan map, is proposed to occur through expansion of existing enclaves of urban development. Table 21 presents a summary of existing and proposed land use needs for each of the plan categories. Table 21 also presents a summary of land use needs for the Village of North Prairie and Wales, although they are not discussed in greater detail herein.

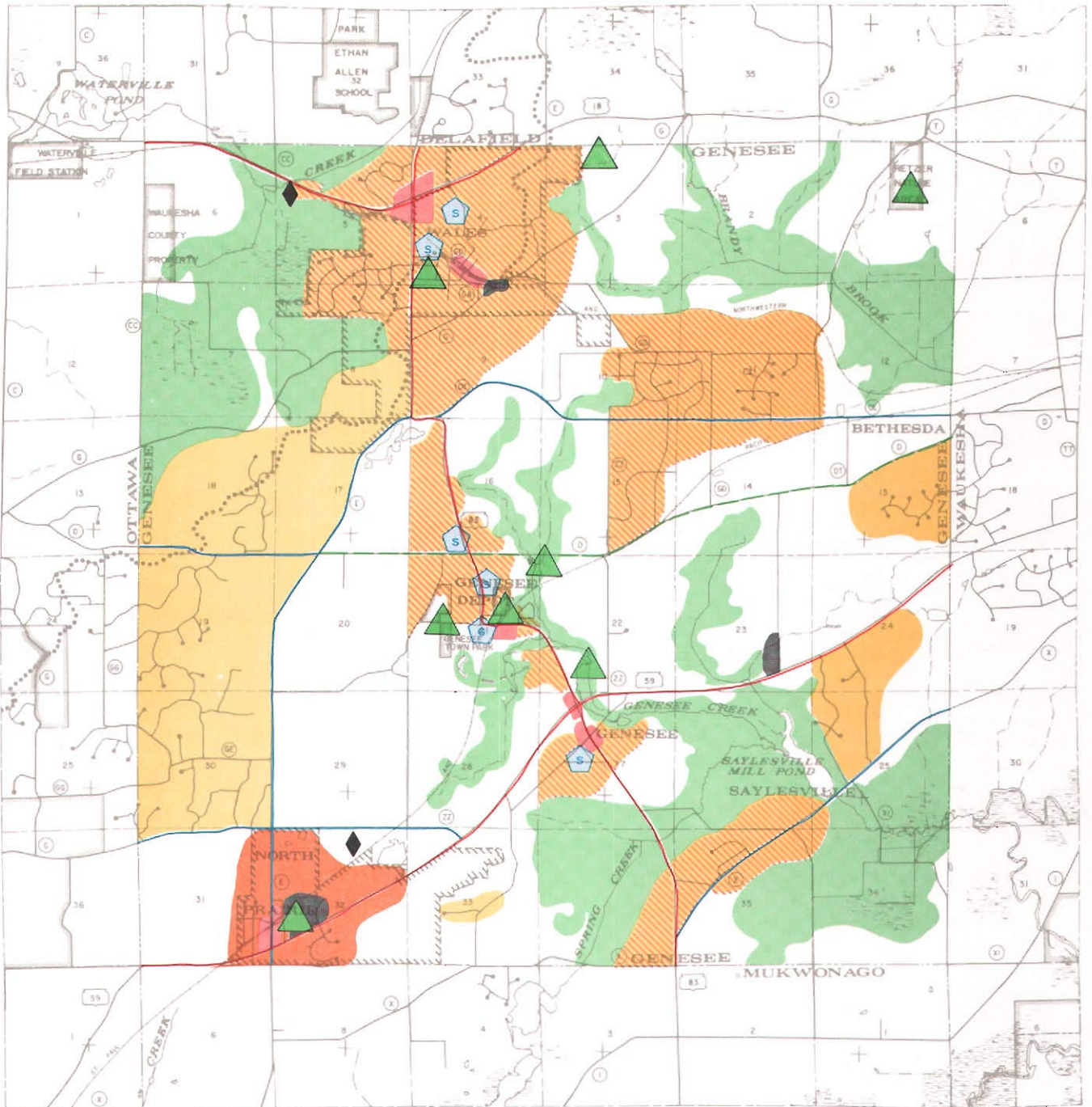
The residential areas shown in yellow tones on the plan map total approximately 3,700 gross acres, as indicated for alternative B in Table 20, for suburban and low-density urban development. This amount of land includes the existing residential development at the concentrated locations plus a sufficient amount of land area to provide space for future development at the density levels indicated in the legend on the plan map. The increase in acreage necessary to support the forecast population level is based on an assumption that 66 percent of the development will occur at a density of 1.0 dwelling unit per acre (one-acre lot), and 34 percent will occur at a density of 0.3 dwelling unit per acre (three-acre lots). A total of 3,715 acres would be devoted to residential use by the year 2000 if the plan were followed and the population of the Town had increased to the forecast level of approximately 5,400 persons.

Since it is unlikely that sanitary sewer service will be provided in the Town of Genesee during the planning period, soil limitations relative to the use of septic tank systems become an important consideration in the location of new residential land uses in the Town. Accordingly, the soils maps provided to the Town as a part of this planning program should be carefully reviewed prior to the approval of each additional land division and building permit.

During the planning period, the agricultural areas, as indicated in white on Map 17, should remain in agricultural use, with only limited conversion to low-density (five-acre minimum parcel) rural estate development. An estimated additional 599 dwelling units will be needed in the Town to accommodate the forecast population increase by the year 2000. If development to support this number of dwelling units is located in the areas and at the densities indicated on the plan map, the remaining good agricultural land in the Town can be preserved in agricultural use.

No proposed additional governmental-institutional uses have been included on the plan map because of the insignificant amount of additional land area that is expected to be required for these uses over the planning period. Such possible additions as schools or churches

ALTERNATIVE LAND USE PLAN C: 2000

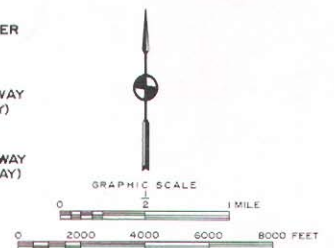


LEGEND

- SUBURBAN DEVELOPMENT  
(0.2 TO 0.6 DWELLING UNITS  
PER NET RESIDENTIAL ACRE)
- LOW-DENSITY DEVELOPMENT  
(0.7 TO 2.2 DWELLING UNITS  
PER NET RESIDENTIAL ACRE)
- MEDIUM-DENSITY DEVELOPMENT  
(2.3 TO 6.9 DWELLING UNITS  
PER NET RESIDENTIAL ACRE)
- COMMERCIAL

- INDUSTRIAL
- S SCHOOL
- G TOWN HALL
- RECREATIONAL
- PRIMARY ENVIRONMENTAL  
CORRIDOR

- AGRICULTURE AND RELATED  
OPEN SPACES
- PROPOSED WASTE WATER  
TREATMENT FACILITY
- TYPE I ARTERIAL HIGHWAY  
(STATE TRUNK HIGHWAY)
- TYPE II ARTERIAL HIGHWAY  
(COUNTY TRUNK HIGHWAY)
- PROSPECTIVE TYPE III  
ARTERIAL HIGHWAY



Source: SEWRPC.

Table 20

**COMPARISON OF GENERAL LAND USE ALLOCATIONS REQUIRED FOR THE  
IMPLEMENTATION OF ALTERNATIVE LAND USE PLAN A, B, OR C**

Land Use Category	Existing — 1975 (gross acres)	Alternative Plan A (gross acres)	Alternative Plan B (gross acres)	Alternative Plan C (gross acres)
Residential .....	2,465	2,465	3,715	4,840
Commercial .....	65	65	125	215
Industrial .....	366	366	366	366
Other Urban .....	1,039	1,039	1,227	1,425
Agricultural and Other Open Lands .....	16,801	16,801	15,303	13,890
Total	20,736	20,736	20,736	20,736

Source: SEWRPC

can be incorporated into the proposed urban areas of the Town and, if properly located and designed, will not be in conflict with the plan objectives.

No additional recreation areas have been included on the plan map. Because of the recommended low density of the residential uses and the attendant onsite open space available to each family, there would be relatively little need for the provision of additional public recreational land. The plan map indicates the location of the existing recreational facilities in the Town. If during the planning period any public agency were to consider the acquisition of lands for recreation purposes in the Town but to serving an area larger than the Town, primary consideration should be given to those potential park sites indicated on Map 14.

Several areas are indicated on the plan map such as primary environmental corridor lands, general agricultural lands, and wetland-conservancy areas. No further intrusion of urban land uses should be permitted in these areas with the exception of possible rural-density (five-acre minimum parcel) estate development in areas where soils permit the use of onsite soil absorption sanitary sewerage systems.

No significant expansion of the existing commercial areas is proposed in the plan for two reasons. First, the population of the Town of Genesee is not forecast to reach a level necessary to support a full range of commercial services; and, second, several community and regional shopping areas either exist or are planned within a short distance of the Town. Neighborhood commercial services are presently available within the Town as indicated on Map 17, and communitywide services are available in Waukesha and in the Milwaukee metropolitan area.

No significant expansion of the existing industrial areas is proposed in the plan. With the exception of industrial development in the Village of North Prairie and a few manufacturing uses located randomly in the

Town, industrial land use acreage in the Town is limited to sand and gravel quarry operations. Without any strong demand to attract industry, it is not likely that the existing pattern will change during the planning period.

If during the planning period proposals for governmental-institutional, commercial, or industrial use are made before the Plan Commission, several factors should be considered in reviewing the requests. These factors include topography and related soils characteristics, utilities, transportation, and labor force. Since it is unlikely that sanitary sewer or water service will be provided in the Town during the planning period, the potential impact upon local natural resources must be an area of major concern in considering such development proposals, and such uses should be located where they can be served by traditional urban services.

#### Transportation Systems

Streets, highways, railroads, and related transportation facilities account for approximately 4 percent of the total land area of the Town. The Town is bisected by two railroad lines. The Chicago & North Western Transportation Company right-of-way is classified in the Wisconsin State Rail Plan of 1976 as a branchline<sup>1</sup> between Milwaukee and Madison. All current indications are that this line will remain in operation throughout the planning period. The second railroad operating in the Town is the Chicago, Milwaukee, St. Paul & Pacific (Milwaukee Road) Railroad. This line is classified as a B-branchline<sup>2</sup> between Brookfield and Milton Junction. It is possible that during the planning period, the

<sup>1</sup> Federal Railroad Administration classification of less than five million gross tons but at least one million gross tons per mile of railroad per year.

<sup>2</sup> Federal Railroad Administration classification of less than one million gross tons per mile of railroad per year.

Table 21

**SUMMARY OF EXISTING AND RECOMMENDED LAND USE FOR THE  
TOWN OF GENESEE, VILLAGE OF NORTH PRAIRIE, AND VILLAGE OF WALES**

Land Use Category	Existing 1975		1975-2000 Planned Increment (acres)	Year 2000	
	Land Use (acres) <sup>a</sup>	Percent (of Area)		Land Use (acres)	Percent of Area
<b>TOWN OF GENESEE</b>					
<b>URBAN</b>					
Residential .....	2,465	11.9	1,250	3,715	17.9
Suburban .....	937	4.5	762	1,699	8.2
Low-Density .....	1,528	7.4	488	2,016	9.7
Commercial .....	65	0.3	60	125	0.6
Industrial .....	366	1.8	—	366	1.8
Transportation-Utilities .....	925	4.4	188	1,113	5.3
Governmental-Institutional .....	35	0.2	—	35	0.2
Recreation .....	79	0.4	—	79	0.4
<b>Subtotal</b>	<b>3,935</b>	<b>19.0</b>	<b>1,498</b>	<b>5,433</b>	<b>26.2</b>
<b>RURAL</b>					
Wetlands .....	1,698	8.2	—	98	8.2
Woodlands .....	1,689	8.1	-510	1,179	6.7
Agriculture .....	13,414	64.7	-988	12,426	59.9
<b>Subtotal</b>	<b>16,801</b>	<b>81.0</b>	<b>-1,498</b>	<b>15,303</b>	<b>73.8</b>
<b>Total</b>	<b>20,736</b>	<b>100.0</b>	<b>—</b>	<b>20,736</b>	<b>100.0</b>
<b>VILLAGE OF NORTH PRAIRIE</b>					
<b>URBAN</b>					
Residential .....	172	20.2	238	410	48.1
Commercial .....	17	2.0	6	23	2.7
Industrial .....	36	4.2	—	36	4.2
Transportation-Utilities .....	—	—	—	—	—
Governmental-Institutional .....	12	1.4	—	12	1.4
Recreation .....	9	1.1	—	9	1.1
<b>Subtotal</b>	<b>246</b>	<b>28.9</b>	<b>244</b>	<b>490</b>	<b>57.5</b>
<b>RURAL</b>					
Wetlands .....	—	—	—	—	—
Woodlands .....	8	0.9	—	8	0.9
Agriculture and Open Land .....	598	70.2	-244	354	41.5
<b>Subtotal</b>	<b>606</b>	<b>71.1</b>	<b>-244</b>	<b>362</b>	<b>42.4</b>
<b>Total</b>	<b>852</b>	<b>100.0</b>	<b>—</b>	<b>852</b>	<b>100.0</b>
<b>VILLAGE OF WALES</b>					
<b>URBAN</b>					
Residential .....	444	31.9	424	868	62.3
Commercial .....	14	1.0	20	34	2.4
Industrial .....	12	0.8	—	12	0.9
Transportation-Utilities .....	—	—	—	—	—
Governmental-Institutional .....	38	2.7	—	38	2.7
Recreation .....	47	3.4	—	47	3.4
<b>Subtotal</b>	<b>555</b>	<b>39.8</b>	<b>444</b>	<b>999</b>	<b>71.7</b>
<b>RURAL</b>					
Wetlands .....	6	0.4	—	6	0.4
Woodlands .....	91	6.5	—	91	6.5
Agriculture and Open Land .....	742	53.3	-444	298	21.4
<b>Subtotal</b>	<b>839</b>	<b>60.2</b>	<b>-444</b>	<b>395</b>	<b>28.3</b>
<b>Total</b>	<b>1,394</b>	<b>100.0</b>	<b>—</b>	<b>1,394</b>	<b>100.0</b>

<sup>a</sup> Figures represent land use and not ownership.

Source: SEWRPC.

Milwaukee Road will request permission to abandon this line between Waukesha and Milton Junction.<sup>3</sup> If abandonment is allowed the right-of-way could be used for other transportation purposes, developed for recreational trail purposes, or sold to adjacent property owners. The Town, together with County officials, should determine whether a countywide need exists for a recreational trail. If a countywide need does not exist, the Town should determine if a local need for such a recreational trail exists.

An efficient arterial street and highway network provides the necessary means of access from both rural and urban areas to supporting shopping, institutional, employment, recreational, and cultural centers. It is essential, therefore, that land use development be designed with the objectives of preserving the capacity, safety, and efficiency of the arterial street and highway system and of effectively utilizing the existing systems. With respect to these objectives, the Town of Genesee should rely upon the data and proposals adopted by

Waukesha County and outlined in SEWRPC Planning Report No. 18, A Jurisdictional Highway System Plan for Waukesha County. With respect to the Town of Genesee, this plan has been modified somewhat through the removal of the proposed relocation of STH 83 and, therefore, this relocation is not shown on Map 17.

The existing arterial network in the Town of Genesee provides efficient access to the transportation system serving the entire Region. Access to IH 94 can be gained by a drive of about two and one-half miles from the northern boundary of the Town. State Trunk Highways — including portions of STH 18, 59, and 83 — comprise 17.5 miles of the existing arterial network in the Town. STH 18 provides a primary east-west route through the Town; STH 59 provides a northeast-southwest primary route through the Town; and STH 83 provides a primary north-south route through the Town. Most of the nonarterials of the Genesee road network are town roads. Connections with transit lines in the overall regional transit system can be made through the use of the Peoria-Rockford Bus Company service that operates through the Town on STH 59 and provides “flag-stop” service.

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<sup>3</sup> The request for abandonment was denied in 1976.



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## Chapter IV

### PUBLIC REACTION TO THE RECOMMENDED PLAN

The staff of the Southeastern Wisconsin Regional Planning Commission presented the three alternative land use plans discussed in Chapter III at a public information meeting in the Genesee Town Hall on February 23, 1976. Approximately 130 citizens were in attendance. The purpose of the meeting was to inform the citizens of the Town about the findings and recommendations of the Commission staff and to obtain the reaction of citizens to the alternative land use plans.

Citizens voiced concern that all of the three land use plan proposals put a heavy burden on the large land owners of the Town. Many voiced the opinion that it was unjust for the Town Board to adopt a policy that would retain any land in agricultural use. A number of citizens indicated that their land was the major source of income for their retirement. Some citizens expressed the opinion that the Town needed no land use plan, while some contended that the Town already had a land use plan in its existing zoning map. Because of the attitudes toward the proposed planning program expressed by the citizens, additional public meetings were held on March 31, 1976 and April 22, 1976.

Because of the sentiment of the citizens of the Town, and at the direction of the Town Plan Commission, the Commission staff prepared a fourth alternative land use plan identified as the "Unplanned Alternative." The Unplanned Alternative is a land use plan based on the implementation of existing zoning within the Town. This alternative is depicted on Map 19. Unlike the three alternative land use plans discussed in Chapter III, the Unplanned Alternative does not purport to be a plan for the design year 2000. It would be an ultimate plan and would probably not be achieved until sometime after the year 2000. The Unplanned Alternative recognizes that 81 percent of the Town is now zoned for urban development. In the preparation of the Unplanned

Alternative, it was determined that approximately 7,100 acres of land within the Town should remain permanently in rural use due to its inability to support onsite soil absorption sanitary sewerage disposal systems. All remaining lands not committed to some other use would, under this alternative, be used for low-density urban development. All industrially or commercially zoned land would be fully developed as zoned. The unplanned alternative would provide for approximately 1,500 new single-family residences on three-acre lots and 1,600 new single-family residences on one-acre lots. The total of about 4,125 units could house a population of about 13,600 persons assuming an average family size of 3.3 persons. The unplanned land use allocations are summarized in Table 22.

Few towns in the Region have a population level equal to the potential population level embodied in the fourth alternative plan. It should be noted, however, that all towns in the Region with a resident population of more than 10,000 persons have one or more town sanitary districts and provide centralized sanitary sewer and water supply facilities. As rural populations urbanize, there is an increased demand for urban services including public sanitary sewerage facilities, public water distribution facilities, curbs and gutters, sidewalks, street lighting, garbage collection, and improved police and fire protection. At the present time, the Town of Genesee does not provide any of these urban services.

The Town Plan Commission reviewed the four alternative plans over a seven-month period. After considerable debate, the Plan Commission acted on September 16, 1976, to adopt Plan Alternative B (the recommended plan). For several months following the action, the Plan Commission worked on a zoning map to implement the recommended plan (see Map 20).

Table 22

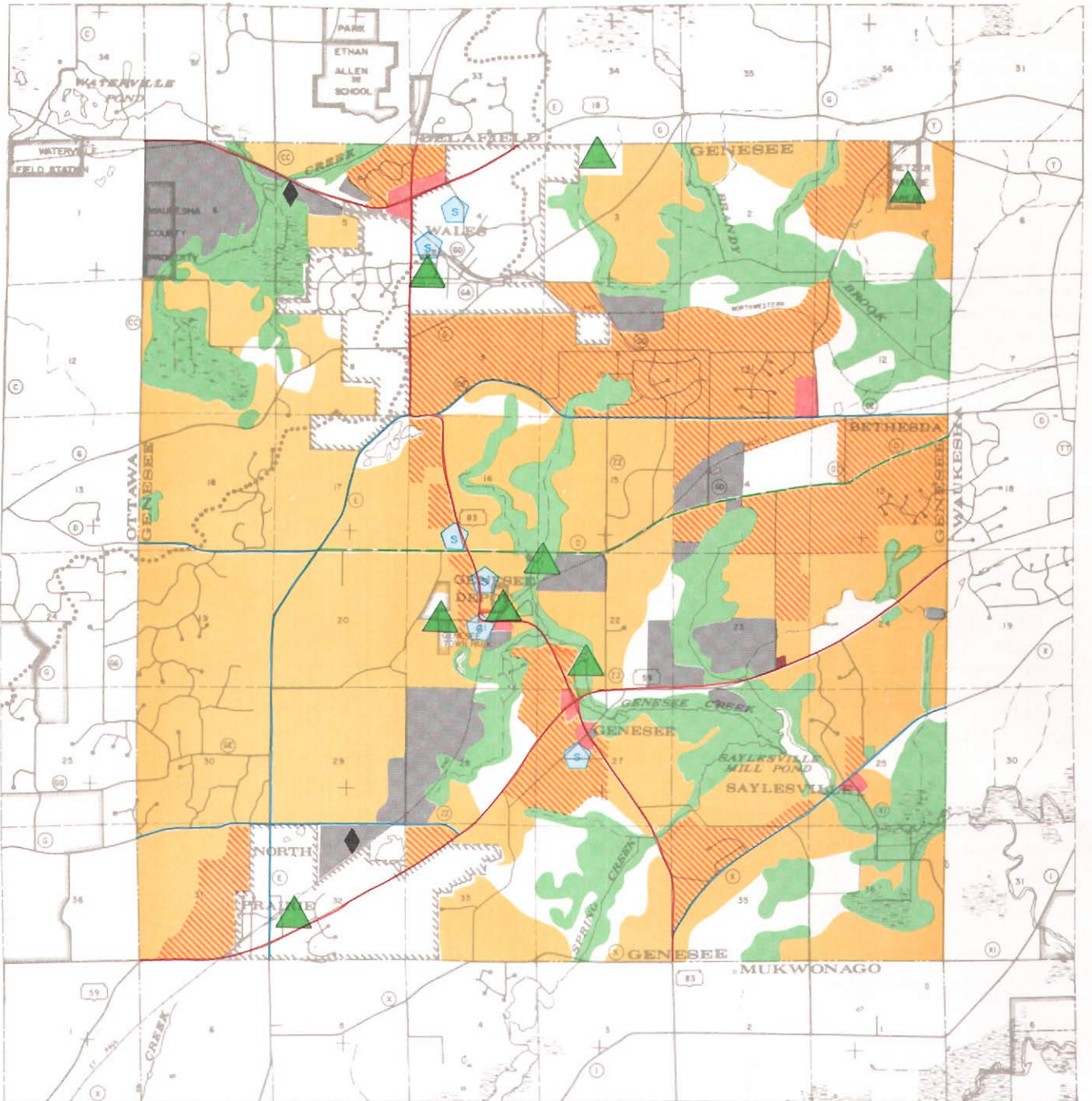
#### SUMMARY OF EXISTING AND ULTIMATE LAND USE IN THE TOWN OF GENESSEE—THE UNPLANNED ALTERNATIVE

Land Use Category	Existing 1975		Increment (developable acres)	Ultimate Development	
	Land Use (acres)	Percent of Town		Land Use	Percent of Town
<b>URBAN</b>					
Residential .....	2,460	11.8	7,200	9,660	46.6
Commercial .....	65	0.3	70	135	0.6
Industrial .....	365	1.7	1,090	1,455	7.0
Transportation .....	925	4.5	1,240	2,165	10.5
Governmental-Institutional .....	35	0.2	—	35	0.2
Recreation .....	80	0.4	—	80	0.4
Subtotal	3,930	(18.9)	9,600	13,530	(65.3)
<b>RURAL</b>					
Wetlands .....	1,700	8.2	—	1,700	8.2
Woodlands .....	1,690	8.2	-915	775	3.7
Agricultural .....	13,415	64.7	-8,685	4,730	22.8
Subtotal	16,805	(81.1)	-9,600	7,205	(34.7)
<b>Total</b>	<b>20,735</b>	<b>(100.0)</b>	<b>—</b>	<b>20,735</b>	<b>(100.0)</b>



Source: SEWRPC.

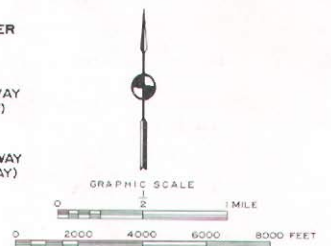
Map 19

THE UNPLANNED ALTERNATIVE



LEGEND

- |   |   |  |
|---|---|--|
|  SUBURBAN DEVELOPMENT<br>(0.2 TO 0.6 DWELLING UNITS<br>PER NET RESIDENTIAL ACRE)                 |  INDUSTRIAL                        |  AGRICULTURE AND RELATED<br>OPEN SPACES             |
|  LOW-DENSITY DEVELOPMENT<br>(0.7 TO 2.2 DWELLING UNITS<br>PER NET RESIDENTIAL ACRE)              |  SCHOOL                            |  PROPOSED WASTE WATER<br>TREATMENT FACILITY         |
|  MEDIUM-DENSITY DEVELOPMENT<br>(2.3 TO 6.9 DWELLING UNITS<br>PER NET RESIDENTIAL ACRE)<br>(NONE) |  TOWN HALL                         |  TYPE I ARTERIAL HIGHWAY<br>(STATE TRUNK HIGHWAY)   |
|  COMMERCIAL  |  RECREATIONAL                      |  TYPE II ARTERIAL HIGHWAY<br>(COUNTY TRUNK HIGHWAY) |
|   |  PRIMARY ENVIRONMENTAL<br>CORRIDOR |  PROSPECTIVE TYPE III<br>ARTERIAL HIGHWAY           |

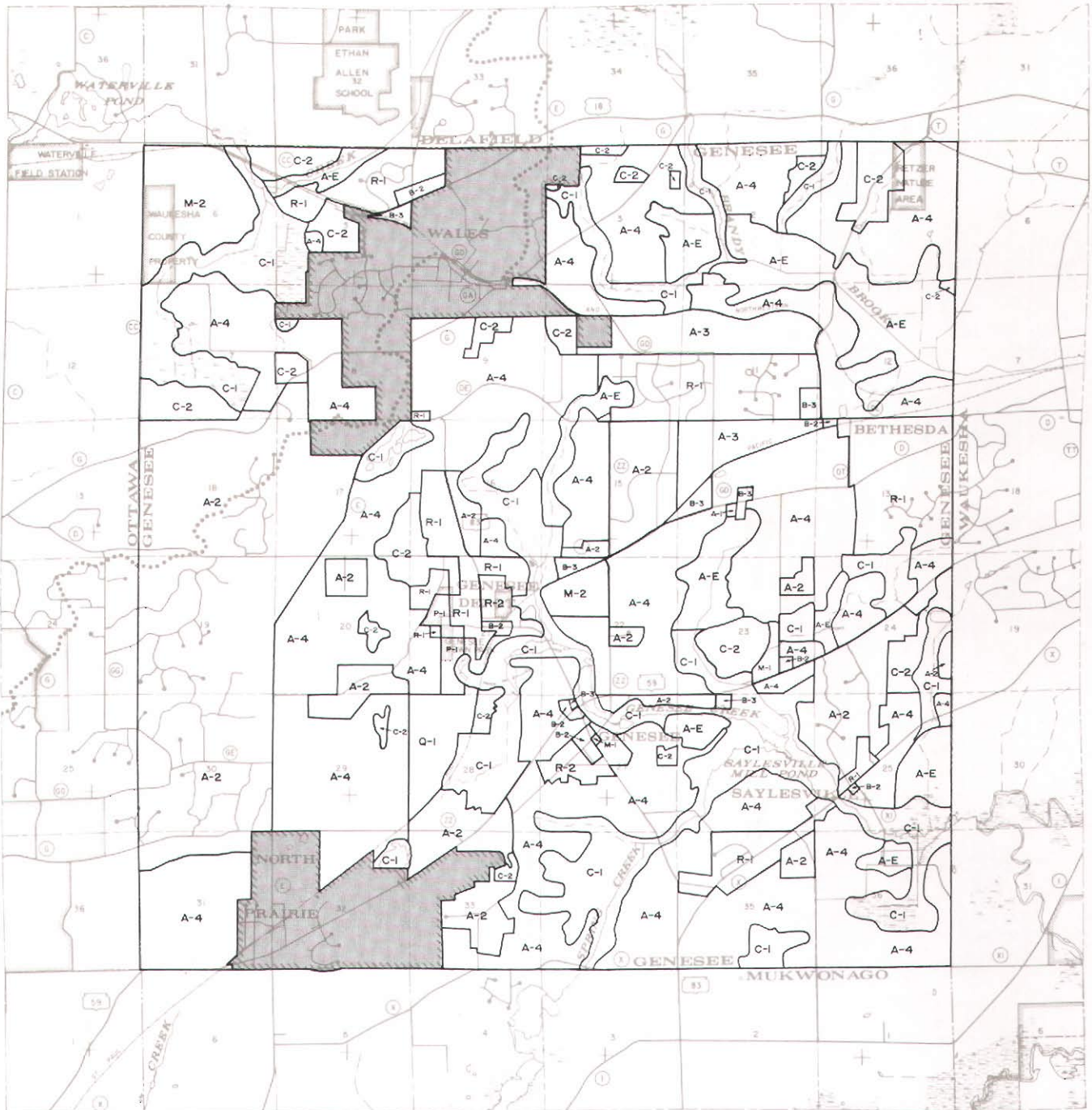


Source: SEWRPC.



# Map 20

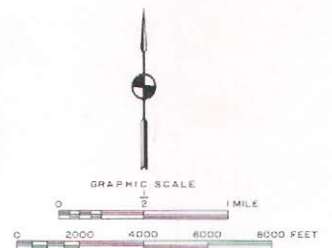
## MODIFIED PROPOSED ZONING MAP



### LEGEND

R-1	RESIDENTIAL	M-1	LIMITED INDUSTRIAL	A-E	EXCLUSIVE AGRICULTURAL
R-2	RESIDENTIAL	M-2	GENERAL INDUSTRIAL	A-4	AGRICULTURAL PRESERVATION
A-2	RURAL HOME	Q-1	QUARRYING	C-1	CONSERVANCY
B-1	RESTRICTED BUSINESS	P-1	PUBLIC	C-2	UPLAND CONSERVANCY
B-2	LOCAL BUSINESS	A-3	SUBURBAN ESTATE		VILLAGES OF NORTH PRAIRIE AND WALES

NOTE: PREPARED BY TOWN PLAN COMMISSION MEMBERS -1976



Source: SEWRPC.



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## Chapter V

### PLAN IMPLEMENTATION

The recommended plan described in Chapter III of this report provides a design for the attainment of the development objectives enumerated in Chapter I herein. In a practical sense, however, a plan is not complete until the steps to implement that plan are set forth. After formal adoption of the land use plan (see Appendices A and B for suggested adopting resolutions), realization of the plan will require faithful dedication on the part of the town officials concerned with its implementation. Thus, the adoption of the plan is only the beginning of a series of required actions necessary to achieve the objectives expressed in this report. Adjustments to the plan can be made as required by changing conditions. One of the major tasks of plan implementation becomes the periodic reevaluation and reexamination to maintain a plan that is properly reflective of the conditions prevailing at any given point in time.

Attainment of the recommended land use plan over time will require some changes in the development policies of the Town. Since the maintenance of the present character of the Town is dependent to a considerable extent upon preserving and protecting the natural resource base including agricultural soils, the density of any new development should be carefully regulated to ensure that it does not exceed the level requiring urban facilities and services. Development requiring the use of the best remaining agricultural lands, the draining and filling of wetlands, the grading of hilly wooded sections should be avoided. This policy is central to a sound development strategy for the Town. In fact, the effectiveness of many of this report's more specific recommendations will be lost if this policy is ignored or too greatly compromised. Development policies and practices which respect the limitations of the natural environment in the long term will not only preserve the overall quality of the environment in the Town but prevent the need to provide costly urban facilities and services.

Immediate plan implementation actions that are recommended for consideration include the examination and adjustment of the zoning regulations. In the Town of Genesee, as is the case in most incorporated and unincorporated communities in the Region, the singularly most important device available for land use plan implementation is the zoning ordinance. The Waukesha County Zoning Ordinance is currently in effect in five of the 13 towns within the County, including the Town of Genesee. A review of this ordinance indicates that in order for it to be an effective tool for implementation of the recommended land use plan for the Town of Genesee, some major modifications are required. Map 21 proposed ultimate zoning map based on Plan B, the recommended land use plan.

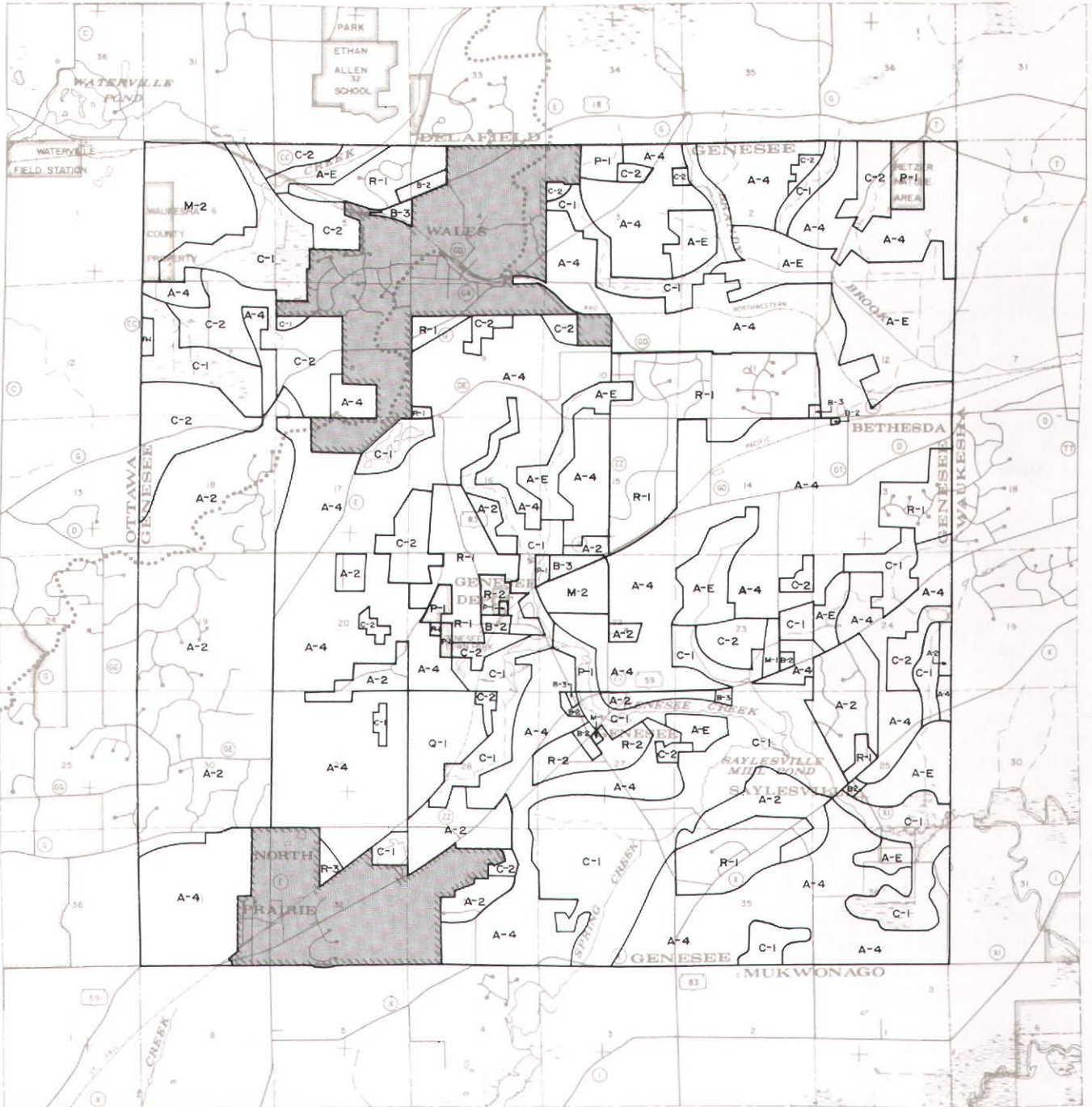
The following major zoning ordinance amendments are recommended for inclusion in the Waukesha County Zoning Ordinance: An A-4 Agricultural Preservation District should be created to provide for exclusive agricultural uses on 35-acre minimum-size parcels, and most of the undeveloped agricultural lands in the Town should be placed in this district; all committed one-acre lots should be zoned R-1; all committed three-acre lots should be zoned A-2; and, all conservancy, park, business, and industrial uses should retain their existing zoning. In addition a five-acre Upland Conservancy District should be created for woodland and steeper slope areas.

The minimum parcel size for the A-4 Agricultural Preservation District has been debated for several months. The initial recommendation made during the planning process was for a 20-acre minimum. In June 1977 the Wisconsin Legislature enacted the Agricultural Lands Preservation Act. Chapter 29, Laws of 1977, requires that all urban counties in the State enact an exclusive agricultural zoning ordinance by October 1, 1982. An exclusive agricultural zoning ordinance (or district) is one that permits only agricultural and agricultural-related uses. Rural residences not attendant to a farm use and other urban or suburban uses would not be allowed in the exclusive agricultural district. If the district is not enacted by October 1, 1982, eligibility for farmland preservation tax credits in the county will be discontinued. The Agricultural Lands Preservation Act requires that the minimum parcel size in the exclusive agricultural district be 35 acres. Accordingly, it is recommended that the minimum parcel size in the A-4 Agricultural Preservation District (see Appendix C) be increased to 35 acres.

In addition to the recommended ultimate zoning map (Map 21), two additional zoning maps are included in this report. Map 22 is also based on the recommended land use plan; however, it is an interim map allowing for the accommodation of anticipated development between 1978 and 1985. After this period of time, additional zoning changes can be made to achieve the zoning pattern depicted on Map 21. Map 20 in Chapter IV is a zoning map based on the recommended land use plan and modified after several meetings with the Town Plan Commission. In effect, this is the zoning map recommended by the Plan Commission, changed to reflect the thinking of local officials concerning long-range zoning proposals for the Town.

Another implementation action should be a policy decision regarding subdivisions in order to accomplish the recommended land use plan. Three policies should be considered:

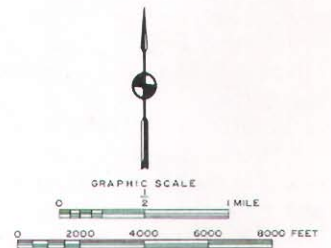
PROPOSED ZONING MAP: 2000



LEGEND

R-1	RESIDENTIAL	M-1	LIMITED INDUSTRIAL	A-4	AGRICULTURAL PRESERVATION
R-2	RESIDENTIAL	M-2	GENERAL INDUSTRIAL	C-1	CONSERVANCY
A-2	RURAL HOME	Q-1	QUARRYING	C-2	UPLAND CONSERVANCY
B-1	RESTRICTED BUSINESS	P-1	PUBLIC		VILLAGES OF NORTH PRAIRIE AND WALES
B-2	LOCAL BUSINESS	A-E	EXCLUSIVE AGRICULTURAL		

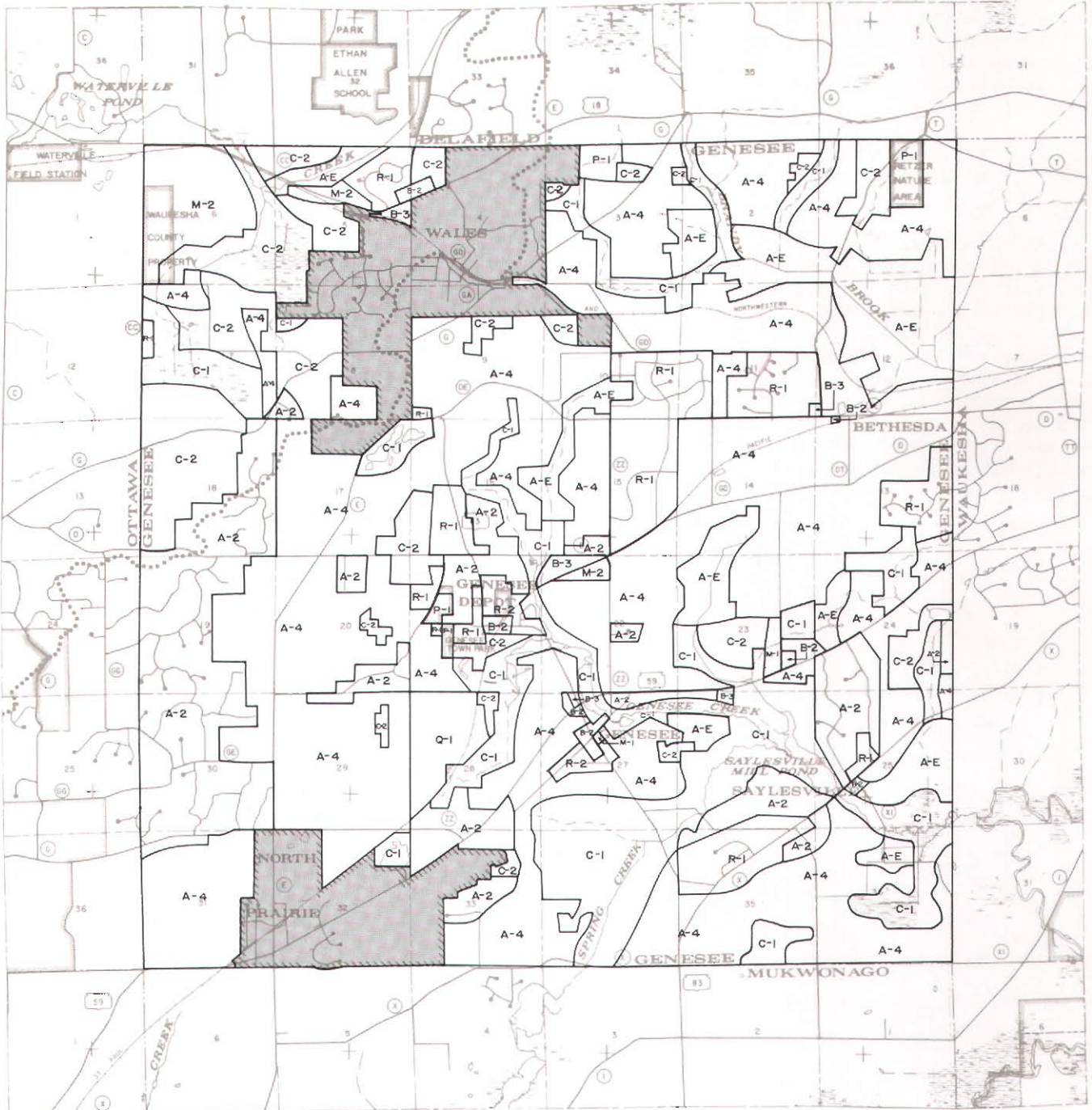
NOTE: BASED ON RECOMMENDED LAND USE PLAN (ALTERNATIVE B)





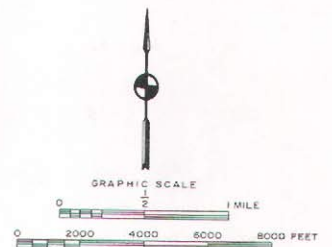
# Map 22

## PROPOSED INTERIM ZONING MAP: 1978-1985



### LEGEND

R-1	RESIDENTIAL	M-1	LIMITED INDUSTRIAL	A-4	AGRICULTURAL PRESERVATION
R-2	RESIDENTIAL	M-2	GENERAL INDUSTRIAL	C-1	CONSERVANCY
A-2	RURAL HOME	Q-1	QUARRYING	C-2	UPLAND CONSERVANCY
B-1	RESTRICTED BUSINESS	P-1	PUBLIC		VILLAGES OF NORTH PRAIRIE AND WALES
B-2	LOCAL BUSINESS	A-E	EXCLUSIVE AGRICULTURAL		



Source: SEWRPC.



1. Approval of new subdivisions in the Town should be withheld until there is a demonstrated need for additional residential lands, keeping in mind that there should always be a modest residual of undeveloped lots to provide for freedom of choice, it is suggested that this residual should be 20 percent greater than the demand for any given year.
2. Only those subdivisions that are located adjacent to prior developed subdivisions should be approved.
3. Only those subdivisions located on lands covered by soils that are well suited for residential development to be served by onsite soil absorption sewage disposal systems should be approved.

Policy No. 3 will not aid in the implementation of the land use pattern recommended in Plan B; however, this policy would protect future citizens from building on soils not suited to urban development. This policy also will not halt the continuation of the scattered development pattern of the past. Policy No. 2 would help to curb

the diffusion of urban land use but it would not implement the full development of existing plats, and it would enforce the extension of the existing diffused development pattern. Policy No. 1 is recommended as the policy which would best implement the development objectives of this report. This action will not put a stop to the Town's growth as evidenced by the fact that the Town has had a subdivision moratorium in effect since 1975 and while the moratorium has been in effect, the Town has issued more building permits for new residences (67) than it had issued for any prior year in the 1970's.

In addition to the above-listed immediate implementation steps, there should be a strengthening of planning and development review procedures in the Town to assure that all development proposals are measured against the plan recommendations. It is further suggested that in these matters the Town continue to seek and utilize the assistance available from the County Planner and his staff as well as from the Southeastern Wisconsin Regional Planning Commission.

## **APPENDICES**

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## Appendix A

### A SUGGESTED TOWN PLAN COMMISSION RESOLUTION FOR ADOPTING THE TOWN OF GENESEE LAND USE PLAN

WHEREAS, the Town of Genesee pursuant to the provisions of Sections 60.18(12) and 62.23(1) of the Wisconsin Statutes, has 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 master plan for the physical development of the Town of Genesee; and

WHEREAS, the Town of Genesee requested the Southeastern Wisconsin Regional Planning Commission to prepare a land use plan for the Town, which includes:

1. Collection, compilation, processing, and analyses of various types of demographic, economic, natural resource, land use, and transportation and other materials pertaining to the Town.
2. A forecast of growth and change.
3. A land use and arterial street system plan map.
4. Suggested revisions to ordinances for the implementation of the selected plan; and

WHEREAS, the aforementioned inventories, analyses, objectives, forecasts, land use plans, and implementing ordinance revisions are set forth in a published report entitled SEWRPC Community Assistance Planning Report No. 22, Land Use Plan for the Town of Genesee, Waukesha County, Wisconsin; and

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

NOW, THEREFORE, BE IT RESOLVED that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the Town of Genesee Plan Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 1978, hereby adopts SEWRPC Community Assistance Planning Report No. 22 as a guide for the future development of the Town of Genesee.

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

\_\_\_\_\_, Chairman  
Town of Genesee Plan Commission

ATTESTATION:

\_\_\_\_\_, Secretary  
Town of Genesee Plan Commission



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**Appendix B**

**A SUGGESTED TOWN BOARD RESOLUTION FOR  
ADOPTING THE TOWN OF GENESEE LAND USE PLAN**

WHEREAS, the Town of Genesee pursuant to the provisions of Sections 60.18(12), 61.35, and 62.23(1) of the Wisconsin Statutes has created a Town Plan Commission; and

WHEREAS, the Town Plan Commission has prepared, with the assistance of the Southeastern Wisconsin Regional Planning Commission, a plan for the physical development of the Town of Genesee, said plan embodied in SEWRPC Community Assistance Planning Report No. 22, Land Use Plan for the Town of Genesee, Waukesha County, Wisconsin; and

WHEREAS, the Town Plan Commission did on the \_\_\_\_\_ day of \_\_\_\_\_, 1978, adopt SEWRPC Community Assistance Planning Report No. 22, and has submitted a certified copy of that resolution to the Town Board of the Town of Genesee; and

WHEREAS, the Town Board of the Town of Genesee concurs with the Town Plan Commission and the objectives and policies set forth in SEWRPC Community Assistance Planning Report No. 22.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Genesee on the \_\_\_\_\_ day of \_\_\_\_\_, 1978, hereby adopts SEWRPC Community Assistance Planning Report No. 22 as a guide for the future development of the Town of Genesee; and

BE IT FURTHER RESOLVED that the Town Plan Commission shall annually review the Town Land Use Plan and shall recommend extensions, changes, or additions to the Plan which the Commission considers necessary. Should the Plan Commission find that no changes are necessary, this finding shall be reported to the Town Board.

\_\_\_\_\_, President  
Town of Genesee Board

ATTESTATION:

\_\_\_\_\_, Clerk  
Town of Genesee

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## Appendix C

### RECOMMENDED ZONING DISTRICTS—TOWN OF GENESEE

Create Section 5a to read as follows:

#### C-2 UPLAND CONSERVANCY DISTRICT

##### 5.01a USE REGULATIONS

- (1) **Permitted Uses:** The upland conservancy district is intended to conserve, enhance, and restore all significant woodlands, related scenic areas, marginal farm lands, and abandoned mineral extraction lands. Regulation of these lands will serve to control erosion and sedimentation and will promote and maintain natural beauty. Within the upland conservancy district, no building shall be used and no building shall hereafter be erected, moved, or structurally altered unless otherwise provided in this Ordinance, except for one or more of the following permitted uses:
- (A) Hunting and fishing, unless prohibited by other ordinances or laws
  - (B) Preservation of scenic, historic, and scientific areas
  - (C) Forest and game management
  - (D) Park and recreation areas
  - (E) General farming, including the keeping of poultry and domestic livestock, except that the keeping of hogs, male goats, or fur bearing animals shall not be permitted on less than 20 acres
  - (F) Horticulture, including greenhouses and nurseries
  - (G) One-family dwellings
  - (H) The following accessory buildings, subject to the conditions specified:
    - 1. Private garages, when located on the same lot, and not involving the conduct of a business. No garage shall be erected until its principal building is under construction.
    - 2. Quarters for household or farm employees, provided, however, that such quarters shall be occupied only by those individuals employed by the farm or household on a full-time basis.
    - 3. Private boat houses providing no human habitation is permitted. Only one (1) boat house per lot is allowed.
    - 4. Stables, barns, or poultry houses, provided that no building which houses domestic livestock is closer than 50 feet to any lot line.
  - (I) Home occupations and professional offices as defined in this Ordinance, when incidental to the residential use and when situated in the same dwelling, subject to the following conditions:
    - 1. No name plate exceeding three (3) square feet in area shall be permitted.
    - 2. Such home occupation or professional office shall not occupy more than 20 percent of the floor area of the dwelling.
    - 3. Such home occupation shall not employ more than one (1) person not a resident on such lot.
    - 4. Adequate offstreet parking facilities shall be provided adjacent to the building housing such occupation or office.
    - 5. Such permitted use shall not include the conduct of any retail or wholesale business on the premises, nor the removal of sand, gravel, or stone for commercial purposes.
    - 6. Such use shall not include the use of any machinery, tools, or appliances which can reasonably be construed as creating a nuisance to surrounding property owners.



- (J) Signs pertaining to the lease or sale of a building or land, provided such signs do not exceed 20 square feet in area. Signs displaying the name of the owner or occupant and trespass warning signs are permitted provided they are not greater than six (6) square feet in area.

#### 5.02a BUILDING LOCATION

- (1) Setback: 50 feet minimum
- (2) Offset: 20 feet minimum

#### 5.03a HEIGHT REGULATIONS

- (1) Principal Building: 35 feet maximum
- (2) Accessory Building:
  - (A) Farm: 60 feet maximum
  - (B) Other: 15 feet maximum

#### 5.04a AREA REGULATIONS

- (1) Floor Area:
  - (A) Minimum required:
    - 1. First floor: 900 square feet
    - 2. Total — one (1)-family: 1,100 square feet
  - (B) Maximum floor area ratio permitted: 10 percent
- (2) Lot Size:
  - (A) Minimum area: five (5) acres
  - (B) Minimum average width: 250 feet
- (3) Open Space: Four (4)-acre minimum per family

Create Section 8b to read as follows:

### A-4 AGRICULTURAL PRESERVATION DISTRICT

#### 8.01b USE REGULATIONS

- (1) Permitted Uses: The agricultural preservation district is intended to provide for the continuation, preservation, and enhancement of lands historically used for agricultural purposes. No building or premises shall be used and no building shall hereafter be erected, moved, or structurally altered unless otherwise provided in this Ordinance, except for one or more of the following permitted uses:
  - (A) Any use permitted in the A-E Exclusive Agricultural District
  - (B) General farming, including apiculture, dairying, floriculture, forestry, grazing, hay, livestock raising, paddocks, stables, truck farming, viticulture, nurseries, and sod farms, provided, however, that farm buildings housing animals, barnyards, and feedlots shall not be located within a floodland and shall not be located within 100 feet of any navigable water or from an existing residence on an adjacent lot
  - (C) Existing dwellings not accessory to any farm operation or dwellings remaining after the consolidation of farms
  - (D) Farm dwellings for farm owners and laborers who derive the principal portion of their income from permitted uses in the district

#### 8.02b BUILDING LOCATION

- (1) Setback: 50 feet minimum
- (2) Offset: 20 feet minimum

#### 8.03b HEIGHT REGULATIONS

- (1) Principal Building: 35 feet maximum
- (2) Accessory Buildings:
  - (A) Farm: 60 feet maximum
  - (B) Other: 15 feet maximum

#### 8.04b AREA REGULATIONS

- (1) Floor Area:
  - (A) Minimum required:
    - 1. First floor: 900 square feet
    - 2. Total-one (1) family: 1,100 square feet
  - (B) Maximum floor area ratio permitted: 10 percent
- (2) Lot Size:
  - (A) Minimum area: 35 acres
  - (B) Minimum average width: 300 feet