



# A LAND USE PLAN FOR THE TOWN OF SHARON: 2010

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Acknowledgment is due Stella Gonzalez, former Town Plan Commission member, for her contributions to the Town of Sharon land use plan.

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Special acknowledgment is due Kevin S. Hall, AICP, former SEWRPC Principal Planner, for his efforts in the conduct of this study and in the preparation of this report.

**COMMUNITY ASSISTANCE PLANNING REPORT  
NUMBER 228**

**A LAND USE PLAN FOR THE TOWN OF SHARON: 2010  
WALWORTH COUNTY, WISCONSIN**

**Prepared by the**

**Southeastern Wisconsin Regional Planning Commission  
P. O. Box 1607  
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**September 1998**

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Outside Region   \$10.00**

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# **A Land Use Plan for the Town of Sharon: 2010 Walworth County, Wisconsin**

## **Mission Statement**

The Town of Sharon Plan Commission is committed to the preservation and protection of farmlands, woodlands, and wetlands in the Town so that they may be used and enjoyed by future generations of Town residents. Prime farmland is one of our most valuable resources. Both limited in quantity and nonrenewable in nature, prime farmland is crucial for the production of much of the food we eat and enjoy.

Results of a community survey conducted in the summer of 1997 indicated that residents of the Town overwhelmingly support the preservation of prime farmland and other natural resources, and oppose a significant increase in residential development. Based upon the knowledge that some growth and development in the Town is inevitable, the Town Plan Commission has prepared a land use plan that sets forth development objectives intended to help guide future development, limiting its impact on the natural resources and rural character of the Town.

The land use plan is intended to encourage the protection of the natural environment, discourage scattered residential development, support the continuation of sound agricultural practices, and allow the local farming community to coexist with nonfarming residents. The plan is also intended to provide a framework for which the Town Plan Commission can ensure that all development proposals are given equal consideration, and reviewed in a consistent fashion.

The land use plan was adopted unanimously by the Town of Sharon Plan Commission on September 17, 1998, and, subsequently, by the Town Board on October 12, 1998.

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## Chapter I

# INTRODUCTION TO THE TOWN LAND USE PLANNING PROCESS

Section 60.10(2)(c) of the Wisconsin Statutes provides that town boards may adopt village powers and thereby exercise the comprehensive planning powers delegated to cities and villages under Section 62.23 of the Statutes. The Sharon Town Board adopted village powers on May 8, 1995, following the Town's annual meeting on April 11, 1995, at which the adoption of village powers was approved by Town residents. Pursuant to the enabling legislation, the Town Board on August 14, 1995, adopted an ordinance creating the Town of Sharon Plan Commission. Plan Commission members were appointed by the Town Board on October 9, 1995. The membership of the Commission is listed on the inside front cover of this report.

One of the most important duties of a Plan Commission is to make and adopt a "master," or comprehensive, plan to guide the physical development of the area within its jurisdiction. A land use plan is the most basic element of a comprehensive plan. To help carry out its responsibilities in this respect, the Town of Sharon requested the assistance of the Southeastern Wisconsin Regional Planning Commission. Work on a Town land use plan was begun in July 1996.

The land use plan for the Town of Sharon is set forth in this report. The plan, upon adoption by the Plan Commission and Town Board, is intended to serve as a guide to the physical development of the Town of Sharon; providing a basis for the Plan Commission and Town Board to make informed land use and zoning decisions over time. The plan, while primarily intended to identify local planning objectives and to provide a design which fulfills those objectives, is also intended to carry regional and county plan elements into greater depth and detail.

## THE PLANNING AREA

The planning area consists of the Town of Sharon, that is, that portion of U.S. Public Land Survey Township 1 North, Range 15 East, excluding the Village of Sharon. The Town encompasses an area of about 35.5 square miles. The area of study utilized in preparing the land use plan, as shown on Map 1, consists of both the Town and Village of Sharon, which are located in Township 1 North,

Range 15 East. The delineated study area encompasses approximately 36 square miles. Neighboring municipalities within Walworth County include the Village of Sharon, in the south-central part of the Town, surrounded on three sides by the Town of Sharon; the Town of Darien, to the north; the Town of Delavan, to the northeast; and the Town of Walworth, to the east. The Town of Sharon is bounded on the west by Rock County, Wisconsin, and on the south by the State of Illinois.

## REGIONAL AND COUNTY PLANNING INFLUENCES

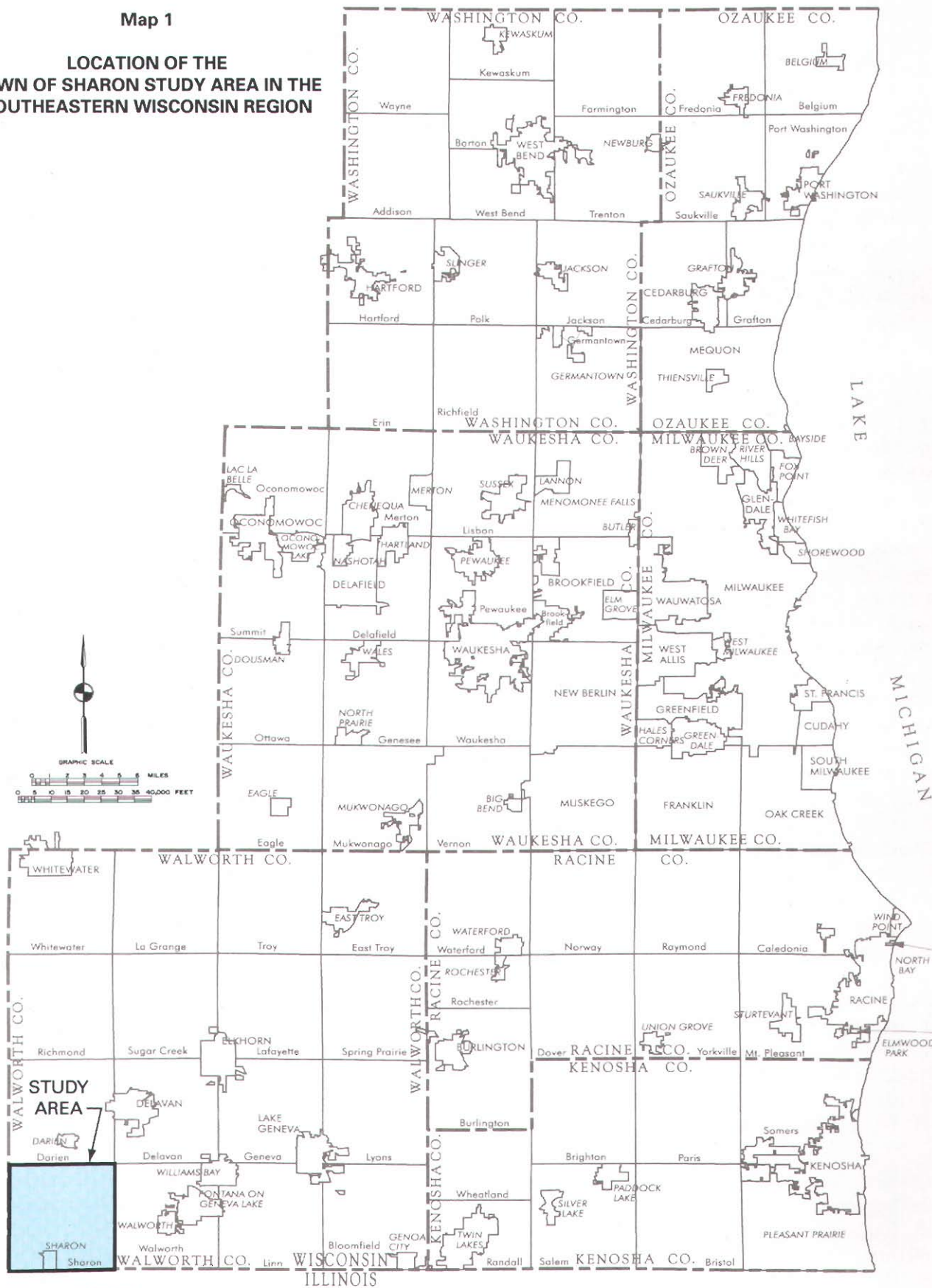
Sound planning practice dictates that local plans be prepared within the framework of broader, areawide, plans. The Southeastern Wisconsin Regional Planning Commission, the official areawide planning agency for the seven-county Southeastern Wisconsin Region, has prepared and maintains a comprehensive plan for the physical development of the Region. This plan, which is entirely advisory, consists of a number of elements. The elements of this plan most pertinent to the preparation of a land use plan for the Town of Sharon include the regional land use, transportation, and water quality management plans. These three regional plan elements are described below. The Walworth County farmland preservation plan, which serves to implement the regional land use plan, is also described below.

### Land Use Planning

The regional land use plan sets forth the fundamental concepts which are recommended to guide the development of the Region. The plan, the most recent version of which was adopted by the Commission in September 1992, is documented in SEWRPC Planning Report No. 40, *A Regional Land Use Plan for Southeastern Wisconsin: 2010*, January 1992. On October 19, 1993, the Walworth County Board of Supervisors, upon recommendation of the County Park and Planning Commission, adopted the year 2010 regional land use plan. The regional plan, adopted as the Walworth County Development Plan, is presented in graphic summary form on Map 2. This plan serves as a basic expression of public policy intended to guide urban and rural development in Walworth County.

### Map 1

LOCATION OF THE  
TOWN OF SHARON STUDY AREA IN THE  
SOUTHEASTERN WISCONSIN REGION

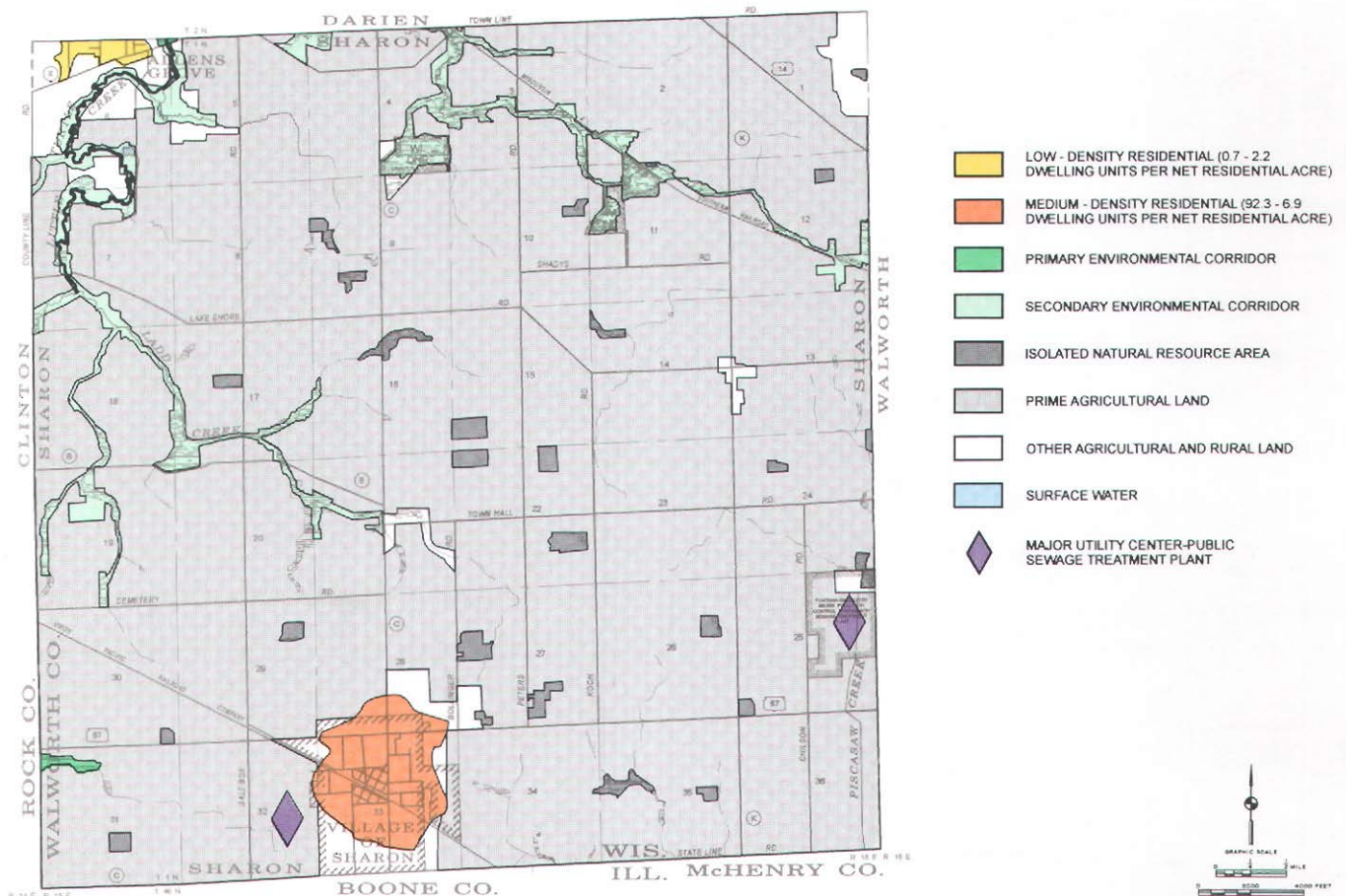


Source: SEWRPC.



Map 2

YEAR 2010 REGIONAL LAND USE PLAN  
AND WALWORTH COUNTY DEVELOPMENT PLAN  
AS THEY RELATE TO THE TOWN OF SHARON STUDY AREA



Source: SEWRPC.

and, in particular, in the unincorporated portions of Walworth County, where the County and the 16 civil towns within the County, including the Town of Sharon, share zoning jurisdiction. Map 2 depicts the adopted County development plan as it relates to the Town of Sharon study area.

The land use plan for the Town of Sharon was developed within the framework of the regional land use plan and the Walworth County Development Plan. The three most important recommendations contained in the regional and County plans are: 1) that the primary environmental corridors within the Region and County be preserved in essentially natural, open uses, 2) that those areas of the Region and County which have been identified as prime farmlands be preserved in agricultural use to the

greatest extent practicable, and 3) that new urban development be encouraged to occur in areas covered by soils suitable for urban uses, in areas not subject to such special hazards as flooding, and in areas which can be readily served by such essential urban services as sanitary sewerage and public water supply. Confining urban development to such compact urban service areas also serves to protect outlying agricultural lands and environmentally sensitive areas from incompatible development.

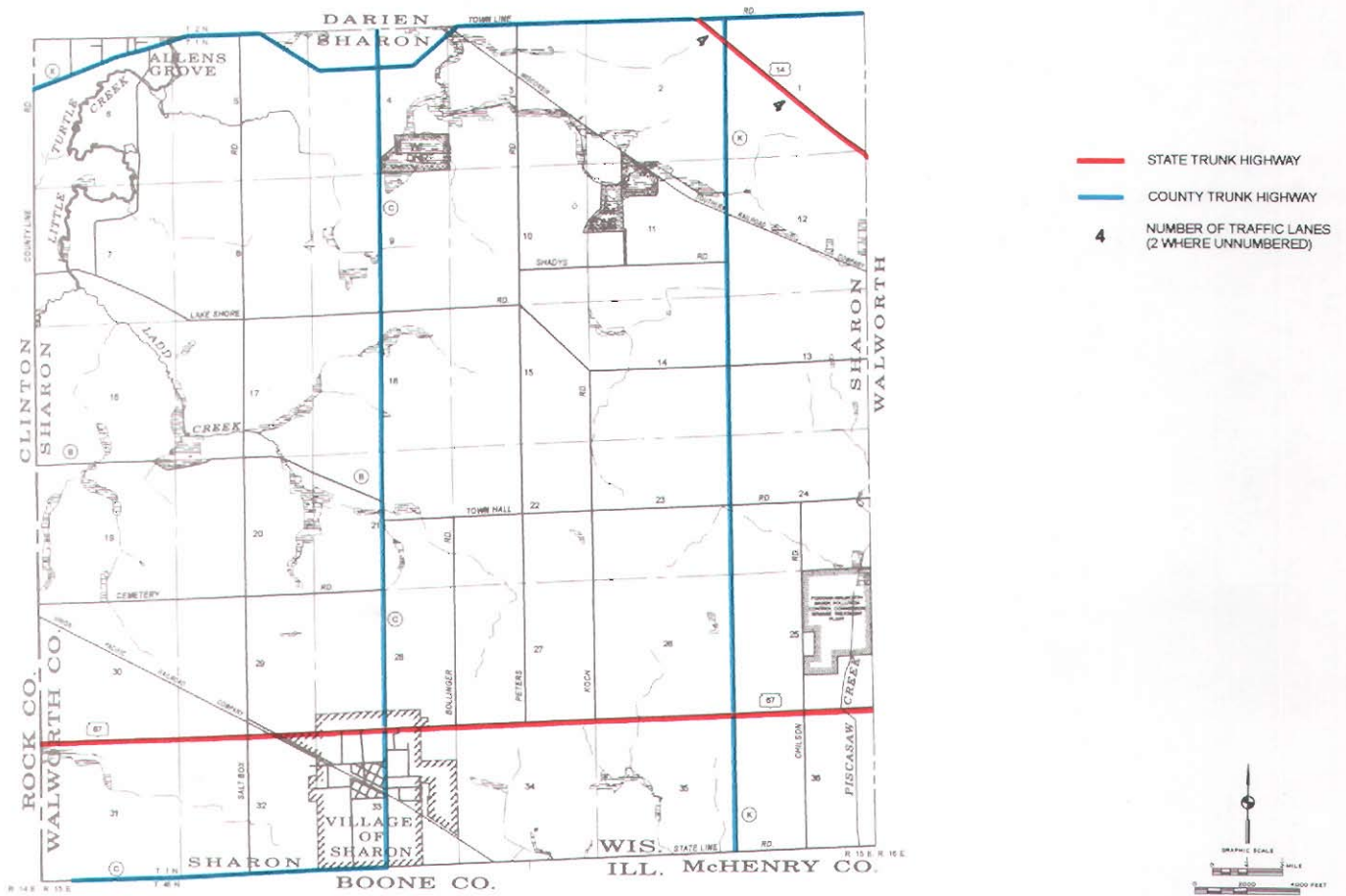
### Transportation Planning

A new regional transportation system plan designed to serve the adopted regional land use plan for the year 2010 was adopted by the Regional Planning Commission in December 1994 and by the Walworth County Board on June 29, 1995. The plan is documented in SEWRPC



Map 3

ARTERIAL STREET AND HIGHWAY ELEMENT OF THE YEAR 2010 REGIONAL  
TRANSPORTATION SYSTEM PLAN AS IT RELATES TO THE TOWN OF SHARON STUDY AREA



Source: SEWRPC.

Planning Report No. 41, *A Regional Transportation System Plan for Southeastern Wisconsin: 2010*, December 1994.

The plan consists of the following three major elements: transportation systems management, public transit maintenance and improvement, and arterial street and highway maintenance and improvement. The Town of Sharon is most directly affected by the arterial street and highway element. Map 3 shows the recommended arterial street and highway system as it relates to the Town. The following two changes in the existing arterial street and highway system within the Town are recommended by the plan: a change in jurisdiction of the Darien-Sharon Town Line Road between CTH X and the east town line from local to County jurisdiction and a change in both functional and jurisdictional classification, from a County

trunk highway to a local nonarterial, of CTH B from the west town line to CTH C.

### Water Quality Management Planning

In 1979, the Southeastern Wisconsin Regional Planning Commission adopted an areawide water quality management plan for Southeastern Wisconsin.<sup>1</sup> The plan is intended to help achieve clean and wholesome surface waters within the seven-county Region; it consists of

<sup>1</sup>The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000, Volume One, Inventory Findings, December 1978; Volume Two, Alternative Plans, February 1979; and Volume Three, Recommended Plan, June 1979.*

the following five major elements: a land use plan element, a point source pollution abatement element, a nonpoint-source pollution abatement element, a sludge management element, and a water quality monitoring element.

In addition to providing recommendations for the control of water pollution, the regional water quality management plan provides the basis for the continued eligibility of local units of government within the Region for Federal and State grants in partial support of sewerage system development and redevelopment; for the issuance of waste discharge permits by the Wisconsin Department of Natural Resources; for the review and approval of public sanitary sewer extensions by that Department; for the review and approval of private sanitary sewer extensions and large onsite sewage disposal systems and holding tanks by the Wisconsin Department of Commerce, formerly the Department of Industry, Labor and Human Relations; and for Federal and State financial assistance in support of local nonpoint-source water pollution control projects.

The adopted regional water quality management plan includes preliminary recommended sanitary sewer service areas tributary to each recommended public sewage treatment facility in the Region. A total of 85 such sanitary sewer service areas were delineated and named in the adopted plan. These initially recommended sanitary sewer service areas were general in nature and did not reflect detailed local planning considerations. Accordingly, the Commission determined that upon adoption of the regional water quality management plan, steps would be taken to refine and detail each of the sewer service areas in cooperation with the local units of government concerned. A process for refining and detailing the areas is set forth in the regional plan.

A preliminary recommended sanitary sewer service area for the Village of Sharon sewage treatment plant was identified in the regional water quality management plan. A refined sewer service area attendant to the Village plant has not yet been identified. Identification of the refined sewer service area has important implications for the Town of Sharon, because it may be expected that future urban development would be directed to areas of the Town adjacent to the Village corporate limits to be included in the Village sewer service area. Such development could occur within the sewer service area upon annexation of such areas to the Village or by contractual agreement between the Village and the Town to provide sanitary sewer service to identified areas within the Town and within the refined sewer service area without annexation.

## **Farmland Preservation Planning**

An important recommendation of the regional land use plan is the preservation in agricultural use of the most productive farmlands remaining in the Southeastern Wisconsin Region. Planning for the preservation of agricultural lands and protection of such lands through zoning received a major impetus in 1977 with the passage of the Wisconsin Farmland Preservation Program, which combines planning and zoning provisions with tax incentives for the purpose of ensuring the preservation of farmland. The program is intended to help counties and local units of government preserve farmland through local plans and zoning and to provide tax relief, in the form of State income-tax credits, to farmland owners who participate in the program.

A farmland preservation plan, documented in a report entitled *Walworth County Agricultural Preservation Plan*, was prepared for Walworth County by the County Park and Planning Commission and the Walworth County Agricultural Committee. The plan was approved by the Walworth County Board in January 1978. The County adopted and applied an exclusive agricultural zoning district to help implement the plan. That zoning district limits the use of land within the district to agricultural uses, specifies a minimum parcel size of 35 acres for a residence or farm operation, and prohibits structures or improvements on the land unless they are consistent with agricultural use. The Walworth County Zoning Ordinance, including the exclusive agricultural zoning district, is described in more detail in Chapter V of this report.

It is important to note that the exclusive agricultural zoning required as a condition for receipt of tax credits under the Farmland Preservation Program does not ensure the preservation of land held by participating farmers. Landowners can petition the concerned county or local unit of government for a change in zoning to accommodate development, although those who have claimed a tax credit would be liable to pay back a portion of the credits. Thus, even with the Farmland Preservation Program, the effectiveness of preserving farmland through exclusive agricultural zoning is dependent upon the level of commitment of the concerned county and local units of government to such zoning.

In 1995, the Wisconsin Legislature took an additional action to lessen the property tax burden on farmers by mandating the "use-value" assessment of agricultural land. Under this system, agricultural land will be assessed based solely on its value for farming, without regard for its development potential. The new legislation freezes the assessed value of agricultural land at current levels

through 1996; after that, assessed values are to be reduced to "use" values, gradually, over a ten-year period.

Under the new legislation, all agricultural land will be assessed at use-value, regardless of existing zoning. Landowners who sell their land after owning the land for less than five years will be required to pay a modest penalty to the Wisconsin Department of Revenue, an amount equal to five percent of the difference between the sale price and the use-value during the last year of ownership. Thus, while the new program may be expected to provide substantial property tax relief to owners of farmland, it will do so without attaching any additional restrictions to the land, so that there is no guarantee that the land will not be converted to urban use.

## **RELATIONSHIP TO COUNTY PLANNING AND ZONING AUTHORITY**

Under Wisconsin law, the regulation of development and redevelopment of land uses, including zoning, is exercised jointly by Walworth County and its constituent towns. Under this joint approach, the zoning of land, the subdivision of land, the construction of private dwellings and other structures, and other actions related to development and redevelopment are regulated in the public interest. Since decisions concerning zoning should be based on a land use plan, it is important that there be agreement between Walworth County and each town in the County concerning such a plan.

As mentioned earlier in this chapter, the Walworth County Board, in October 1993, adopted the year 2010 regional land use plan as it pertains to the County as the county development plan. In order to ensure that town land use plans are prepared within the framework of the county development plan, Walworth County has developed guidelines which it recommends be followed by towns preparing local land use plans.

The recommended guidelines are set forth in a memorandum from the Walworth County Park and Planning Commission dated May 23, 1995. In summary, the guidelines recommend that town land use plans be consistent with the objectives of the Walworth County Development Plan, the County Agricultural Preservation Plan, the Regional Land Use Plan, and all Walworth County land use ordinances; that town plans be based upon analyses of land use patterns and trends and relevant demographic and economic information and forecasts; that town plans propose a spatial allocation of the various land uses and include a representation of such allocation

on a plan map; and that town plans be documented in a report containing sufficient information to demonstrate that consideration was given to the various factors which may be expected to influence development and redevelopment in the town.

The guidelines also recommend that a town planning effort encourage the involvement of town residents in the preparation of a land use plan and that both the Town Plan Commission and Town Board adopt the plan. The County memorandum further recommends that no land use categories be created in town plans which are not included in the County zoning ordinance.

## **THE COMMUNITY LAND USE PLANNING PROCESS**

The land use plan presented herein was developed through a planning process consisting of the following steps: 1) inventory and analysis, 2) formulation of objectives, 3) identification of community land use requirements, 4) plan design and evaluation, and 5) plan refinement and adoption. Plan implementation, although a step beyond the foregoing planning process, was considered throughout the process so that realization of the plan could be fostered.

### **Inventory and Analysis**

Inventory is the first operational step of the land use planning process. It includes both the collating of existing information and the collection of new information by direct measurement. For the purpose of the land use planning work in the Town of Sharon, inventory data were grouped into four categories: 1) demographic and economic characteristics, 2) natural resource features, 3) existing land uses, and 4) existing land use regulations. Inventory data were analyzed to provide an understanding of existing conditions within the Town as well as the factors which influence changes in those conditions. The findings of the inventories and analyses conducted under the Town planning program are provided in Chapters II through V of this report.

### **Formulation of Objectives**

Planning is a rational process for formulating and attaining objectives. Because objectives are essentially reflections of the values held by residents of a planning area, the formulation of objectives should involve the active participation of Town officials and citizens. Objectives must also be related to the physical development of the planning area. The objectives developed served as a

guide to the preparation of the land use plan; they are presented in Chapter VI.

### **Identification of Community**

#### **Land Use Requirements**

The future demand for land development and public facilities will depend primarily on the size of the future population and the nature of future economic activity within the Town and environs. The preparation of forecasts is therefore necessary to provide estimates of future population and employment levels. Population and employment forecasts are presented in Chapter II of this report.

#### **Plan Design and Evaluation**

Having identified the probable future demand for land use and facilities, a land use plan which meets these demands can be developed. The plan should be evaluated on its ability to meet the agreed-upon land use objectives. The land use plan for the Town of Sharon is presented in Chapter VII of this report.

#### **Plan Refinement and Adoption**

The last step in the planning process involves the presentation of the plan at a public informational meeting and hearing, the refinement of the plan as necessary given the public comments received, and the adoption of the plan by the Town Plan Commission. Although adoption of the plan by the Town Board is not legally required, this is a step recommended to demonstrate acceptance and support by the governing body. Upon adoption of the plan, it becomes a guide to local land use decision making.

### **Plan Implementation**

Implementation of the adopted land use plan requires the use of several land use regulatory measures. A zoning ordinance and accompanying zoning map are used to assure legally that private development and redevelopment occur in conformance with the adopted plan. Zoning regulations govern, not only the types of land uses permitted in various parts of the community, but the height and arrangement of buildings on the land, the intensity of the use of land, and the supporting facilities needed to carry out the intent of the land use plan. Land subdivision regulations should be applied to assure that any proposed land subdivision plats and certified survey maps conform to the plan with respect to the type, location, and extent of the land uses proposed to be accommodated. Necessary plan implementation measures are set forth in Chapter VIII of this report.

### **SUMMARY**

This chapter has served as an introduction to the Town of Sharon Land Use Plan and planning process. It has cited the Wisconsin Statutes, which authorize the Town to engage in land use planning, described the location of the Town of Sharon in a broader geographic setting, indicated that the Southeastern Wisconsin Regional Planning Commission and Walworth County have prepared comprehensive, areawide, plan elements and land use control ordinances and policies with important implications for any local planning effort, and has outlined each of the steps followed in the Town land use planning process.

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## Chapter II

# POPULATION AND EMPLOYMENT INVENTORIES, ANALYSES, AND FORECASTS

## INTRODUCTION

Information on the size, characteristics, and distribution of the resident population and employment in a planning area, as well as the anticipated changes in these socioeconomic factors over time, is essential to the preparation of sound physical development plans. The size and characteristics of the existing and probable future resident population and employment in the planning area have a direct influence on land use requirements and needs. The primary purpose of a land use plan is to meet those requirements and needs in an efficient, economical, and environmentally sound manner, and thereby benefit community residents and workers by maintaining and enhancing living and working conditions.

## EARLY TOWN HISTORY AND HISTORIC URBAN GROWTH

The area now called the Town of Sharon was once inhabited by American Indian tribes, including the Chippewas, Menomonees, Ottawas, and, especially by the time of frequent European contact, the Potawatomis. The Indian tribes relinquished all claims to their lands in present-day Wisconsin and Illinois by signing the Treaty of Chicago in September 1833, which ended the Black Hawk War between the United States government and the Potawatomis, Ottawas, Chippewas, and other Indian tribes. At that time, the tribes agreed to relinquish all claims to their lands along the western shoreline of Lake Michigan, in present-day Illinois and Wisconsin, within three years.

The year 1836 marked the completion of the U. S. Public Land Survey of the area that included the Town of Sharon and southern Walworth County. Established by an act of the Continental Congress in 1785, the U. S. Public Land Survey formed an important basis for defining county and local government civil division boundaries and stands today as the basis for all division of land and for all real property boundary descriptions in the area. The Survey permitted the transfer of the ownership of land from the government to private citizens and was essential for settlement and private development of the area.

It was not until the completion of the Survey that the Town of Sharon area began to attract settlers in great numbers. Early Town settlers were attracted to the area because of the rich farmlands and groves of oak trees located in pockets across the landscape. Most of the first land claims in the Town were made near these oak groves. The first settler to the Town was John Reeder, in 1836. He located his homestead in Section 27, in an area later to become known as Reeder's Grove.

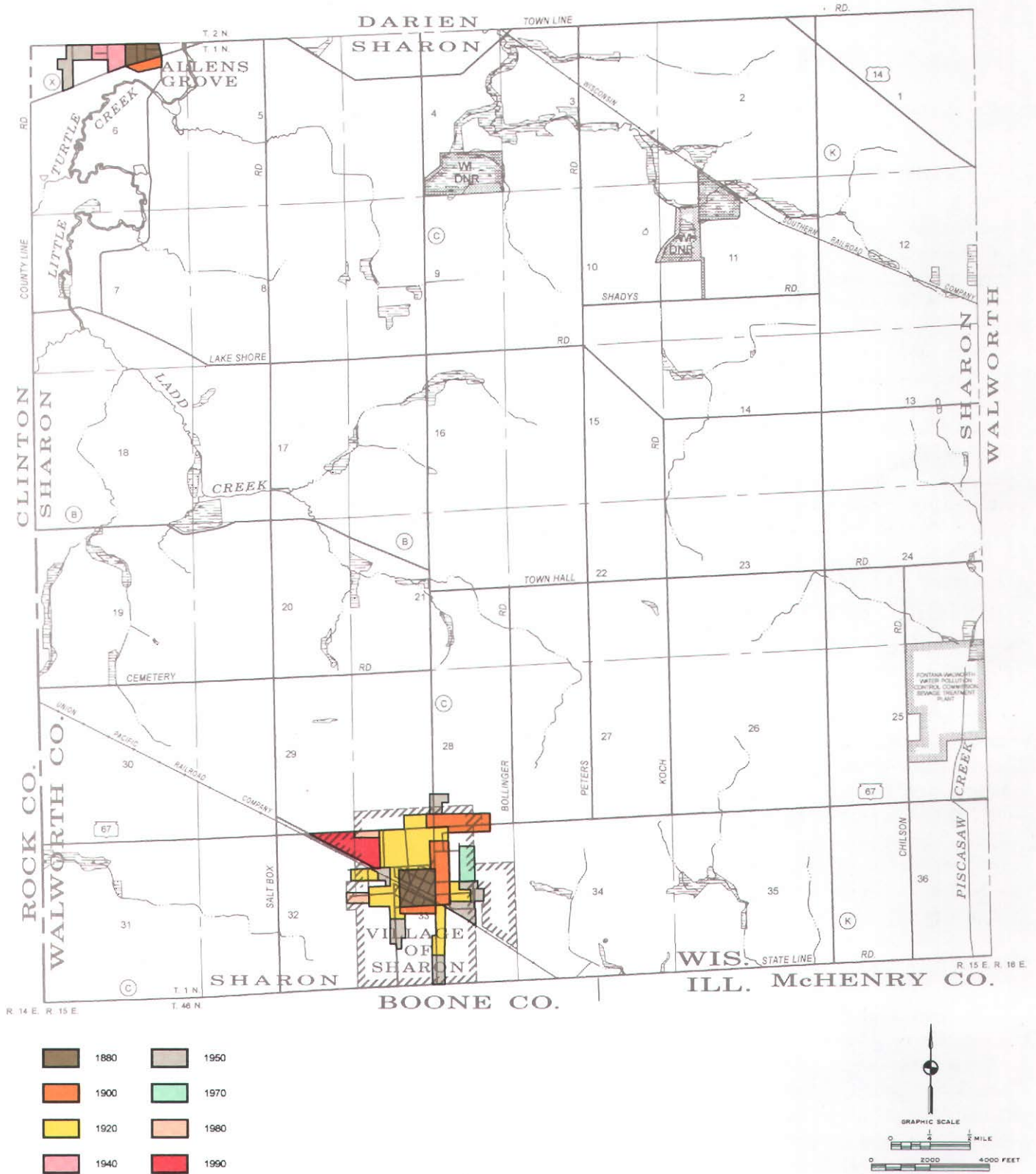
Shortly after the arrival of the first settlers, pocket communities began to develop within the Town. These communities thrived for several decades and then slowly disappeared. Sharon Corners, which was located in Sections 13 and 14, was one such community. In 1843, it boasted the first regular store in the Town, as well as the first hotel and post office. During the same period, South Grove, located in Section 17, also sprang up. A store and post office opened in South Grove around 1845. By the mid 1880s both communities had nearly disappeared. The demise of these pocket communities has been attributed to several factors including the discontinuation of stagecoach routes that passed through these areas, as well as the relocation of commercial centers to areas that were near railroad stations, such as the Villages of Sharon and Darien.

Township 1 North, Range 15 East was organized as the Town of Sharon by special act of the Territorial Legislature and approved on March 21, 1843. On April 4, 1843, the Town held its first meeting at which officers were elected. The Town's population in 1850 was 1,169 residents. By 1890, it reached a peak of 2,038 residents. The incorporation of the Village of Sharon in 1892 as well as the growth of other towns in surrounding areas caused the population of the Town to decline over the next several decades when it reached a low of 890 residents in 1930. From 1930 to 1995 the Town experienced only a moderate change in population with a net increase of 127 residents.

Map 4 shows the pattern of historic urban development in the Town and Village of Sharon from 1880 through 1990.

Map 4

HISTORIC URBAN GROWTH IN THE TOWN OF SHARON STUDY AREA: 1880-1990



Source: SEWRPC.

## POPULATION AND EMPLOYMENT FORECASTS

The population, employment, and land use forecasts which were selected for use in the land use planning effort for the Town of Sharon were based upon consideration of a range of alternative population and employment levels developed for the seven-county Southeastern Wisconsin Region by the Regional Planning Commission. Three alternative future scenarios were developed by the Regional Planning Commission for use in preparing the 2010 regional land use plan. Two scenarios, the high-growth scenario and the low-growth scenario, were intended to identify reasonable extremes. An intermediate-growth scenario was also developed, providing a most probable future between the extremes. These three scenarios are described in the following sections.<sup>1</sup>

### The High-Growth Scenario

The high-growth scenario envisions that the Region as a whole will experience a stabilization in household size with a return to more conventional life styles and somewhat higher birth rates<sup>2</sup>. This scenario assumes that the Region will be economically competitive with other areas of the United States over the next two decades and that the pattern of out-migration of population, economic activity, and jobs experienced in the recent past will subside. The greater attractiveness of the Region would be due to such factors as the availability of an ample high quality water supply; availability of labor and land; a high quality infrastructure of railways, highways, sea-port, airport, and sewerage and water systems; a good university and vocational-technical education system; a high quality environment; ample recreation opportunities; and receptive community attitudes toward the needs of business and industry.

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<sup>1</sup>For a detailed description of the methodology used to develop these projections, see SEWRPC Technical Report No. 25, Alternative Futures for Southeastern Wisconsin; Technical Report No. 11, Second Edition, The Population of Southeastern Wisconsin; and Technical Report No. 10, Second Edition, The Economy of Southeastern Wisconsin.

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

### The Intermediate-Growth Scenario

The intermediate-growth scenario assumes that even though some out-migration of population and jobs will continue, the relative attractiveness of the Region will result in a stabilization of population and employment. The assumptions underlying this future include replacement-level birth rates and no significant change in household size. Regionwide, there would be some increase in younger age groups, and the retirement-age population would be expected to show a significant increase.

### The Low-Growth Scenario

The low-growth scenario envisions continued out-migration of population and jobs from the Region. This would be due in part to a decline in the ability of the Region to compete with other regions of the United States for economic activity and in part to continued growth in nontraditional lifestyles, including increasing female participation in the labor force and lower than replacement level birthrates.

### Population Distribution

An additional variable was added to the analysis in the preparation of the intermediate population forecast. That variable deals with the degree of centrality of incremental urban land use development as measured by the relative nearness to the major population centers in the Region. Two alternative population distributions, referred to as centralized and decentralized distributions, were developed.

The centralized distribution concentrates population in the older urban centers of the Region and adjacent suburbs, with proportionately fewer people in outlying areas. The centralized distribution assumes that a significant proportion of the population will prefer to reside in an urban setting that provides a full range of urban facilities and services, such as public water supply, sanitary sewers, and mass transit. The decentralized distribution accommodates proportionately fewer people in the older urban centers of the Region and adjacent suburbs, and proportionately more in the outlying areas. The decentralized distribution assumes that a significant proportion of the population will prefer to reside in a suburban or rural setting with relatively large lots and a reduced level of urban services.

### Selected Forecasts

The forecast population and employment levels envisioned under the low-growth decentralized, intermediate growth centralized, intermediate-growth decentralized, and high-growth decentralized scenarios are summarized in Table 1 for the Southeastern Wisconsin Region,

Table 1

**HISTORIC AND ALTERNATIVE POPULATION AND EMPLOYMENT FORECASTS FOR THE SOUTHEASTERN WISCONSIN REGION, WALWORTH COUNTY, AND THE TOWN OF SHARON: 1970, 1980, 1990, AND 2010**

Area	1970	1980	1990	Alternative Future Scenarios: 2010 <sup>a</sup>			
				Low-Growth Decentralized	Intermediate- Growth Centralized <sup>b</sup>	Intermediate- Growth Decentralized	High-Growth Decentralized
Region							
Population .....	1,756,083	1,764,796	1,810,364	1,517,100	1,911,000	1,872,200	2,316,100
Employment .....	748,900	884,200	990,300	870,900	1,095,000	1,051,300	1,251,600
Walworth County							
Population .....	63,444	71,507	75,000	70,100	87,300	97,000	137,600
Employment .....	24,500	31,100	37,100	34,800	40,500	42,700	55,500
Town of Sharon							
Population .....	1,058	945	1,016	812	1,227	1,244	1,998
Employment .....	185	193	224	370	366	589	1,051

<sup>a</sup>Population and employment forecasts for the Town of Sharon are affected by activity that is expected to occur within the Village of Sharon Urban Service Area which includes Sections 28, 29, 32, and 34 of the Town of Sharon.

<sup>b</sup>The intermediate-growth centralized scenario represents the adopted regional land use plan.

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

Walworth County, and the Town of Sharon. The Regional Planning Commission, in the preparation of the adopted recommended 2010 Regional Land Use Plan, utilized the intermediate-growth centralized forecast population and employment levels. It was the collective judgement of the Advisory Committee guiding the preparation of the plan that future population and employment levels within the Region would be most closely approximated by the intermediate-growth centralized scenario. As such, this scenario was also selected as the basis for the preparation of the land use plan for the Town.

#### **Population Forecast**

Under the selected forecast, as summarized in Table 1, the population in the Town of Sharon may be expected to increase from 1,016 persons in 1990 to approximately 1,227 persons in 2010, an increase of approximately 211 persons, or 21 percent.

In order to set the selected forecast in perspective, the historic population levels of the State, the Region, Walworth County, and the Town of Sharon are presented in Table 2. This table indicates that the size of the resident population of the Town of Sharon fluctuated from 1850 through 1995. The Town experienced steady growth from 1850 through 1890 when it reached its peak

population level of 2,038. From 1890 to 1930 the Town experienced a decline in population to its lowest level of 890 residents in 1930. From 1930 to 1995 the Town experienced moderate growth with a net increase of 127 residents. Figure 1 graphically shows the historic and projected future population levels for the Town based upon three of the four alternative futures scenarios considered.

#### **Employment Forecast**

Under the selected forecast, as summarized in Table 1, the future employment level in the Town may be expected to increase from 224 jobs in 1990 to approximately 366 jobs in 2010, a increase of 142 jobs, or about 63 percent.

### **AGE DISTRIBUTION**

The age distribution of the population has important implications for planning and public policy formation in the areas of education, recreation, health, housing, and transportation. The age composition of the Southeastern Wisconsin Region, Walworth County, and the Town of Sharon are set forth by age group in Table 3. In general, as the resident population of the Region increased during the last two decades, the number of adults increased significantly while the number of children decreased moderately.



Table 2

**COMPARISON OF HISTORIC POPULATION LEVELS FOR THE STATE OF WISCONSIN, THE  
SOUTHEASTERN WISCONSIN REGION, WALWORTH COUNTY, AND THE TOWN OF SHARON: 1850-1995**

Year	Wisconsin		Southeastern Wisconsin Region		Walworth County		Town of Sharon	
	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period	Population	Percent Change from Previous Period
1850	305,391	--	113,389	--	17,862	--	1,169	--
1860	775,881	154.1	190,409	67.9	26,496	48.3	1,681	43.8
1870	1,054,670	35.9	223,546	17.4	25,972	-2.0	1,865	10.9
1880	1,315,497	24.7	277,119	24.0	26,249	1.1	1,956	4.9
1890 <sup>a</sup>	1,693,330	28.7	386,774	39.6	27,860	6.1	2,038	4.2
1900	2,069,042	22.2	501,808	29.7	29,259	5.0	1,127	-44.7
1910	2,333,860	12.8	631,161	25.8	29,614	1.2	1,050	-6.8
1920	2,632,067	12.8	783,681	24.2	29,327	-1.0	894	-14.9
1930	2,939,006	11.7	1,006,118	28.4	31,058	5.9	890	-0.4
1940	3,137,587	6.8	1,067,699	6.1	33,103	6.6	909	2.1
1950	3,434,575	9.5	1,240,618	16.2	41,584	25.6	924	1.7
1960	3,951,777	15.1	1,573,614	26.8	52,368	25.9	1,030	11.5
1970	4,417,821	11.8	1,756,083	11.6	63,444	21.2	1,058	2.7
1980	4,705,642	6.5	1,764,796	0.5	71,507	12.7	945	-10.7
1990	4,891,769	4.0	1,810,364	2.6	75,000	4.9	1,016	7.5
1995 <sup>b</sup>	5,101,581	4.3	1,879,182	3.8	80,407	7.2	1,017	0.1

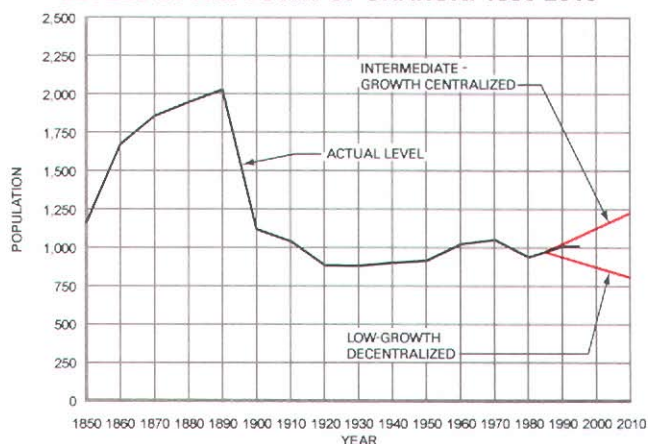
<sup>a</sup>The incorporation of the Village of Sharon in 1892 must be noted as a factor in the decline in population experienced in the Town of Sharon between 1890 and 1900.

<sup>b</sup>Wisconsin Department of Administration estimate.

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

Figure 1

**HISTORIC AND PROJECTED POPULATION  
LEVELS IN THE TOWN OF SHARON: 1850-2010**



NOTE: THE INCORPORATION OF THE VILLAGE OF SHARON IN 1892  
MUST BE NOTED AS A FACTOR IN THE DECLINE IN POPULATION  
IN THE TOWN OF SHARON BETWEEN 1890 AND 1900.

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

Between 1970 and 1990, the number of children under the age of five decreased approximately 10 percent in the Region, increased less than 1 percent in the County, and decreased nearly 21 percent in the Town. The number of school-age children, ages five through 17, decreased approximately 28 percent in the Region, 19 percent in the County, and 34 percent in the Town. It is anticipated that the school-age population will continue to decrease in the Town over the planning period.

The number of working-age adults, ages 18 through 64, increased in all three geographic areas between 1970 and 1990, with a moderate increase of approximately 15 percent in the Region, approximately 32 percent in the County and 13 percent in the Town. The number of persons aged 65 and older also increased in all three areas between 1970 and 1990 with an increase of approximately 34 percent in the Region, 44 percent in the County and 33 percent in the Town. The increase in the size of the elderly population, which may be expected

Table 3

**AGE COMPOSITION OF THE POPULATION IN THE SOUTHEASTERN  
WISCONSIN REGION, WALWORTH COUNTY, AND THE TOWN OF SHARON: 1970-1990**

Age Group	Southeastern Wisconsin Region											
	1970 <sup>a</sup>		1980 <sup>b</sup>		1990		1970-1980		1980-1990		1970-1990	
	Number	Percent	Number	Percent	Number	Percent	Change	Percent	Change	Percent	Change	Percent
Under 5 .....	153,243	8.7	128,085	7.2	138,444	7.7	-25,158	-16.4	10,359	8.1	-14,799	-9.7
5 to 17 .....	472,342	26.9	375,653	21.3	338,629	18.7	-96,689	-20.5	-37,024	-9.9	-133,713	-28.3
18 to 64 .....	960,887	54.8	1,065,887	60.4	1,106,820	61.1	105,000	10.9	40,933	3.8	145,933	15.2
65 and Older .....	169,415	9.6	195,294	11.1	226,471	12.5	25,879	15.3	31,177	16.0	57,056	33.7
All Ages	1,755,887	100.0	1,764,919	100.0	1,810,364	100.0	9,032	0.5	45,445	2.6	54,477	3.1

Age Group	Walworth County											
	1970		1980		1990		1970-1980		1980-1990		1970-1990	
	Number	Percent	Number	Percent	Number	Percent	Change	Percent	Change	Percent	Change	Percent
Under 5 .....	4,889	7.7	4,793	6.7	4,904	6.9	-96	-2.0	111	2.3	15	0.3
5 to 17 .....	16,104	25.4	14,705	20.6	13,063	18.3	-1,399	-8.7	-1,642	-11.2	-3,041	-18.9
18 to 64 .....	35,043	55.2	42,827	59.9	46,358	64.8	7,784	22.2	3,531	8.2	11,315	32.3
65 and Older .....	7,408	11.7	9,182	12.8	10,675	14.9	1,774	23.9	1,493	16.3	3,267	44.1
All Ages	63,444	100.0	71,507	100.0	75,000	100.0	8,063	12.7	3,493	4.9	11,556	18.2

Age Group	Town of Sharon											
	1970		1980		1990		1970-1980		1980-1990		1970-1990	
	Number	Percent	Number	Percent	Number	Percent	Change	Percent	Change	Percent	Change	Percent
Under 5 .....	111	10.5	92	9.7	88	8.7	-19	-17.1	-4	-4.3	-23	-20.7
5 to 17 .....	333	31.5	231	24.4	219	21.6	-102	-30.6	-12	-5.2	-114	-34.2
18 to 64 .....	531	50.2	538	56.9	599	59.0	7	1.3	61	11.3	68	12.8
65 and Older .....	83	7.8	84	8.9	110	10.8	1	1.2	26	31.0	27	32.5
All Ages	1,058	100.0	945	100.0	1,016	100.0	-113	-10.7	71	7.5	-42	-4.0

<sup>a</sup>The 1970 regional population of 1,755,887 excludes 196 persons who were added subsequent to the conduct of the 1970 census but were not allocated to the various age group categories.

<sup>b</sup>The 1980 regional population of 1,764,919 includes 123 persons who were removed subsequent to the conduct of the 1980 census but were not allocated to the various age group categories.

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

to continue throughout the planning period, may be expected to increase the demand for specialized housing units, transportation, and health care services for the elderly.

## **HISTORIC AND PROBABLE FUTURE HOUSEHOLD SIZE**

As indicated in Table 4, there was a steady increase in the number of housing units as well as resident population in the Southeastern Wisconsin Region, Walworth County, and the Town of Sharon between 1970 and 1990. Table 4 also indicates that the rate of increase in the number of housing units exceeded the rate of population increase in each of these areas. With the number of housing units increasing at a faster rate than the population, household size throughout the Region has steadily decreased. The decline in the number of persons per household can also be attributed to an increase in

the number of one person households and a decrease in the number of children per family.

The number and size of households is a population characteristic of particular importance for land use and public facility planning, because the average household size is used to convert a population forecast into the estimated number of housing units needed over the planning period. Throughout the Region, the number of households has increased at a faster rate than the total household population. Table 5 compares historic and forecast year 2010 household sizes in the Southeastern Wisconsin Region, Walworth County, and the Town of Sharon. Forecast variations in household size are generally due to a greater assumed proportion of "traditional" households, consisting of husband, wife, and children, under the high-growth scenario and a greater portion of single-parent families and single-person households under the low-growth scenario, with more children per family present in the "traditional" families.

Table 4

# **HISTORIC POPULATION AND HOUSING CHARACTERISTICS OF THE SOUTHEASTERN WISCONSIN REGION, WALWORTH COUNTY, AND THE TOWN OF SHARON: 1970-1990**

Characteristics	Southeastern Wisconsin Region											
	1970*		1980*		1990		1970-1980		1980-1990		1970-1990	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Change	Percent	Change	Percent	Change	Percent
Population												
Household .....	1,714,200	97.6	1,724,567	97.7	1,769,120	97.7	10,367	0.6	44,553	2.6	54,920	3.2
Group Quarters .....	41,687	2.4	40,352	2.3	41,244	2.3	-1,335	-3.2	892	2.2	-443	-1.1
Total	1,755,887	100.0	1,764,919	100.0	1,810,364	100.0	9,032	0.5	45,445	2.6	54,477	3.1
Housing Unit Type												
Owner Occupied .....	331,339	58.5	389,381	58.5	414,049	57.7	58,042	17.5	24,668	6.3	82,710	25.0
Renter Occupied .....	205,147	36.2	238,574	35.9	262,058	36.6	33,427	16.3	23,484	9.8	56,911	27.7
Vacant, For Sale .....	2,379	0.4	4,478	0.7	3,830	0.5	2,099	88.2	-648	-14.5	1,451	61.0
Vacant, For Rent .....	9,101	1.6	11,205	1.7	12,615	1.8	2,104	23.1	1,410	12.6	3,514	38.6
Other Vacant <sup>c</sup> .....	18,790	3.3	21,335	3.2	24,623	3.4	2,5450	13.5	3,288	15.4	5,833	31.0
Total	566,756	100.0	664,973	100.0	717,175	100.0	98,217	17.3	52,202	7.9	150,419	26.5
Persons per Occupied Housing Unit .....	3.20	--	2.75	--	2.62	--	-0.45	-14.0	-0.13	-4.7	-0.58	-18.1

Characteristics	Walworth County											
	1970		1980		1990		1970-1980		1980-1990		1970-1990	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Change	Percent	Change	Percent	Change	Percent
Population												
Household .....	58,534	92.3	67,973	95.1	71,735	95.6	9,439	16.1	3,762	5.5	13,201	22.6
Group Quarters .....	4,910	7.7	3,534	4.9	3,265	4.4	-1,376	-28.0	-269	-7.6	-1,645	-33.5
Total	63,444	100.0	71,507	100.0	75,000	100.0	8,063	12.7	3,493	4.9	11,556	18.2
Housing Unit Type												
Owner Occupied .....	12,994	50.4	17,010	50.9	18,467	50.0	4,016	30.9	1,457	8.6	5,473	42.1
Renter Occupied .....	5,550	21.5	7,779	23.3	9,153	24.8	2,229	40.2	1,374	17.7	3,603	64.9
Vacant, For Sale .....	207	0.8	426	1.3	314	0.9	219	105.8	-112	-26.3	107	51.7
Vacant, For Rent .....	282	1.1	307	0.9	362	1.0	25	8.9	55	17.9	80	28.4
Other Vacant <sup>c</sup> .....	6,740	26.2	7,875	23.6	8,641	23.4	1,135	16.8	766	9.7	1,901	28.2
Total	25,773	100.0	33,397	100.0	36,937	100.0	7,624	29.6	3,540	10.6	11,164	43.3
Persons per Occupied Housing Unit .....	3.16	--	2.74	--	2.60	--	-0.41	-13.1	-0.14	-5.3	-0.56	-17.7

Characteristics	Town of Sharon											
	1970		1980		1990		1970-1980		1980-1990		1970-1990	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Change	Percent	Change	Percent	Change	Percent
Population												
Household .....	1,058	100.0	945	100.0	1,016	100.0	-113	-10.7	71	7.5	-42	-4.0
Group Quarters .....	0	0.0	0	0.0	0	0.0	0	--	0	--	0	--
Total	1,058	100.0	945	100.0	1,016	100.0	-113	-10.7	71	7.5	-42	-4.0
Housing Unit Type												
Owner Occupied .....	199	67.7	213	68.5	260	73.9	14	7.0	47	22.1	61	30.7
Renter Occupied .....	83	28.2	85	27.3	73	20.7	2	2.4	-12	-14.1	-10	-12.0
Vacant, For Sale .....	0	0.0	1	0.3	0	0.0	1	--	-1	-100.0	0	--
Vacant, For Rent .....	2	0.7	1	0.3	0	0.0	-1	-50.0	-1	-100.0	-2	-100.0
Other Vacant <sup>c</sup> .....	10	3.4	11	3.5	19	5.4	1	10.0	8	72.7	9	90.0
Total	294	100.0	311	100.0	352	100.0	17	5.8	41	13.2	58	19.7
Persons per Occupied Housing Unit .....	3.75	--	3.17	--	3.05	--	-0.58	-15.5	-0.12	-3.8	-0.70	-18.7

\*The 1970 regional population of 1,755,887 excludes 196 persons who were added subsequent to the conduct of the 1970 census but were not allocated to the total number of persons in households or group quarters.

<sup>b</sup>The 1980 regional population of 1,764,919 includes 123 persons who were removed subsequent to the conduct of the 1980 census but were not allocated to the total number of persons in households or group quarters.

<sup>c</sup>Includes migratory and seasonal housing units.

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

Table 5

**COMPARISON OF HISTORIC AND PROBABLE FUTURE POPULATION PER OCCUPIED HOUSING UNIT IN  
THE SOUTHEASTERN WISCONSIN REGION, WALWORTH COUNTY, AND THE TOWN OF SHARON: 1970-2010**

Year	Southeastern Wisconsin Region	Walworth County	Town of Sharon
1970 .....	3.20	3.16	3.75
1980 .....	2.75	2.74	3.17
1990 .....	2.62	2.60	3.05
<b>2010 Forecast</b>			
Low-Growth Decentralized .....	2.19	2.15	2.45
Intermediate-Growth Centralized .....	2.40	2.35	2.72
Intermediate-Growth Decentralized .....	2.42	2.37	2.73
High-Growth Decentralized .....	2.67	2.57	3.00

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

The data in Table 5 indicate that in 1990, the average household size in the Town of Sharon was 3.05, compared to 2.60 in Walworth County, and 2.62 in the Region. The average household size, under the intermediate-growth centralized forecast, may be expected to decline in all three areas, with household size in the Town of Sharon decreasing from 3.05 persons per household in 1990 to 2.72 in 2010.

Based upon the intermediate-growth centralized 2010 forecast household size of 2.72 persons and household population of approximately 1,227 persons, a total of approximately 453 housing units will be needed in the Town in the year 2010. This represents an increase of approximately 120 housing units over the 1990 total of 333 occupied housing units, or, on average, approximately six additional housing units per year during the 1990 to 2010 time period.

## HOUSING CHARACTERISTICS

### Housing Construction Activity: 1975 through 1995

Table 6 provides a summary of residential building permits issued in the Town of Sharon from 1975 through 1995. During this time period, 55 new single-family residential building permits were issued. The greatest number of permits issued in any one year was in 1978 with eight. In contrast, during the years 1984 and 1985 no new single-family residential building permits were issued. There were no building permits issued for two-family or multi-family residential units during the entire 1975 to 1995 time period.

Table 6

**RESIDENTIAL BUILDING PERMITS ISSUED  
IN THE TOWN OF SHARON: 1975-1995**

Year	Single-Family Housing Units
1975	2
1976	7
1977	2
1978	8
1979	3
1980	3
1981	3
1982	3
1983	2
1984	0
1985	0
1986	2
1987	1
1988	3
1989	2
1990	2
1991	2
1992	1
1993	4
1994	3
1995	2
<b>Total</b>	<b>55</b>

Source: Walworth County Department of Planning and Zoning and SEWRPC.

### Housing Occupancy and Vacancy Rates

Table 4 provides information on housing occupancy and vacancy rates in the Southeastern Wisconsin Region,



Walworth County, and the Town of Sharon in 1970, 1980, and 1990. Between 1970 and 1990, the number of housing units in the Region increased by approximately 27 percent, while in Walworth County and the Town of Sharon, the number of housing units increased by approximately 43 percent and 20 percent, respectively. In 1990, approximately 74 percent of the year-round occupied units in the Town were owner occupied and approximately 21 percent were renter occupied.

Between 1970 and 1990, the Southeastern Wisconsin Region experienced an increase in owner-occupied year-round housing units of approximately 25 percent while Walworth County and the Town of Sharon experienced increases of approximately 42 percent and 31 percent, respectively. With respect to renter-occupied year-round housing units during this same period, the Region experienced an increase of approximately 28 percent. While the County experienced a dramatically higher increase of approximately 65 percent, the Town experienced a decrease of approximately 12 percent. The increase in renter-occupied housing in the Region and the County may be attributed, in part, to life style changes such as more single-person households and smaller families. The decrease in renter-occupied housing in the Town may be the result of a conversion of rental housing units to owner-occupied housing units during the 20 year time period.

Housing vacancy rates for both owner-occupied and rental housing in 1990 for Southeastern Wisconsin, Walworth County, and the Town of Sharon are also shown in Table 4. The vacancy rate for owner-occupied housing in the Region, that is, for formerly owner-occupied housing units that were vacant and up for sale, was approximately 0.5 percent in 1990. The vacancy rate for owner occupied housing in Walworth County was approximately 0.9 percent. There were no previously owner-occupied vacant housing units for sale in the Town of Sharon in 1990.

The vacancy rate for renter-occupied housing in the Region, that is, for formerly renter-occupied housing units that were vacant and available for rent, was approximately 2 percent in 1990. The vacancy rate for renter occupied housing in Walworth County was approximately 1 percent. There were no vacant rental housing units in the Town of Sharon in 1990.

Standards contained in SEWRPC Planning Report No. 20, *A Regional Housing Plan for Southeastern Wisconsin*, suggest that local housing vacancy rates be maintained at a minimum of 4 percent and a maximum of 6 percent for rental housing units and at a minimum of 1 percent and

a maximum of 2 percent for owner-occupied housing units over a full range of housing types, sizes and costs. These vacancy rates are desirable to facilitate population mobility and to enable households to exercise choice in the selection of suitable housing. The 0.5 percent vacancy rate within the Town for owner-occupied housing units in 1990 falls below the recommended standard. This may be a reflection of the limited number of housing units in the Town of Sharon as well as the stability of the resident population.

### **Housing Costs**

Table 7 provides the monthly owner costs, including debt costs, of owner-occupied, mortgaged, noncondominium housing units in the Southeastern Wisconsin Region, Walworth County, and the Town of Sharon. Table 7 indicates that the median monthly mortgage housing cost for Southeastern Wisconsin was \$764; for Walworth County, \$678; and for the Town of Sharon, \$579. These data indicate that the 1990 cost of mortgaged units in the Town was comparatively lower in relation to such costs within the Region and the County. In 1990, the Town of Sharon had 90 mortgaged owner-occupied noncondominium dwelling units representing approximately 35 percent of the 260 total owner-occupied housing units in the Town.

Table 8 shows the 1990 monthly gross rent of renter-occupied housing in the Southeastern Wisconsin Region, Walworth County, and the Town of Sharon. The data indicates that in 1990 the median monthly rent paid for renter-occupied housing was \$372 for the Southeastern Wisconsin Region; \$342 for Walworth County; and \$330 for the Town. These data indicate that the 1990 median monthly rent paid in the Town was lower than rents paid in the Region and the County during the same time period.

## **ECONOMIC CHARACTERISTICS**

### **Household Income**

The data in Table 9 indicates the 1990 household income for Southeastern Wisconsin, Walworth County, and the Town of Sharon by income ranges, together with the median and mean income levels for each of the geographic areas listed. In 1990, the median household income in the Southeastern Wisconsin Region was \$32,146; in Walworth County, \$30,345; and in the Town of Sharon, \$32,566. The mean, or average, household income in 1990 for the Region was \$38,541; for Walworth County, \$36,056; and for the Town, \$37,368. While the median household income in the Town in 1990 was higher than that in the Region and in Walworth

Table 7

**NUMBER OF HOUSING UNITS OF OWNER-OCCUPIED MORTGAGED HOUSING BY MONTHLY OWNER COSTS IN SOUTHEASTERN WISCONSIN, WALWORTH COUNTY, AND THE TOWN OF SHARON: 1990**

Actual Monthly Owner Costs With Mortgage	Southeastern Wisconsin Region		Walworth County		Town of Sharon	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$300 .....	2,788	1.3	115	1.3	0	0.0
\$ 300 to \$399 .....	9,220	4.1	678	7.7	11	12.2
\$ 400 to \$499 .....	18,936	8.5	1,103	12.5	11	12.2
\$ 500 to \$599 .....	27,594	12.3	1,403	15.9	29	32.2
\$ 600 to \$699 .....	32,750	14.6	1,416	16.1	19	21.1
\$ 700 to \$799 .....	32,393	14.5	1,290	14.6	4	4.4
\$ 800 to \$899 .....	26,738	11.9	894	10.1	2	2.2
\$ 900 to \$999 .....	21,348	9.5	532	6.0	5	5.6
\$1,000 to \$1,249 .....	28,724	12.8	803	9.1	6	6.7
\$1,250 to \$1,499 .....	11,211	5.0	317	3.6	3	3.3
\$1,500 to \$1,999 .....	8,104	3.6	179	2.0	0	0.0
\$2,000 or more .....	4,159	1.9	91	1.0	0	0.0
Total	223,965	100.0	8,821	100.0	90	100.0
Median Costs .....	\$764	--	\$678	--	\$579	--
Average Costs .....	\$840	--	\$746	--	\$631	--

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

Table 8

**NUMBER OF HOUSING UNITS BY MONTHLY CONTRACT RENT FOR RENTER-OCCUPIED HOUSING IN SOUTHEASTERN WISCONSIN, WALWORTH COUNTY, AND THE TOWN OF SHARON: 1990**

Actual Monthly Contract Rent	Southeastern Wisconsin Region		Walworth County		Town of Sharon	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$100 .....	4,690	1.8	143	1.7	0	0.0
\$ 100 to \$ 149 .....	10,372	4.0	434	5.1	0	0.0
\$ 150 to \$ 199 .....	10,782	4.2	561	6.6	0	0.0
\$ 200 to \$ 249 .....	17,776	6.9	743	8.7	4	11.4
\$ 250 to \$ 299 .....	30,695	11.9	968	11.4	5	14.3
\$ 300 to \$ 349 .....	36,808	14.3	1,426	16.7	10	28.6
\$ 350 to \$ 399 .....	39,954	15.5	1,428	16.7	6	17.1
\$ 400 to \$ 449 .....	32,217	12.5	1,086	12.7	4	11.4
\$ 450 to \$ 499 .....	24,161	9.4	560	6.6	0	0.0
\$ 500 to \$ 549 .....	15,432	6.0	294	3.4	0	0.0
\$ 550 to \$ 599 .....	10,676	4.1	113	1.3	0	0.0
\$ 600 to \$ 649 .....	7,084	2.7	112	1.3	0	0.0
\$ 650 to \$ 699 .....	4,152	1.6	89	1.0	0	0.0
\$ 700 to \$ 749 .....	2,448	0.9	72	0.8	1	2.9
\$ 750 to \$ 999 .....	4,117	1.6	65	0.8	0	0.0
\$1,000 or more .....	1,220	0.5	24	0.3	0	0.0
No Cash Rent .....	5,542	2.1	409	4.8	5	14.3
Total	258,126	100.0	8,527	100.0	35	100.0
Median Rent .....	\$372	--	\$342	--	\$330	--
Average Rent .....	\$381	--	\$345	--	\$336	--

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

Table 9

**HOUSEHOLD INCOME IN THE SOUTHEASTERN WISCONSIN REGION,  
WALWORTH COUNTY, AND THE TOWN OF SHARON: 1990**

Range	Southeastern Wisconsin Region		Walworth County		Town of Sharon	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
Less than \$5,000 .....	24,879	3.7	987	3.6	2	0.6
\$ 5,000 to \$ 9,999 .....	63,191	9.3	2,335	8.5	22	6.6
\$ 10,000 to \$ 12,499 .....	29,465	4.4	1,399	5.1	6	1.8
\$ 12,500 to \$ 14,999 .....	26,147	3.9	1,069	3.9	11	3.3
\$ 15,000 to \$ 17,499 .....	29,003	4.3	1,571	5.7	10	3.0
\$ 17,500 to \$ 19,999 .....	27,707	4.1	1,260	4.6	24	7.2
\$ 20,000 to \$ 22,499 .....	30,503	4.5	1,383	5.0	19	5.7
\$ 22,500 to \$ 24,999 .....	26,473	3.9	1,246	4.5	25	7.5
\$ 25,000 to \$ 27,499 .....	30,020	4.4	1,309	4.7	19	5.7
\$ 27,500 to \$ 29,999 .....	24,880	3.7	1,077	3.9	17	5.1
\$ 30,000 to \$ 32,499 .....	30,327	4.5	1,242	4.5	12	3.6
\$ 32,500 to \$ 34,999 .....	24,118	3.6	1,172	4.2	19	5.7
\$ 35,000 to \$ 37,499 .....	27,610	4.1	1,129	4.1	25	7.5
\$ 37,500 to \$ 39,999 .....	23,380	3.5	954	3.5	6	1.8
\$ 40,000 to \$ 42,499 .....	27,513	4.1	1,253	4.5	26	7.8
\$ 42,500 to \$ 44,999 .....	21,174	3.1	805	2.9	8	2.4
\$ 45,000 to \$ 47,499 .....	22,261	3.3	854	3.1	8	2.4
\$ 47,500 to \$ 49,999 .....	18,646	2.8	794	2.9	15	4.5
\$ 50,000 to \$ 54,999 .....	34,933	5.2	1,361	4.9	13	3.9
\$ 55,000 to \$ 59,999 .....	26,800	4.0	958	3.5	9	2.7
\$ 60,000 to \$ 74,999 .....	52,685	7.8	1,659	6.0	16	4.8
\$ 75,000 to \$ 99,999 .....	31,826	4.7	1,101	4.0	9	2.7
\$100,000 to \$124,999 .....	10,308	1.5	312	1.1	3	0.9
\$125,000 to \$149,999 .....	4,091	0.6	100	0.4	8	2.4
\$150,000 or More .....	8,653	1.3	285	1.0	3	0.9
<b>Total</b>	<b>676,593</b>	<b>100.0</b>	<b>27,615</b>	<b>100.0</b>	<b>335</b>	<b>100.0</b>
<b>Average Income</b> .....	<b>\$38,541</b>	<b>--</b>	<b>\$36,056</b>	<b>--</b>	<b>\$37,368</b>	<b>--</b>
<b>Median Income</b> .....	<b>\$32,146</b>	<b>--</b>	<b>\$30,345</b>	<b>--</b>	<b>\$32,566</b>	<b>--</b>

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

County, the average household income in the Town was lower than that in the Region and higher than that in the County.

### Occupations and Employment Types

Table 10 provides information on the employed population 16 years of age and older by occupation for the Southeastern Wisconsin Region, Walworth County, and the Town of Sharon. In 1990, 882,716 persons, or approximately 49 percent of the resident population of the Southeastern Wisconsin Region, were in the employed labor force. In Walworth County, 38,093 persons, or approximately 51 percent of the resident County population were in the employed labor force. In the Town of Sharon, 503 persons, or approximately 50 percent of

the resident population of the Town, were in the employed labor force.

White collar workers, including managerial and professional specialty, and technical, sales, and administrative support workers represented approximately 58 percent of the employed persons in the Region; approximately 48 percent of the employed persons in Walworth County; and approximately 33 percent of the employed population of the Town of Sharon. Blue collar workers, including service, farming, forestry, and fishing; precision production, craft, and repair; and operators, fabricators, and laborers represented approximately 42 percent of the employed persons of the Region; approximately 52 percent of the employed persons in the County; and

Table 10

**EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER BY OCCUPATION IN THE  
SOUTHEASTERN WISCONSIN REGION, WALWORTH COUNTY, AND THE TOWN OF SHARON: 1990**

Occupation	Southeastern Wisconsin Region		Walworth County		Town of Sharon	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
<b>Managerial and Professional Specialty</b>						
Executive, Administrative, and Managerial .....	103,680	11.7	3,551	9.3	26	5.2
Professional Specialty .....	122,673	13.9	4,664	12.2	24	4.8
<b>Technical, Sales, Administrative Support</b>						
Technicians and Related Support .....	31,301	3.5	902	2.4	18	3.6
Sales .....	103,033	11.7	4,051	10.6	35	7.0
Administrative Support, including Clerical .....	150,205	17.0	5,288	13.9	64	12.7
<b>Service</b>						
Private Household .....	1,758	0.2	85	0.2	0	0.0
Protective Service .....	12,724	1.4	452	1.2	1	0.2
Service, except Protective and Household .....	98,458	11.2	4,884	12.8	56	11.1
<b>Farming, Forestry, and Fishing</b> .....	9,288	1.1	1,431	3.8	82	16.3
<b>Precision Production, Craft, Repair</b> .....	103,690	11.7	4,976	13.1	68	13.5
<b>Operators, Fabricators, and Laborers</b>						
Machine Operators, Assemblers, Inspectors .....	80,106	9.1	4,492	11.8	57	11.3
Transportation and Material Moving .....	32,522	3.7	1,610	4.2	41	8.1
Handlers, Equipment Cleaners, Helpers, Laborers .....	33,278	3.8	1,707	4.5	31	6.2
<b>Total</b>	<b>882,716</b>	<b>100.0</b>	<b>38,093</b>	<b>100.0</b>	<b>503</b>	<b>100.0</b>

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

approximately 67 percent of the employed population of the Town of Sharon.

Table 11 provides information on the employed population 16 years of age and over, by class of worker for the Region, Walworth County, and the Town of Sharon in 1990. The data in Table 11 indicates that approximately 76 percent of the Town workers were employed in the private sector as compared to approximately 78 percent for Walworth County, and approximately 84 percent for the Region; that approximately 7 percent were employed in the public sector as compared to approximately 7 percent for Walworth County and approximately 12 percent for the Region; and that approximately 16 percent were self-employed as compared to approximately 8 percent for Walworth County and approximately 5 percent for the Region. The data further indicates that approximately 1.4 percent of Town workers were engaged in unpaid family work as compared to approximately 0.6 percent in Walworth County and approximately 0.3 percent in the Region.

Table 12 provides data on the place of work of workers 16 years and over living in Walworth County and in the Town of Sharon in 1990. The data indicate that, for

the Town of Sharon 359 persons, or approximately 71 percent of the labor force, worked in Walworth County; while 144 workers or approximately 29 percent worked outside of the County.

## SUMMARY

This chapter has described the demographic and economic base of the Town of Sharon, Walworth County and the seven-county Southeastern Wisconsin Region. Of particular significance to the preparation of the Town of Sharon land use plan are the following findings:

1. Following two decades of rapid growth in the 1950s and 1960s, the resident population of the Southeastern Wisconsin Region remained relatively stable from 1970 to 1995, increasing from 1,756,083 to 1,879,182, or approximately 7 percent, during the 25-year time period. By contrast, the resident population of Walworth County from 1970 to 1995 increased from 63,444 to 80,407, or by approximately 27 percent.
2. During the 1970 to 1995 time period, the resident population of the Town decreased from 1,058

Table 11

**EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER BY CLASS OF WORKER IN THE  
SOUTHEASTERN WISCONSIN REGION, WALWORTH COUNTY, AND THE TOWN OF SHARON: 1990**

Class	Southeastern Wisconsin Region		Walworth County		Town of Sharon	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Private Wage and Salary Worker . . . .	739,155	83.6	29,747	78.1	381	75.7
Federal Government Worker . . . . .	15,469	1.8	338	0.9	7	1.4
State Government Worker . . . . .	16,486	1.9	1,641	4.3	9	1.8
Local Government Worker . . . . .	69,574	7.9	3,213	8.4	18	3.6
Self-Employed Worker . . . . .	39,608	4.5	2,911	7.7	81	16.1
Unpaid Family Worker . . . . .	2,424	0.3	243	0.6	7	1.4
<b>Total</b>	<b>882,716</b>	<b>100.0</b>	<b>38,093</b>	<b>100.0</b>	<b>503</b>	<b>100.0</b>

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

Table 12

**PLACE OF WORK OF WORKERS 16 YEARS OF AGE AND OLDER LIVING IN  
WALWORTH COUNTY AND OF THOSE LIVING IN THE TOWN OF SHARON: 1990**

Place of Work	Walworth County		Town of Sharon	
	Number of Workers	Percent of Total	Number of Workers	Percent of Total
City of Delavan . . . . .	3,893	10.2	43	8.5
City of Lake Geneva . . . . .	4,176	11.0	13	2.6
Remainder of Walworth County . . . . .	18,723	49.2	303	60.2
<b>Subtotal</b>	<b>26,792</b>	<b>70.3</b>	<b>359</b>	<b>71.4</b>
City of Waukesha . . . . .	365	1.0	4	0.8
Remainder of Waukesha County . . . . .	1,434	3.8	0	0.0
<b>Subtotal</b>	<b>1,798</b>	<b>4.7</b>	<b>4</b>	<b>0.8</b>
City of Milwaukee . . . . .	904	2.4	5	1.0
Remainder of Milwaukee PMSA <sup>a</sup> . . . . .	863	2.3	3	0.6
<b>Subtotal</b>	<b>1,767</b>	<b>4.6</b>	<b>8</b>	<b>1.6</b>
City of Racine . . . . .	142	0.4	0	0.0
City of Burlington . . . . .	929	2.4	2	0.4
Remainder of Racine County . . . . .	445	1.2	0	0.0
<b>Subtotal</b>	<b>1,516</b>	<b>4.0</b>	<b>2</b>	<b>0.4</b>
Kenosha County . . . . .	494	1.3	0	0.0
Jefferson County . . . . .	669	1.8	3	0.6
Rock County . . . . .	913	2.4	40	8.0
City of Chicago, Illinois . . . . .	408	1.1	5	1.0
Lake County, Illinois . . . . .	402	1.1	0	0.0
McHenry County, Illinois . . . . .	1,830	4.8	50	9.9
Remainder of Chicago PMSA <sup>b</sup> . . . . .	485	1.3	7	1.4
<b>Illinois Subtotal</b>	<b>3,125</b>	<b>8.2</b>	<b>62</b>	<b>12.3</b>
Worked Elsewhere . . . . .	1,019	2.7	25	5.0
<b>Total</b>	<b>38,093</b>	<b>100.0</b>	<b>503</b>	<b>100.0</b>

<sup>a</sup>The Milwaukee Primary Metropolitan Statistical Area (PMSA) includes Milwaukee, Ozaukee, Washington, and Waukesha Counties.

<sup>b</sup>The Chicago Primary Metropolitan Statistical Area (PMSA) includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will Counties.

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

to 1,017, or by approximately 4 percent. This decrease occurred between 1970 and 1980 when the resident population decreased by approximately 11 percent. During the 1980 to 1995 time period, resident population in the Town again increased by approximately 8 percent.

3. Households, or occupied housing units, in the Southeastern Wisconsin Region increased by 139,621, or about 26 percent, from 536,486 to 676,107 between 1970 to 1990. By contrast, households in Walworth County during the same period increased by 17,385, or about 90 percent, from 18,544 to 27,620. From 1970 to 1990, households in the Town increased by 45, or 20 percent, from 288 to 333, a lower rate than that of both the Region and Walworth County.
4. The average household size in the Southeastern Wisconsin Region was 2.62 persons in 1990, compared to 3.20 persons in 1970. In Walworth County, the average household size was 2.60

persons in 1990, compared to 3.16 persons in 1970. In the Town, the average household size was 3.05 persons in 1990, compared to 3.75 persons in 1970. Household size is expected to further decline to approximately 2.72 persons per household in the Town by 2010. The continued decline in household size will contribute to a need for additional housing units despite stabilizing population levels. Approximately 120 new housing units may be expected to be required within the Town from 1990 to 2010, increasing the total stock of such units from 333 units in 1990 to approximately 453 units in 2010.

5. From 1970 to 1990, jobs in the Southeastern Wisconsin Region increased from 748,900 to 990,300, or by approximately 32 percent; jobs in Walworth County increased from 24,500 to 37,100, or by approximately 52 percent; and jobs in the Town increased from 185 to 224, or by approximately 21 percent. Jobs in the Town are expected to increase to approximately 366 by 2010—a 63 percent increase.

## Chapter III

# NATURAL RESOURCE BASE INVENTORY AND ANALYSIS

The conservation and wise use of the natural resource base is vital to the physical, social, and economic development of any area and to the continued ability of the area to provide a pleasant and habitable environment for life. Uncontrolled or rapid urban development may be expected to subject the natural resource base of an area to substantial deterioration and destruction in the absence of sound planning and plan implementation. Consequently, a sound development plan for the Town of Sharon should identify areas which have concentrations of natural resources deserving of protection from intensive urban development. The plan should also identify areas having natural resource characteristics which could impose severe limitations on urban development.

This chapter, then, presents the results of an inventory and analysis of the natural resource base of the Town of Sharon. The principal elements of the natural resource base were defined as the following: (1) soils, (2) topography, (3) water resources, including rivers, streams and lakes, and their associated floodlands, (4) wetlands; (5) woodlands, and (6) wildlife habitat areas. Areas of the landscape which contain concentrations of these elements have been identified and termed "environmental corridors" by the Regional Planning Commission. The environmental corridors encompass those areas of Southeastern Wisconsin in which concentrations of recreational, aesthetic, ecological, and cultural resources occur, which, therefore, should be preserved and protected in essentially natural, open uses. The environmental corridors also frequently encompass what are termed "natural areas," as well as resource-based park and open space sites.

## SOILS

Soil properties exert a strong influence on the manner in which people use land. Soils are an irreplaceable resource; mounting pressures upon land are constantly making this resource more and more valuable. A need exists, therefore, in any planning effort to examine, not only how land and soils are currently used, but also how they can best be used and managed for future use. This requires a detailed soil survey which maps the geographic locations of various types of soils; identifies their physical,

chemical and biological properties; and interprets those properties for land use and public facilities planning.

A soil survey of the Southeastern Wisconsin Region was completed in 1965 by the U. S. Department of Agriculture, Soil Conservation Service, under contract to the Regional Planning Commission. The results of that survey are contained in SEWRPC Planning Report No. 8, *The Soils of Southeastern Wisconsin*, June 1966, and in five reports published by the Soil Conservation Service.<sup>1</sup> The soil survey data, particularly the interpretive data, have been maintained current by the Commission, the latest revision being dated December 1991. The surveys have provided sound, definitive data on the physical, chemical, and biological properties of the soils, including interpretations of the soil properties for purposes of planning, engineering, and agricultural and resource conservation.

The soils information presented herein constitutes an important consideration in the preparation of a land use plan for the Town of Sharon. Such information is essential for the proper analysis of existing land use patterns, alternative land use plan design and evaluation, and plan selection. Soil limitations for residential development, with and without public sanitary sewer service, are particularly important considerations in the preparation of any land use plan. Among the most important land uses influenced by soil properties are residential development using onsite sewage disposal systems and residential development with public sanitary sewer service.

### Soil Suitability for Urban Development Using Onsite Sewage Disposal Systems

At the time the regional soil survey was conducted in 1965, onsite treatment and disposal of domestic sewage primarily involved the use of conventional septic tank systems. Since that time, alternative onsite sewage disposal systems have been developed and approved by regulatory agencies for use under more limiting soil conditions than those for which the use of conventional

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<sup>1</sup>The Soil Conservation Service has since been renamed the Natural Resources Conservation Service.

systems would be acceptable. Chapter Comm 83 of the Wisconsin Administrative Code, which governs the siting and design of onsite sewage disposal systems, was also adopted after the completion of the regional soil survey.

As part of the year 2010 regional land use planning effort, the Regional Planning Commission reviewed and, as necessary, revised the soil classifications developed under the 1965 soil survey to reflect current technology and regulatory practice. Soil classifications were developed to reflect suitability for conventional onsite sewage disposal systems, and for the most common alternative onsite sewage disposal system—the mound system—in accordance with the soil and site specifications set forth in Comm 83. The revised classifications were based upon the soil characteristics as provided by the detailed soil survey as well as by actual field experience of county and State technicians responsible for overseeing the location and design of such systems. The most significant soil properties related to the use of onsite sewage disposal systems include depth to bedrock, depth to water table, permeability, presence of coarse-textured sands and gravels, flooding hazard, and slope.

Maps 5 and 6 show the suitability of soils in the Town of Sharon study area for the use of onsite sewage disposal systems based on State requirements. Specifically, Map 5 shows the suitability of soils in the study area for use of conventional onsite systems; Map 6 shows the suitability of soils for use of mound systems. Areas shown as “suitable” on these maps are areas covered by soils which have a high probability of meeting State requirements for the applicable onsite system. Areas shown as “unsuitable” depict areas covered by soils which have a high probability of not meeting State requirements for the applicable onsite system. Areas shown as “undetermined” include soils which span the range from unsuitable to suitable for characteristics affecting the operation of onsite systems, so that no classification can be assigned. For instance, such soils may exhibit a wide range of slopes or a wide range of percolation rates. Areas shown as “Other” are disturbed areas, such as quarries and gravel pits, for which no interpretive data are available.

It should be recognized that Maps 5 and 6 are intended to illustrate the overall pattern of soil suitability within the Town of Sharon for the use of onsite systems. Detailed site investigations based on the requirements of Chapter Comm 83 are necessary to determine if the soils on a specific parcel of land are suitable for development proposed to be served by onsite sewage disposal systems.

Map 5 indicates that approximately 10 square miles, or about 28 percent of the total area of the Town, are covered by soils which are unsuitable for the use of conventional onsite sewage disposal systems. These soils are distributed relatively uniformly throughout the study area, but occur primarily in low-lying areas. Areas covered by soils suitable for the use of conventional onsite systems, also shown on Map 5, encompass approximately 12.5 square miles, or about 35 percent of the total area of the Town. Areas of such suitable soils are concentrated in the western portion of the Town. Approximately 13 square miles, or about 36 percent of the total area of the Town, are covered by soils whose suitability or unsuitability for the use of conventional onsite systems cannot be determined without onsite investigation. Approximately 0.2 square miles, or less than 1 percent of the total area of the Town, is covered by soils which have been classified as “Other.”

The general pattern of soil suitability for the use of mound sewage disposal systems is shown on Map 6. Approximately 10 square miles, or about 28 percent of the total area of the Town, are covered by soils which are unsuitable for the use of mound sewage disposal systems. Soils identified as suitable for the use of mound systems encompass approximately 25 square miles, or about 71 percent of the total area of the Town. Approximately 0.3 square miles, or less than 1 percent of the total area of the Town, are covered by soils whose suitability or unsuitability for the use of mound systems cannot be determined without onsite investigation. As already noted, approximately 0.2 square miles, or less than 1 percent of the total area of the Town, is covered by soils which have been classified as “Other.”

In general, areas covered by soils which are unsuitable for the use of both conventional and mound sewage disposal systems should not be considered for urban development unless public sanitary sewers are provided.

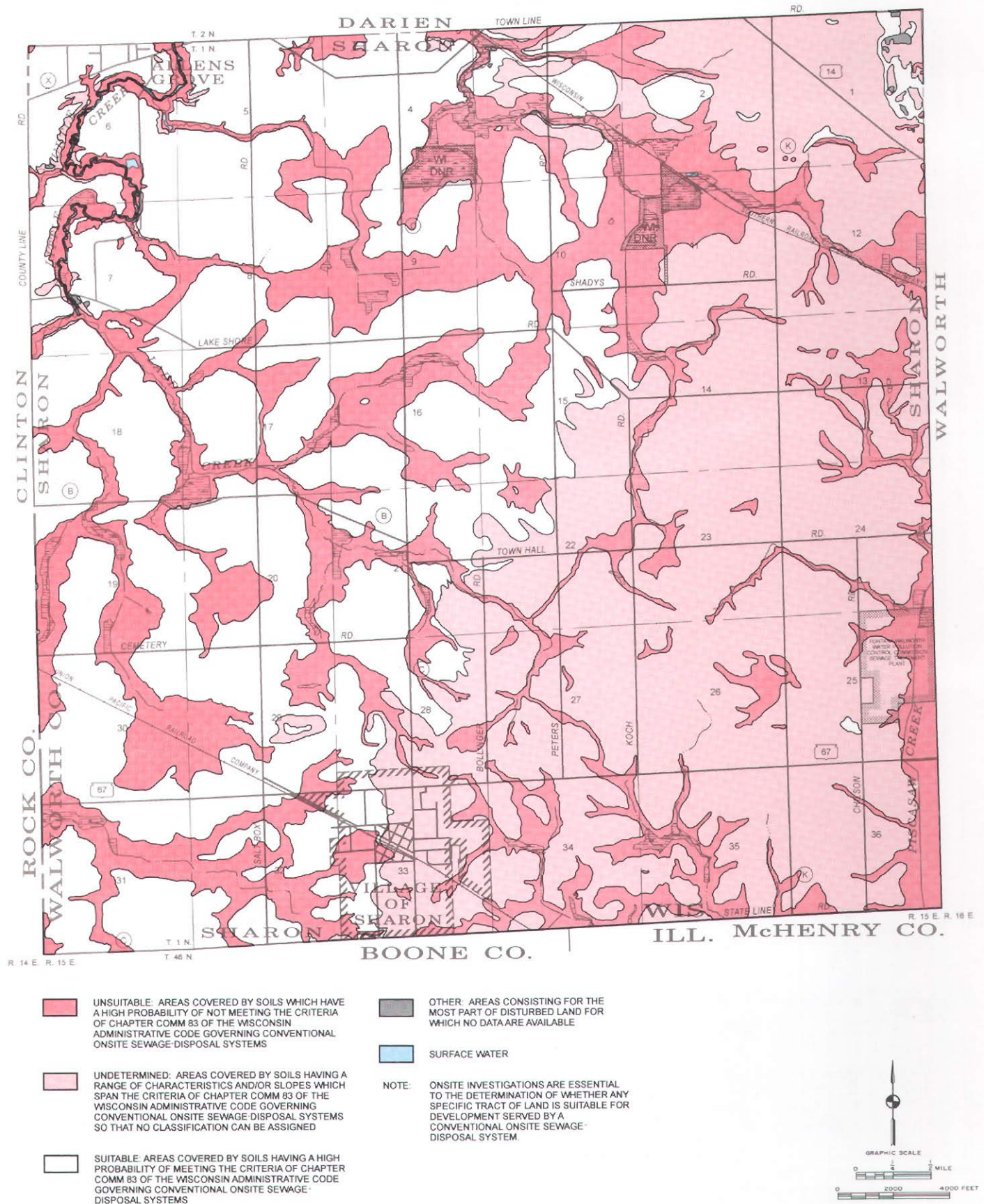
#### **Soil Suitability for Urban Development with Public Sanitary Sewer Service**

Map 7 shows the areas of the Town of Sharon study area covered by soils with severe limitations for urban development served by public sanitary sewer facilities. Severe limitations are due to such soil properties as high water tables, erosive slopes, low bearing capacity, high shrink-swell potential, and frost heave potential. These soils are found throughout the study area, but primarily in association with streams, floodlands, wetlands, and other lowlying areas



Map 5

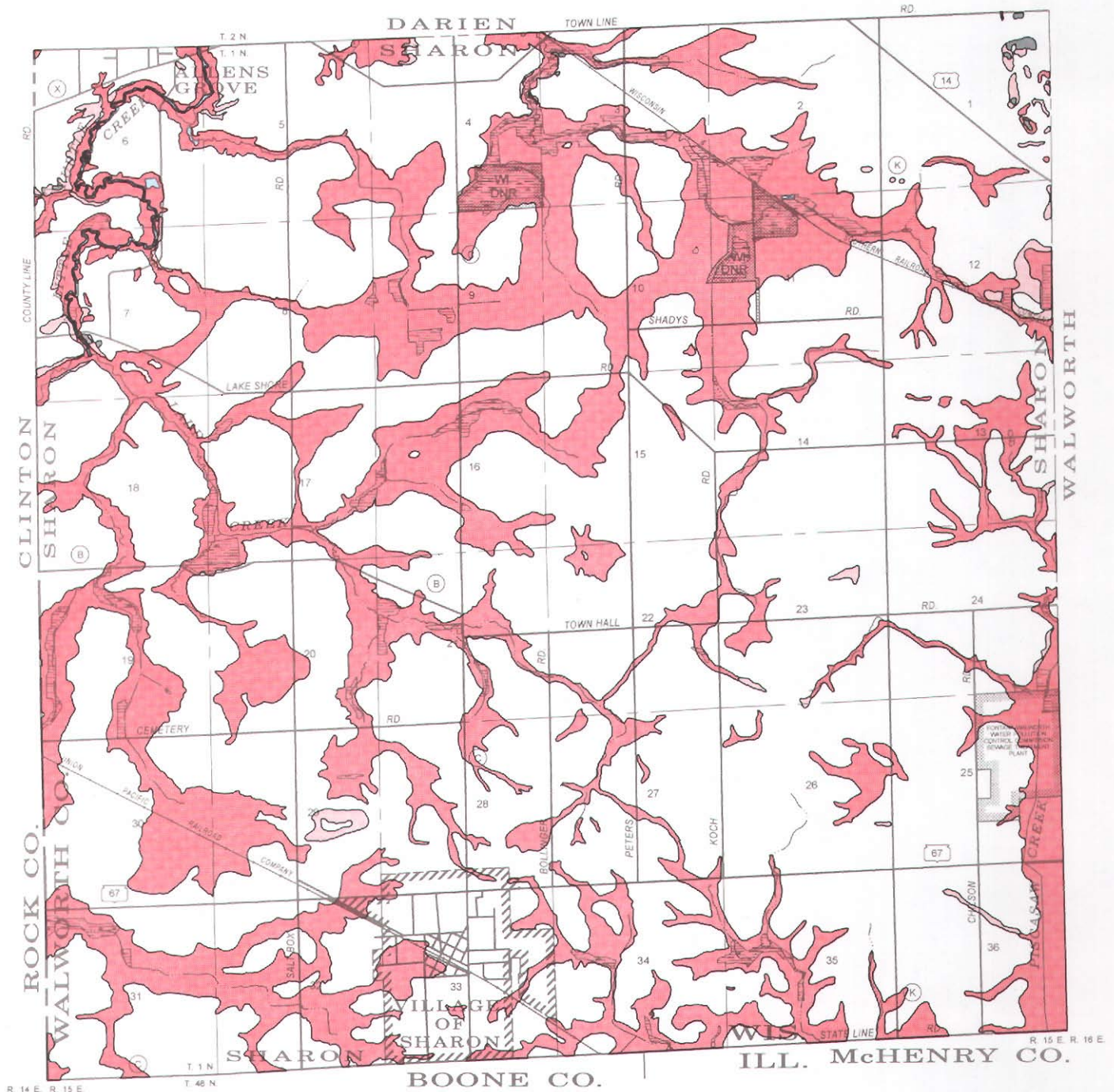
**SUITABILITY OF SOILS FOR CONVENTIONAL ONSITE  
SEWAGE-DISPOSAL SYSTEMS IN THE TOWN OF SHARON STUDY AREA**





Map 6

SUITABILITY OF SOILS FOR MOUND SEWAGE-DISPOSAL  
SYSTEMS IN THE TOWN OF SHARON STUDY AREA



UNSUITABLE: AREAS COVERED BY SOILS WHICH HAVE A HIGH PROBABILITY OF NOT MEETING THE CRITERIA OF CHAPTER COMM 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE-DISPOSAL SYSTEMS

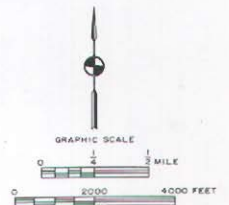
UNDETERMINED: AREAS COVERED BY SOILS HAVING A RANGE OF CHARACTERISTICS AND/OR SLOPES WHICH SPAN THE CRITERIA OF CHAPTER COMM 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE-DISPOSAL SYSTEMS SO THAT NO CLASSIFICATION CAN BE ASSIGNED

SUITABLE: AREAS COVERED BY SOILS HAVING A HIGH PROBABILITY OF MEETING THE CRITERIA OF CHAPTER COMM 83 OF THE WISCONSIN ADMINISTRATIVE CODE GOVERNING MOUND SEWAGE-DISPOSAL SYSTEMS

OTHER: AREAS CONSISTING FOR THE MOST PART OF DISTURBED LAND FOR WHICH NO DATA ARE AVAILABLE

SURFACE WATER

NOTE: ONSITE INVESTIGATIONS ARE ESSENTIAL TO THE DETERMINATION OF WHETHER ANY SPECIFIC TRACT OF LAND IS SUITABLE FOR DEVELOPMENT SERVED BY A MOUND SEWAGE DISPOSAL SYSTEM



The development of these areas for residential use requires particularly careful planning and above average design and management to overcome the soil limitations; such development may be expected to be more costly and difficult than in areas covered by more suitable soils.

Map 7 indicates that approximately 10 square miles, or about 28 percent of the total area of the Town, are covered by soils which have severe limitations for urban development served by public sanitary sewer facilities. Approximately 25 square miles, or about 71 percent of the total area of the Town, have moderate or slight soil limitations. As already noted, approximately 0.2 square mile, or less than 1 percent of the area, is covered by soils which have been classified as "Other."

#### **Soils Well Suited for Agricultural Use**

A soil classification system prepared by the U. S. Natural Resources Conservation Service classifies the agricultural capability of specific soil groupings on the basis of their general suitability for most kinds of farming. These groupings are based on the limitations of the soils, the risk of damage when used, and the way the soils respond to treatment. Table 13 provides a qualitative description of each soil capability class. As shown in Table 13, Class I soils have few limitations, the widest range of use, and the least risk of damage when used. The soils in the other classes have progressively greater natural limitations. Class VIII soils are so rough, shallow, or otherwise limited, that they do not produce economically worthwhile yields of crops, forage, or wood products.

Approximately 29 square miles, or about 82 percent of the Town, are covered by soil groupings identified as Class I and II—soils best suited for agricultural production. An additional approximated four acres, if well drained, may be classified as Class I and II soils. Map 8 delineates the agricultural capability class of all soil groupings in the Town of Sharon study area.

#### **Soils Well Suited as a Source for Sand and Gravel**

Sand and gravel deposits are an important economic resource which should be taken into careful consideration whenever land is being considered for development. The regional soil survey provides an indication of the location of potential commercially workable sand and gravel deposits. The regional soil survey rates soil mapping units as "probable" and "improbable" sources of sand and gravel. The rating is intended only to show the probability of this presence of material of suitable quality in workable quantities. Approximately 3.5 square miles, or about 10 percent of the total area of the Town, are covered by soil mapping units which have been identified as

probable sources of sand and gravel. As shown on Map 9, these areas occur primarily in the northeast portion of the Town, with additional smaller deposits located in the northwest and southeast portion of the Town.

## **TOPOGRAPHY**

The topography in the Town is dictated by the configuration of the underlying bedrock geology and the overlying glacial deposits across the landscape. The Town's topography is characterized by a gently rolling terrain with slopes, generally, no greater than 12 percent.

Slope is an important determinant of the land uses practicable on a given parcel of land. Lands with steep slopes are generally poorly suited for urban development as well as for most agricultural purposes and, therefore, should be maintained in natural cover for erosion control. Lands with less severe slopes may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed rural estate-density residential areas. Lands which are gently sloping or nearly level are best suited for agricultural production and for high-density residential, industrial, or commercial uses. It should also be noted that slope is directly related to water runoff and erosion hazards; therefore, the type and extent of both urban and rural land uses should be carefully adjusted to the slope of the land. In general, slopes of 12 percent or more should be considered unsuitable for urban development and most types of agricultural land uses and should thus be maintained in essentially natural, open uses.

## **WATER RESOURCES**

#### **Watersheds and Subwatersheds**

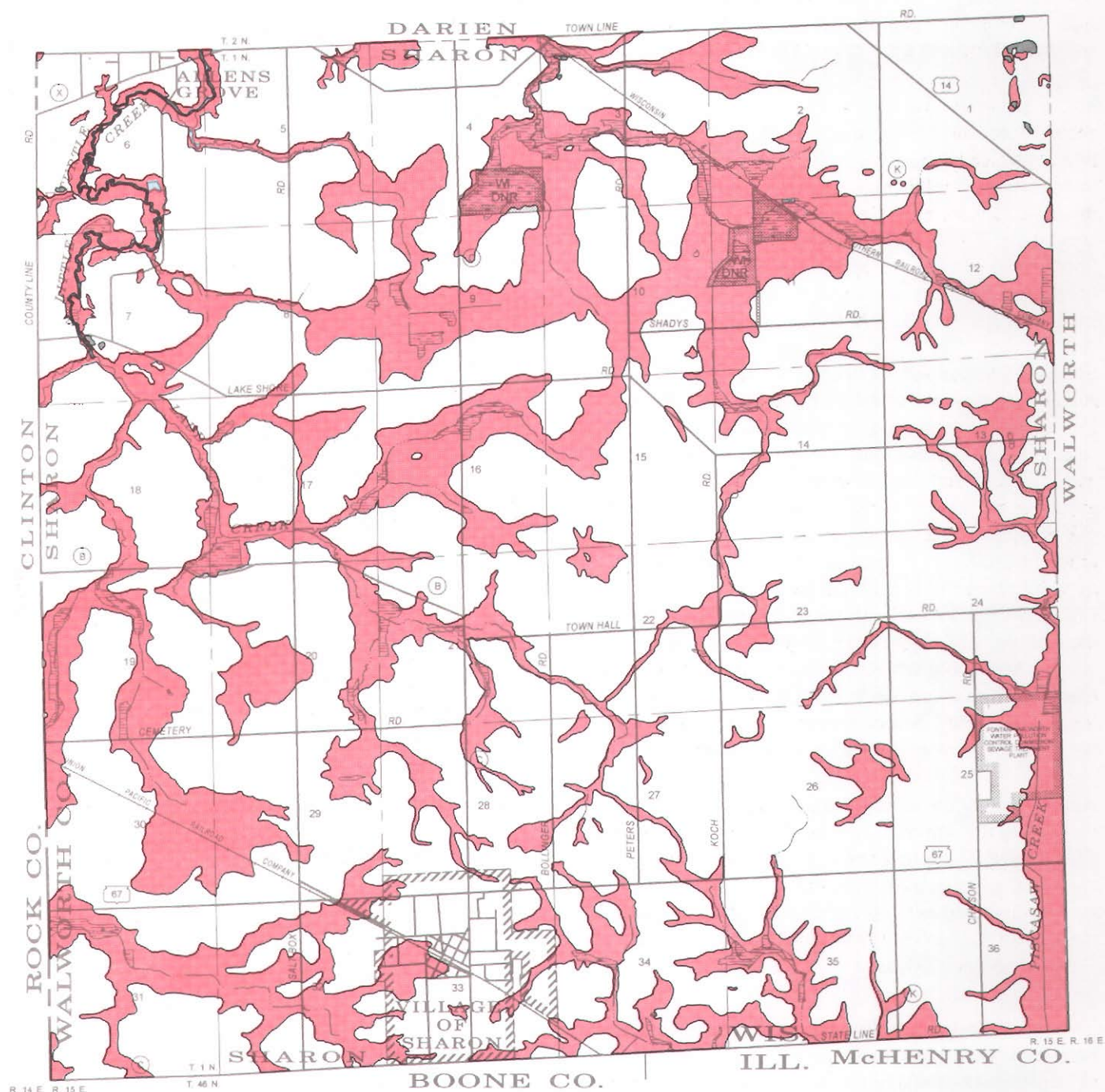
A watershed is defined as a geographic area of overland drainage which contributes surface water runoff to the flow of a particular stream or watercourse. Land treatment measures, soil and water management practices, and land use over the entire watershed, as well as all related water resource problems, all play a major role in the vitality of a watershed.

As indicated on Map 10, the Town of Sharon lies within the Rock River watershed which, in turn, is a part of the larger Mississippi River drainage system. The Rock River watershed within the Town can be divided into the following three subwatersheds: the Little Turtle Creek, the Piscasaw Creek, and the Warner Creek subwatersheds. The location of the subwatersheds and the principal subbasins within the subwatersheds are also shown on Map 10.

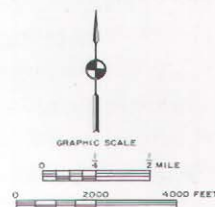


Map 7

**SUITABILITY OF SOILS FOR RESIDENTIAL DEVELOPMENT SERVED  
BY PUBLIC SANITARY-SEWER SERVICE IN THE TOWN OF SHARON STUDY AREA**



- AREAS COVERED BY SOILS WHICH HAVE SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH PUBLIC SANITARY-SEWER SERVICE
- AREAS COVERED BY SOILS HAVING SLIGHT OR MODERATE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH PUBLIC SANITARY-SEWER SERVICE
- UNCLASSIFIED SOILS
- SURFACE WATER



Source: U. S. Natural Resources Conservation Service and SEWRPC.

Table 13

## AGRICULTURAL SOIL CAPABILITY CLASSES

Class	Qualitative Description
I	Soils have few limitations that restrict their use
II	Soils have some limitations that reduce the choice of plants or require moderate conservation practices
III	Soils have moderate or severe limitations that reduce the choice of plants, require special conservation practices, or both
IV	Soils have very severe limitations that restrict the choice of plants, require careful management, or both
V	Soils are subject to little or no erosion but have other limitations, impractical to remove, that limit their use largely to pasture, range, woodland, or wildlife food and cover
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture or range, woodland, or wildlife food and cover
VII	Soils have severe limitations that make them unsuited to cultivation and that restrict their use largely to grazing, woodland, or wildlife
VIII	Soils and landforms have limitations that preclude their use for commercial plant production and restrict their use to recreation, wildlife, water supply, or to aesthetic purposes

Source: U. S. Department of Agriculture, Natural Resources Conservation Service.

### Surface Water Resources

Surface water resources, consisting of streams, lakes, and associated floodlands, form a particularly important element of the natural resource base. Surface water resources influence the physical development, provide recreational opportunities, and enhance the aesthetic quality of the planning area. Lakes and streams constitute a focal point for water-related recreational activities; provide an attractive setting for residential development; and, when viewed in the context of open space areas, greatly enhance the aesthetic quality of the environment. Lakes and streams are readily susceptible to degradation through improper land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, from malfunctioning and improperly located onsite sewage disposal systems; from sanitary sewer overflows; urban runoff, including runoff from construction sites; and careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riparian areas in combination with the filling of peripheral wetlands, which removes valuable nutrient and sediment traps while adding nutrient and sediment sources. Surface water resources in the Town are shown on Map 11, and are described in more detail in

the following paragraphs. In 1995, surface waters covered approximately 38 acres, or less than 1 percent of the total area of the Town.

### Streams

Streams are classified as either perennial or intermittent. Perennial streams are defined as watercourses which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Intermittent streams are defined as watercourses which do not maintain a continuous flow throughout the year. The streams located in the Town are identified on Map 11.

### Floodlands

The floodlands of a stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, the stream channel. For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the stream channel, subject to inundation by the 100-year recurrence interval flood event. Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but also because of the presence of high water tables and, generally, of soils poorly suited to urban uses. The floodland areas, however, generally contain important elements of the natural resource base, such as high-value woodlands, wetlands, and wildlife habitat and, therefore, constitute prime locations for parks and open space areas. Every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, while encouraging compatible park and open space uses. The approximated location and extent of delineated floodlands in the Town are shown on Map 11.<sup>2</sup> These floodlands are regulated by Walworth County under State-mandated, County-wide floodland and shoreland zoning. In 1995, approximately 1.2 square miles, or about 4 percent of the total area of the Town, were located within the 100-year recurrence interval flood hazard areas.

### Groundwater Resources

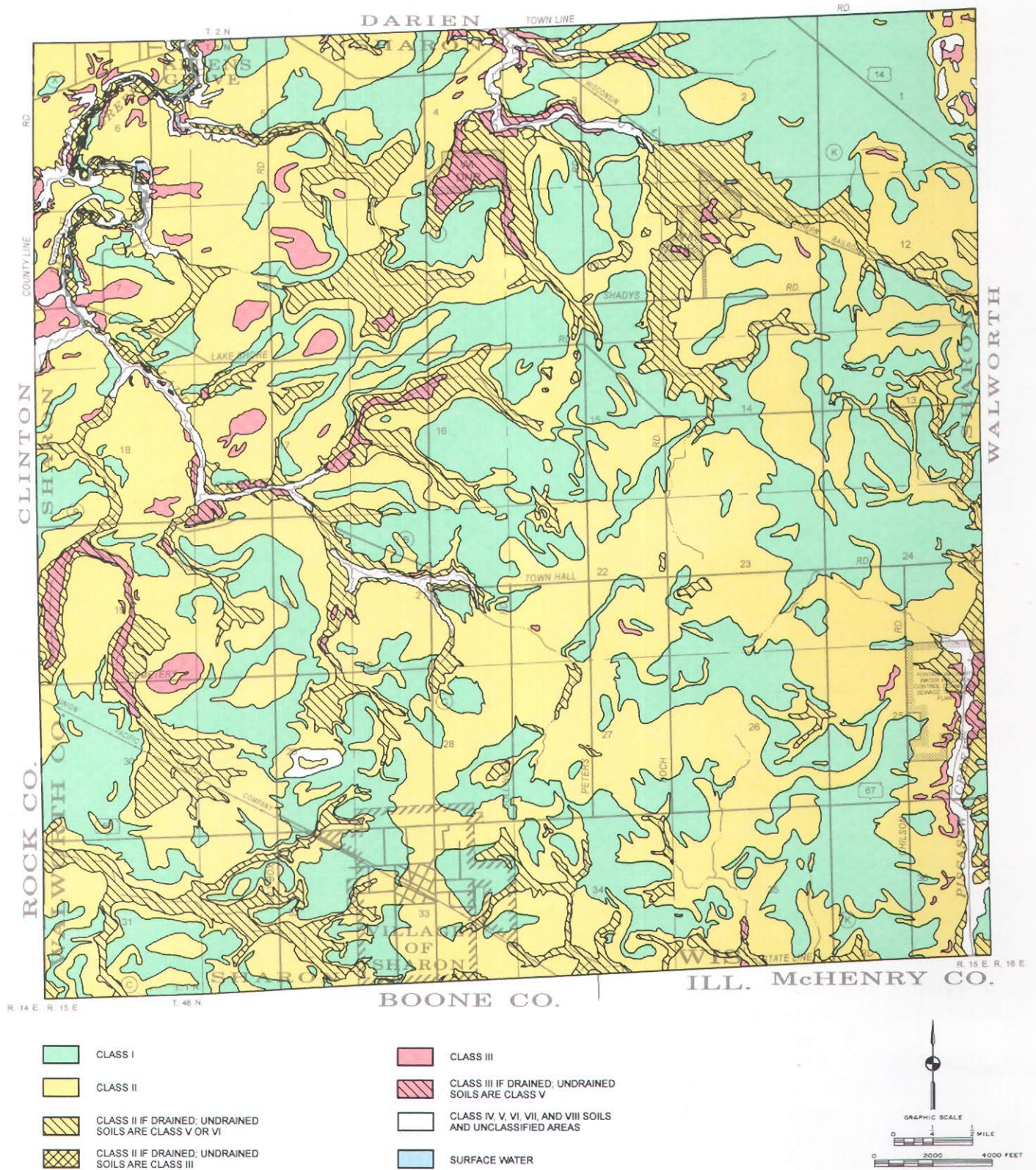
Groundwater resources constitute an extremely valuable element of the natural resource base. The groundwater reservoir not only sustains lake levels and provides the base flow of streams, but comprises a major source of water supply for farms, homes, business, and industry. Like surface water, groundwater is susceptible to depletion in quantity and to deterioration in quality. An important consideration in land use and public facility

<sup>2</sup>The floodland approximations are derived from the Federal Emergency Management Agency, Flood Insurance Study of Walworth County, Wisconsin, February 1983.



Map 8

AGRICULTURAL CAPABILITY CLASS OF SOILS IN THE TOWN OF SHARON STUDY AREA



Source: U. S. Natural Resources Conservation Service and SEWRPC.

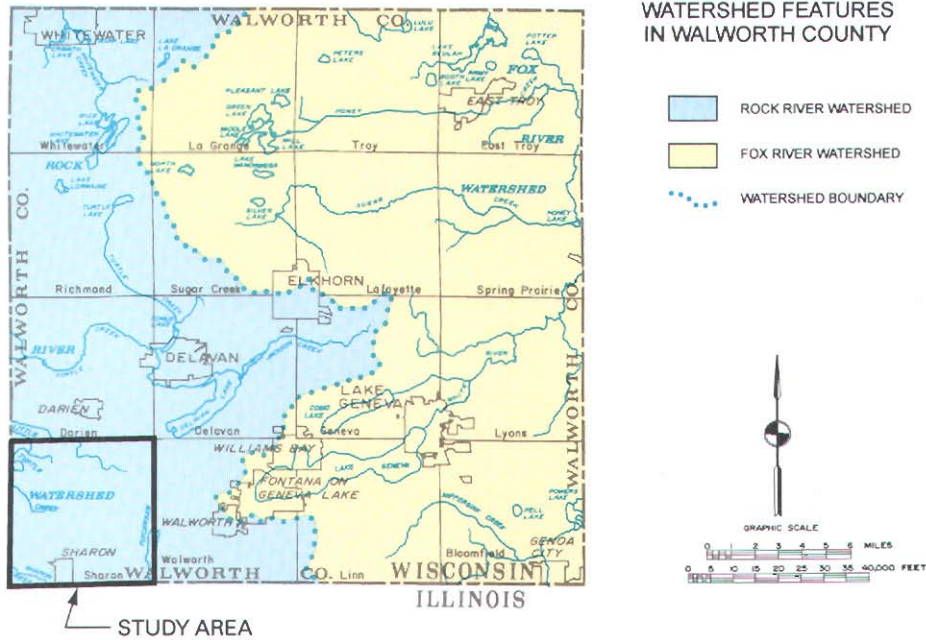


## POTENTIAL SAND AND GRAVEL DEPOSITS IN THE TOWN OF SHARON STUDY AREA

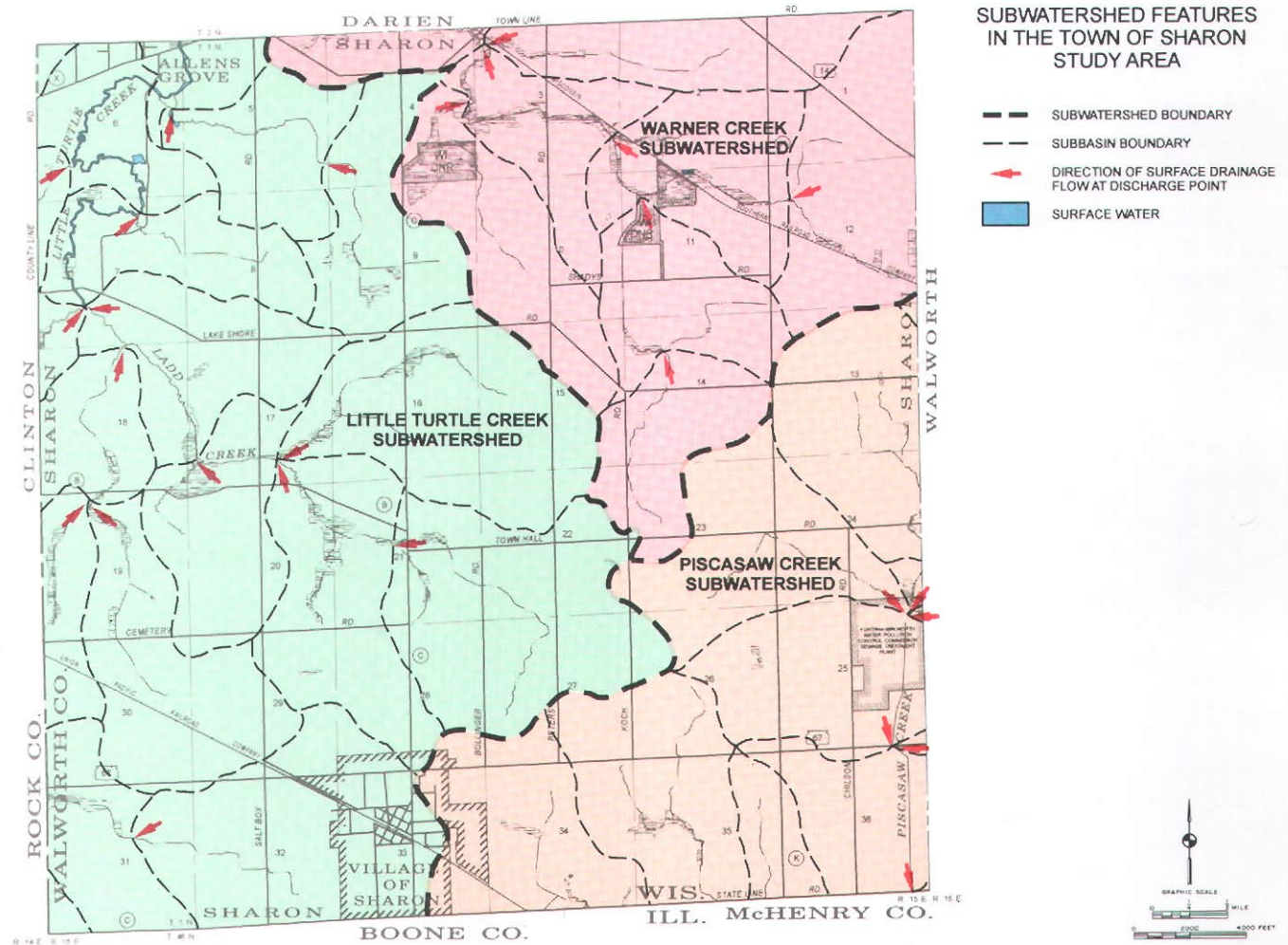


Map 10

# WATERSHED AND SUBWATERSHED FEATURES IN WALWORTH COUNTY



## SUBWATERSHED FEATURES IN THE TOWN OF SHARON STUDY AREA



Source: SEWRPC.



## SURFACE WATER, WETLANDS, AND FLOODLANDS IN THE TOWN OF SHARON STUDY AREA



development, therefore, is the protection of the quantity and quality of this valuable resource.

The quantity of groundwater in the Town is highly dependant upon the amount of precipitation and snow-melt experienced. Between one and 10 inches of precipitation and snowmelt infiltrate and recharge the groundwater reservoir of Walworth County annually. The quality of groundwater throughout Walworth County is generally good.

## **WETLANDS**

Wetlands are defined as areas which are inundated or saturated by surface or groundwater at a frequency, and with a duration, sufficient to support, and which under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas.

Wetlands are generally unsuited or poorly suited for most agricultural or urban development purposes. Wetlands, however, have important recreational and ecological values. Wetlands contribute to flood control and water quality enhancement, since such areas naturally serve to store excess runoff temporarily, thereby tending to reduce peak flows and to trap sediments, nutrients, and other water pollutants. Additional important natural functions of wetlands, which make them particularly valuable resources, include the provision of breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of wildlife. In view of the important natural functions of wetland areas, continued efforts should be made to protect these areas by discouraging wetland draining, filling, and urbanization, which can be costly in both monetary and environmental terms. As shown on Map 11, wetlands, including lowland pasture areas, covered approximately 1.1 square miles, or about 3 percent, of the total area of the Town in 1995.

## **WOODLANDS**

Woodlands are defined as those upland areas one acre or more in size with 17 or more deciduous trees per acre, each measuring at least four inches in diameter at breast height, and having 50 percent or more tree canopy coverage. Coniferous tree plantations and reforestation projects are also classified as woodlands. Woodlands have value beyond any monetary return for forest products. Under good management woodlands can serve a variety of beneficial functions. In addition to contributing

to clean air and water, and regulating runoff of surface water, the maintenance of woodlands within the Town can contribute to the maintenance of a diversity of plant and animal life. Existing woodlands in the Town, which required a century or more to develop, can be destroyed through mismanagement in a relatively short time. The deforestation of hillsides contributes to rapid storm water runoff, the siltation of lakes and streams, and the destruction of wildlife habitat.

Woodlands, as shown on Map 12, occur in small scattered pockets throughout the Town. In 1995, upland wooded areas covered approximately 0.7 square mile, or about 2 percent, of the total area of the Town. These woodlands should be maintained for their scenic, wildlife habitat, open space, educational, recreational, and air and water quality protection values.

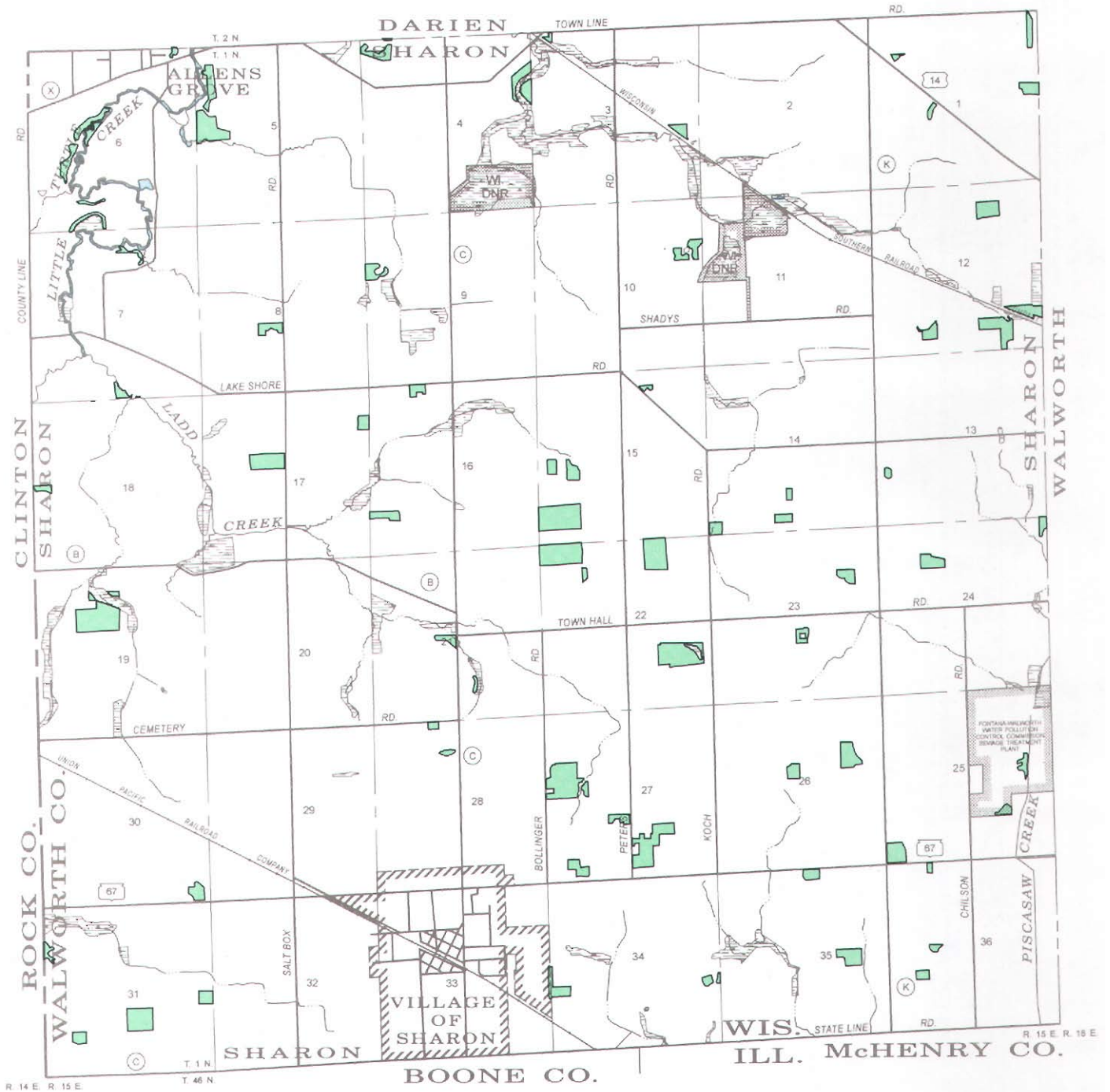
## **WILDLIFE HABITAT**

Wildlife in the Town of Sharon includes species such as rabbit, squirrel, fox, raccoon, whitetail deer, and pheasant, as well as various waterfowl. The wildlife habitat areas provide valuable recreation opportunities and constitute an invaluable aesthetic asset to the Town. The spectrum of wildlife species originally present in the Town has, along with the habitat, undergone tremendous alterations since settlement by Europeans and the subsequent clearing of forests and draining of wetlands for agricultural purposes. Modern day practices which affect wildlife and wildlife habitat include the excessive use of fertilizers and pesticides, road salting, heavy traffic which produces disruptive noise levels and damaging air pollution, and the introduction of domestic animals. It is therefore important to protect and preserve remaining wildlife habitat in the Town.

In 1985, the Regional Planning Commission and the Wisconsin Department of Natural Resources cooperatively conducted an inventory of the Region's wildlife habitats. The results of that inventory, as it pertains to the Town, are shown on Map 13. The inventory identified and delineated the following three classes of wildlife habitat: (1) Class I, defined as wildlife habitat areas containing good diversity of wildlife, large enough to provide all of the habitat requirements for each species, generally located near other wildlife habitat areas, (2) Class II, defined as wildlife areas lacking one of the three criteria necessary for a Class I designation, and (3) Class III, defined as wildlife habitat areas which are generally remnant in nature and lack two of the three criteria needed for Class I designation.

Map 12

WOODLANDS IN THE TOWN OF SHARON STUDY AREA: 1995



Source: SEWRPC.



## WILDLIFE HABITAT AREAS AND NATURAL AREAS IN THE TOWN OF SHARON STUDY AREA



As shown on Map 13, wildlife habitat areas in the Town generally occur in association with existing surface water, wetland, and woodland resources; they covered approximately three square miles, or about 8 percent of the total area of the Town. Of this area, approximately 0.5 square miles, or about 17 percent, were rated as Class I; approximately 0.6 square mile, or about 21 percent were rated as Class II; and the remaining approximately 1.9 square miles, or about 62 percent, were rated as Class III. The Class I wildlife habitat areas should be maintained in essentially natural, open uses.

## NATURAL AREAS

Natural areas are defined as tracts of land or water so little modified by human activities that they contain intact native plant and animal communities believed to be representative of the pre-European settlement landscape. Based on the current condition of each natural area, each site was classified into one of the following three categories: natural area of statewide or greater significance, natural areas of countywide or regional significance, and natural areas of local significance. Classification of an area into one of the three categories is based upon consideration of the diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance from human activities such as logging, grazing, water level changes, and pollution; the commonness of the plant and animal communities present; unique natural features within the area; the size of the area; and the area's educational value.

A comprehensive inventory of natural area sites in the Southeastern Wisconsin Region was completed by the Regional Planning Commission in 1994. A protection and management plan for known natural areas and critical species habitat within the Region is set forth in SEWRPC Planning Report No. 42, *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997. As shown on Map 13, only one natural area was identified in the Town. Located in U. S. Public Land Survey Sections 29 and 30, the Salt Box Road Railroad Prairie, a natural area of local significance, encompassed approximately 12 acres, or less than 1 percent of the total area of the Town.

## ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

As defined by the Regional Planning Commission, environmental corridors are elongated areas in the landscape

which encompass concentrations of ecological, recreational, aesthetic, and cultural resources. Such areas generally include one or more of the natural resource base elements previously discussed in this chapter.

Map 14 shows the location and extent of environmental corridors and other environmentally significant areas, termed "isolated natural resource areas," within the Town.<sup>3</sup> These essentially linear corridors represent a composite of the best remaining elements of the natural resource base in the Town and have immeasurable environmental and recreational value. Preservation of the primary environmental corridors and careful consideration of preserving secondary environmental corridors and isolated natural resource areas in an essentially open, natural state, will serve to maintain a high level of environmental quality in the area, protect the natural beauty of the area, and provide valuable recreational opportunities.

### Primary Environmental Corridors

Primary environmental corridors are by definition at least 400 total acres, two miles in length, and 200 feet in width. These corridors include the best remaining woodlands, wetlands, and wildlife habitats in the Town. In 1995, approximately 21 acres, or less than 1 percent of the total area of the Town, consisted of primary environmental corridor located in the southwest corner of the Town and shown on Map 14. The protection of primary environmental corridors from intrusion by incompatible rural and urban uses, and thereby from degradation and destruction, should be one of the principal objectives of a local development plan.

### Secondary Environmental Corridors

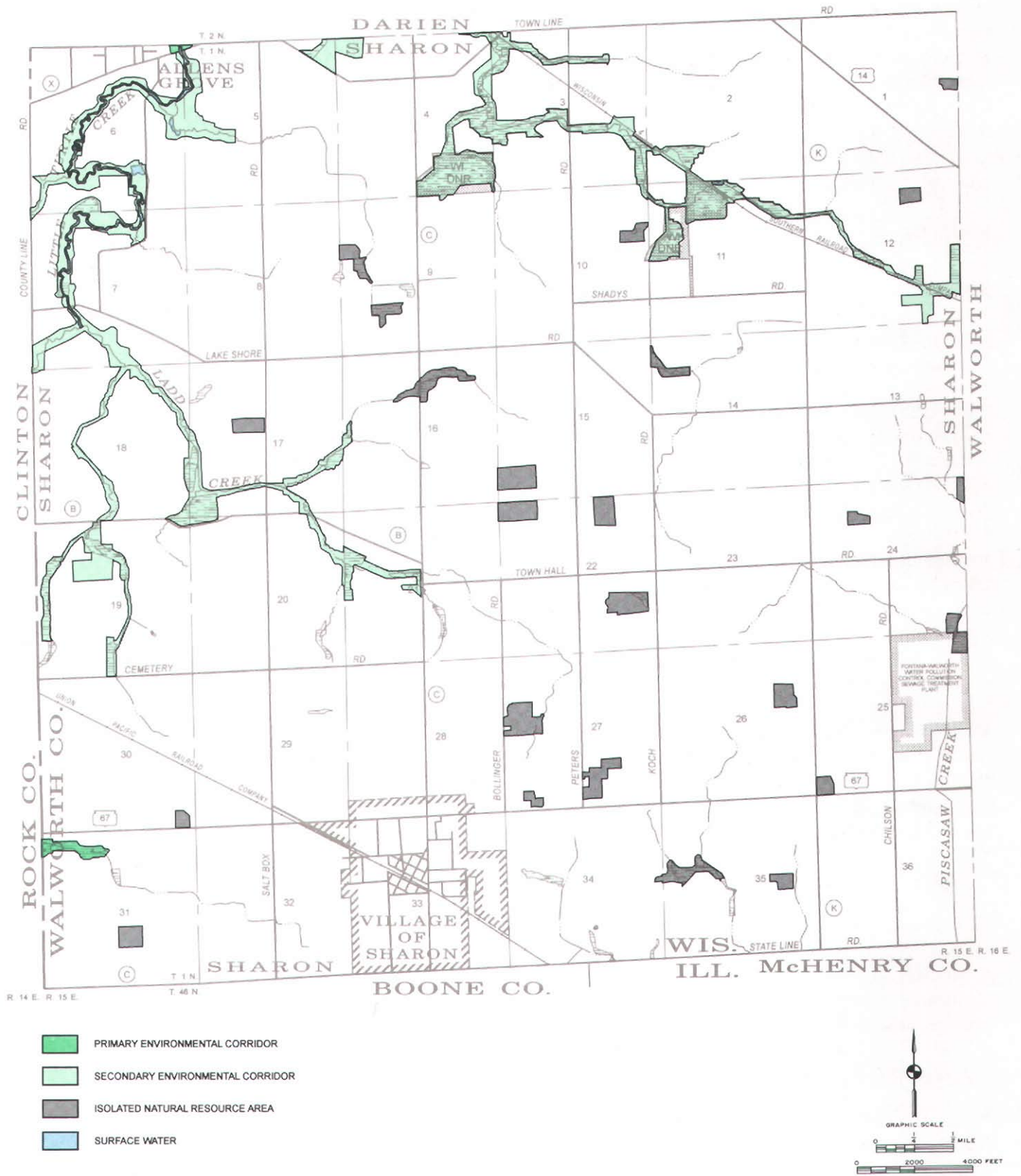
While secondary corridors may have many of the same qualities as primary corridors, they are much smaller in size. Such corridors are by definition at least 100 total acres and one mile in length. In 1995, approximately 1.6 square miles, or about 5 percent of the total area of the Town, consisted of secondary environmental corridors. As shown on Map 14, these corridors lie generally along intermittent streams. Secondary corridors often contain remnant resources from former primary environmental corridors which have been developed for intensive agricultural purposes. Secondary corridors facilitate drainage

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<sup>3</sup>A description of the process of refining the delineation of environmental corridors in southeastern Wisconsin is presented in SEWRPC Technical Record, Vol. 4, No. 2, pages 1 through 21.

Map 14

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL  
RESOURCE AREAS IN THE TOWN OF SHARON STUDY AREA: 1995



Source: SEWRPC.

of surface water, maintain "clusters" of natural resource features, and provide for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species. Such corridors should be preserved in essentially open natural uses as development proceeds within the Town, particularly when the opportunity is presented to incorporate such corridors into stormwater detention areas, associated drainageways, and recreational or open space uses.

### **Isolated Natural Resource Areas**

In addition to the primary and secondary environmental corridors, other, small concentrations of natural resource base elements exist within the Town. These resource base elements are isolated from the environmental corridors by urban development or agricultural uses and, although separated from the environmental corridor network, may have important residual natural values. As shown on Map 14, most isolated natural resource areas in the Town consisted of small pockets of woodlands larger than five acres.

Isolated natural features may provide the only available wildlife habitat in an area, provide good locations for local parks and nature areas, and lend aesthetic character and natural diversity to an area. In 1995, these areas approximated 0.5 square mile, or about 1 percent of the total area of the Town.

## **RESOURCE-RELATED ELEMENTS**

Park and open space sites, while not strictly defined as part of the natural resource base, are closely linked to the underlying natural resource base. Park and open space sites may be enhanced by the presence of natural resource features; conversely, the commitment of land to parks and open space contributes to the preservation of existing resource features.

### **Existing Outdoor Recreation and Open Space Sites**

An inventory of park and open space sites and outdoor recreational facilities in the Town study area indicates that, in 1995, there were 5 such sites encompassing approximately 155 acres, or less than 1 percent of the study area. Park and open space sites in the study area are shown on Map 15 and include two sites in the Village of Sharon and three sites in the Town. Two of the sites in the Town are owned by the Wisconsin Department of Natural Resources and the third site is Union Park, owned by the Town and located in the Allen's Grove area in the northwest portion of the Town.

## **Scenic Overlooks**

Scenic overlooks are defined as areas which provide a panoramic or picturesque view. There are two important components of a scenic overlook: the picturesque view itself, which usually consists of a diversity of natural or cultural features, and the vantage point or viewpoint from which the scene and its features are observed. In identifying the scenic overlooks in the Town of Sharon, the following three basic criteria were applied: 1) a variety of features to be viewed should exist harmoniously in a natural or rural landscape, 2) there should be a dominant or particularly interesting feature, such as a river or lake, which serves as a focal point of the picturesque view, and 3) the viewpoint should permit an unobstructed observation area from which a variety of natural features can be seen.

An inventory of scenic overlooks meeting these criteria was conducted. Using the best available topographic maps, all areas with a relief greater than 30 feet and a slope of 12 percent or greater were identified. Areas of steep slope with a ridge of at least 200 feet in length and a view of at least three features, including surface water, wetlands, woodlands, or agricultural lands within approximately one-half mile of the ridge, were identified as scenic overlooks. As shown on Map 15, the Town of Sharon boasted nine scenic overlooks.

## **SUMMARY**

This chapter has presented the results of an inventory and analysis of the natural resource base of the Town. The major findings may be summarized as follows:

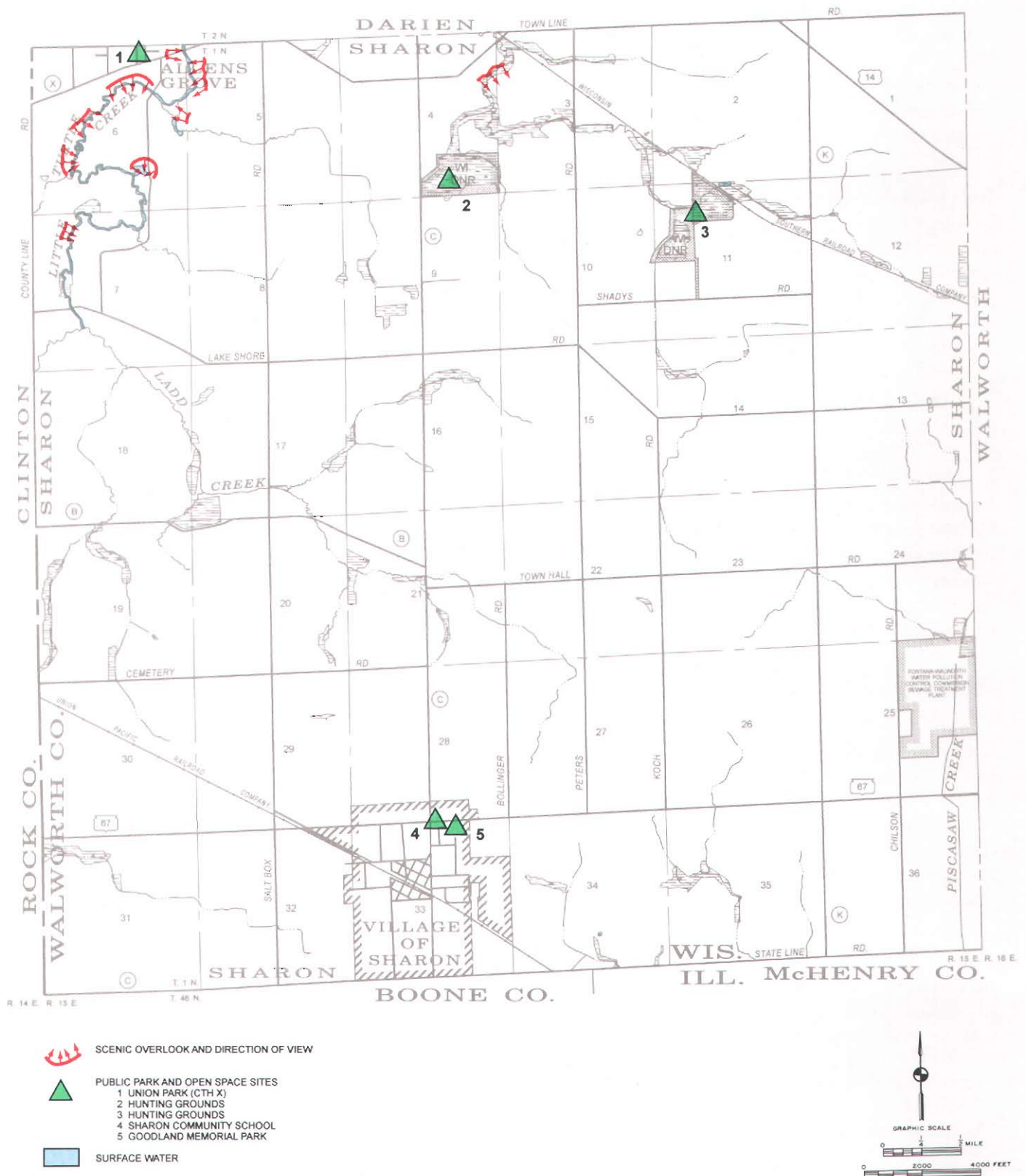
1. Soil limitations for various urban and nonurban uses are an important consideration in any sound land use planning effort. Detailed soil survey data indicate that approximately 12.5 square miles, or about 35 percent of the total area of the Town, are covered by soils classified as suitable for development served by conventional onsite sewage disposal systems; approximately 10 square miles, or about 28 percent, are classified as unsuitable for such systems; and an additional approximately 13 square miles, or about 36 percent, are covered by soils of undetermined suitability, requiring onsite inspection to resolve their suitability.

With respect to development served by mound sewage disposal systems, the soil survey data indicates that approximately 25 square miles, or about 71 percent of the total area of the Town, are covered by soils classified as suitable for such



Map 15

**PARK AND OPEN SPACE SITES AND SCENIC OVERLOOKS  
IN THE TOWN OF SHARON STUDY AREA: 1995**



Source: Town of Sharon, Village of Sharon, and SEWRPC.

systems; approximately 10 square miles, or about 28 percent, are classified as unsuitable for such systems; and an additional approximately 0.3 square mile, or less than 1 percent, are covered by soils of undetermined suitability, requiring onsite inspection to resolve.

With respect to development served by public sanitary sewer service, approximately 25 square miles, or about 71 percent of the total area of the Town, are covered by soils which have only moderate or slight limitations for such systems.

2. Approximately 29 square miles, or about 82 percent of the Town, are covered by Class I and II soils—those soils best suited for agricultural production.
3. Approximately 3.5 square miles, or about 10 percent of the Town, are covered by soils identified as probable sources of sand and gravel. These areas occur primarily in the northeast portion of the Town, with additional smaller deposits located in the northwest and southeast portions of the Town.
4. The Town is located within the Rock River watershed, a part of the Mississippi River drainage system. The major surface water resources in the Town include Little Turtle Creek, Piscasaw Creek, and Warner Creek. These surface waters cover approximately 38 acres, or less than 1 percent of the total area of the Town.
5. Approximately 1.2 square miles, or about 4 percent of the total area of the Town, lay within the 100-year recurrence interval floodplain.
6. The Town exhibits some significant natural resource base features. In 1990, the Town included wetland areas encompassing a total of approximately 1.0 square miles, or about 3 percent of the total area of the Town; woodlands encompassing approximately 0.7 square mile, or about 2 percent; and wildlife habitat areas encompassing approximately three square miles, or about 9 percent. The Town includes one site identified as a natural area under criteria established by the Wisconsin Natural Areas Preservation Council.
7. In 1995, primary environmental corridors in the Town encompassed a total of approximately 21 acres, or less than 1 percent of the total area of the Town. Secondary environmental corridors encompassed a total of approximately 1.6 square miles, or about 5 percent of the total area of the Town. Isolated natural resource areas encompassed a total of approximately 0.5 square mile, or about 1 percent of the total area of the Town.
8. In 1995, the Town study area included five public outdoor recreation sites, totaling approximately 155 acres, or less than 1 percent of the Town. One of the sites was owned by the Town.

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## Chapter IV

# INVENTORY AND ANALYSIS OF EXISTING LAND USES, PUBLIC FACILITIES AND SERVICES

Whereas the foregoing chapter of this report presented a description of the natural resource base of the Town, this chapter provides a description of the man-made environment of the Town. Specifically, this chapter presents information on existing land uses, existing community facilities and services, and existing public utility systems. Definitive information regarding existing land uses and other related aspects of the man-made environment is essential to any sound land use plan.

## EXISTING LAND USE

The Regional Planning Commission periodically conducts detailed inventories of existing land use throughout the Southeastern Wisconsin Region, providing definitive information on the type, amount, and spatial distribution of the major categories of land uses. The first land use inventory was conducted in 1963; the most recent in 1995. The data gathered in this latest inventory were mapped and analyzed in order to provide a basis for planning future land use development in the Town.

For the purpose of this report, land uses have been classified as urban and nonurban. Urban land uses include residential, commercial, or industrial uses; transportation and utilities facilities; extractive areas and landfills, governmental and institutional uses; and recreational uses. Nonurban land uses include agricultural and open lands and natural resource areas, including surface water, wetlands, and woodlands.

The 1995 land use pattern in the Town and Village of Sharon is shown on Map 16 and summarized in Table 14. The Town included a total of approximately 35.5 square miles of land area in 1995. Agricultural lands made up the largest percentage of this total, with approximately 32 square miles, or about 91 percent, of the Town.

### Urban Land Uses

#### *Residential Land Use*

In 1995, residential lands encompassed approximately 288 acres, or about 29 percent of all urban land use in the Town. Residential development in the Town is characterized predominantly by farm homesteads scattered evenly throughout the Town. With the exception of

approximately two acres of multi-family residential development located in the Allen's Grove area, all residential development in the Town is low-density single-family in nature.

#### *Commercial Land Use*

Generally limited to the Allen's Grove area, commercial retail sales and services land uses and associated parking occupied less than two acres in the Town in 1995.

#### *Industrial and Manufacturing Land Use*

Industrial and manufacturing land uses and associated parking in the Town occupied approximately 13 acres in 1995. Industrial and manufacturing uses were located along the railroad corridors of the Union Pacific Railroad Company, which passes through the Village of Sharon, and the Wisconsin Southern Railroad Company, which passes through the northeast portion of the Town.

#### *Extractive Land Use*

In 1995, extractive land uses occupied approximately 63 acres, or about 6 percent of all urban land uses in the Town. The quarrying operations were located in the northeast portion of the Town.

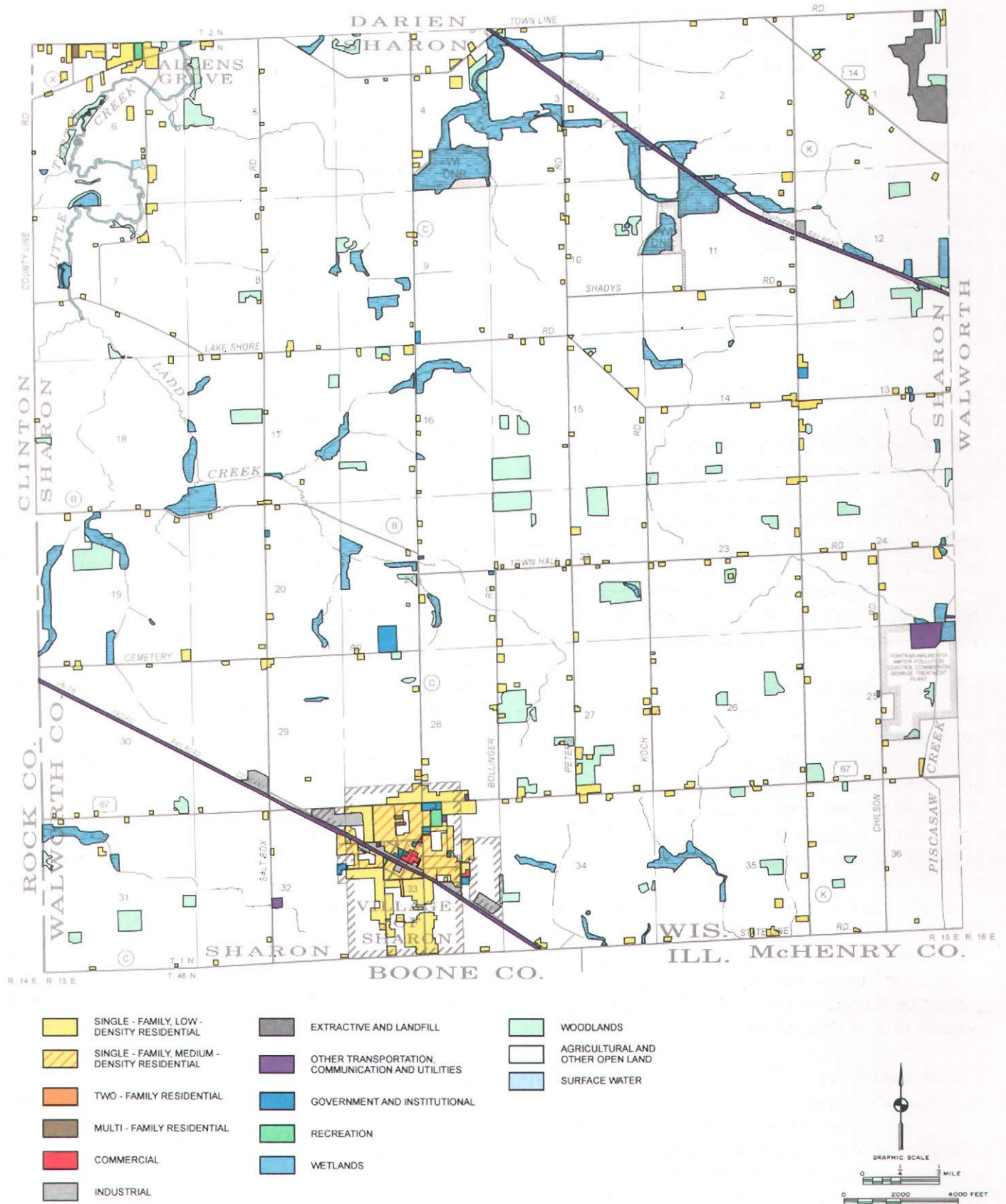
#### *Transportation, Communication and Utility Land Uses*

Transportation, communication, and utility land uses, which can include arterial streets and highways, collector and land-access streets, railways, airstrips, and communication and utility facilities occupied approximately 606 acres, or about 60 percent of urban land uses and about 3 percent of all land uses in the Town.

Arterial highways passing through the Town, including USH 14, STH 67 and CTHs B, C, K, and X, occupied approximately 189 acres, or about 19 percent of all urban land uses in the Town in 1995. The land access and collector street system in the Town occupied approximately 302 acres, or about 30 percent of all urban land uses in the Town in 1995. The railroad corridors in the Town, used by the Union Pacific Railroad Company and the Wisconsin Southern Railroad Company, occupied approximately 91 acres, or about 9 percent of all urban land uses in the Town in 1995. The rest of the transportation, communication and utility land uses in the Town were occupied

Map 16

EXISTING LAND USES IN THE TOWN OF SHARON STUDY AREA: 1995



Source: SEWRPC.

Table 14

## SUMMARY OF LAND USES IN THE TOWN OF SHARON: 1995

Land Use Category	Number of Acres	Percent of Subtotal (urban or nonurban)	Percent of Total
<b>Urban<sup>a</sup></b>			
Residential			
Single-Family <sup>b</sup> .....	288.2	28.9	1.3
Multi-Family .....	2.3	0.2	0.0
Subtotal	290.6	29.2	1.3
Commercial .....	1.7	0.2	0.0
Industrial .....	13.2	1.3	0.1
Transportation and Utilities			
Arterial Streets and Highways .....	189.0	19.0	0.8
Collector and Local Streets .....	302.1	30.3	1.3
Railways .....	91.2	9.2	0.4
Communications, Utilities, and Others .....	23.5	2.4	0.1
Subtotal	605.9	60.0	2.7
Extractive and Landfill .....	63.1	6.3	0.3
Government and Institutional .....	18.9	1.9	0.1
Public Recreation <sup>c</sup> .....	2.6	0.3	0.0
Urban Land Use Subtotal	995.9	100.0	4.4
<b>Nonurban</b>			
Natural Resource Areas			
Water .....	37.5	0.2	0.2
Wetlands .....	592.6	2.7	2.6
Woodlands .....	435.8	2.0	1.9
Subtotal	1,065.0	4.9	4.7
Agricultural			
Prime Agricultural Land .....	19,313.4	88.9	85.0
Other Agricultural Land .....	1,294.9	6.0	5.7
Subtotal	20,608.3	94.9	90.7
Open Lands <sup>d</sup> .....	42.3	0.2	0.2
Nonurban Land Use Subtotal	21,716.5	100.0	95.6
<b>Total</b>	<b>22,712.4</b>	<b>--</b>	<b>100.0</b>

<sup>a</sup>Includes related off-street parking areas for each urban land use category.

<sup>b</sup>Includes farm residences. Farm buildings which are included in the agricultural land use category.

<sup>c</sup>Includes only those areas used for intensive outdoor recreational activities.

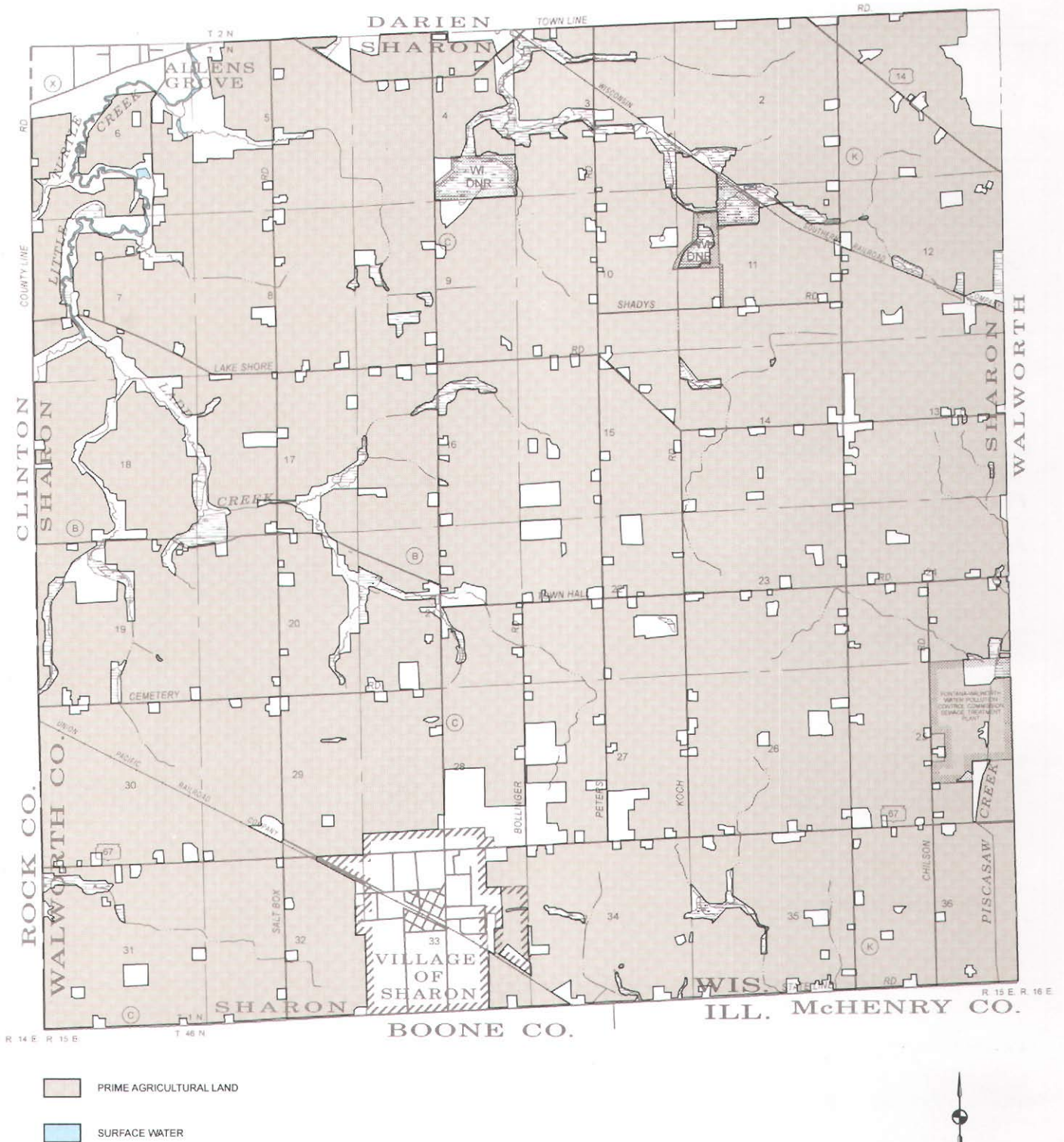
<sup>d</sup>Includes unused lands and lands under development as of April 1995.

Source: SEWRPC.



Map 17

PRIME AGRICULTURAL LANDS IN THE TOWN OF SHARON STUDY AREA: 1995



Source: SEWRPC.



by a small private-use airstrip and by communication and utility facilities.

### ***Governmental and Institutional Land Use***

Governmental and institutional land uses, which include government offices and facilities, educational facilities, and church-related uses, occupied approximately 19 acres, or about 2 percent of all urban land uses in the Town in 1995. Church-related uses, including cemeteries, occupied most of this land use, with approximately 15 acres.

### ***Recreational Land Use***

Developed recreational land uses occupied approximately 2.6 acres in the Town in 1995. All 2.6 acres were located at Union Park, in the Allen's Grove Area.

### ***Nonurban Land Uses***

#### ***Natural Resource Areas***

Natural resource areas include surface water, wetlands, and woodlands. Such areas occupied approximately 1,065 acres, or 1.7 square miles, which is about 5 percent of the nonurban land uses in the Town in 1995. Of this total, surface water occupied approximately 37 acres, wetlands occupied approximately 593 acres, and woodlands encompassed approximately 436 acres. More detailed information regarding the distribution and importance of natural resource areas is provided in Chapter III.

#### ***Agricultural and Open Lands***

Agricultural land uses were the largest single land use in the Town in 1995, with approximately 20,608 acres, or about 32 square miles. As shown on Map 17, prime agricultural lands comprised approximately 19,313 acres, or about 30 square miles of this total. Prime agricultural lands have been defined as those lands that are well suited for agricultural use and meet the following criteria: 1) the farm unit must be at least 35 acres in size, 2) the farm unit is located in a block of farmland at least 100 acres in size, and 3) at least 50 percent of the farm unit must be covered by soils that meet U. S. Natural Resources Conservation Service standards for national prime farmland, largely Class I and II soils, or farmland of Statewide importance, largely Class III soils.

Nonprime agricultural lands, which comprised the remaining 1,295 acres, or 2.2 square miles, of agricultural land uses in the Town, included croplands, pasturelands, orchards, nurseries, and fowl and fur farms. Also included in nonprime agricultural lands were farm buildings other than residences associated with farms. Open lands, which accounted for only 42 acres, included lands that were not developed and not being farmed in 1995.

The preservation of agricultural lands, particularly prime agricultural lands, is an important factor in ensuring the continued availability of productive farmlands in the Town. It is also important in helping to maintain the foundation of the Town economy and preserving the rural character of the Town.

## **COMMUNITY FACILITIES AND SERVICES**

### **Public Schools**

The Town of Sharon is served by five school districts. The southern portion of the Town is served by the Walworth Union High School District, which operates Big Foot High School. Two K-8 feeder school districts operate within the Walworth Union High School District—the Sharon J11 School District, which operates the Sharon Community School, and the Walworth J1 School District, which operates the Walworth Grade School. A small portion of the western part of the Town is served by the Clinton Community School District, which operates three schools attended by students from the Town—Clinton Elementary School, Clinton Middle School, and Clinton High School. The northern portion of the Town is served by the Delavan-Darien School District, which operates three schools attended by students from the Town—Darien Elementary School, Phoenix Middle School, and Delavan-Darien High School. There were no public schools within the Town in 1995; however, the Sharon Community School is located in the Village of Sharon. The school districts serving the Town are delineated on Map 18.

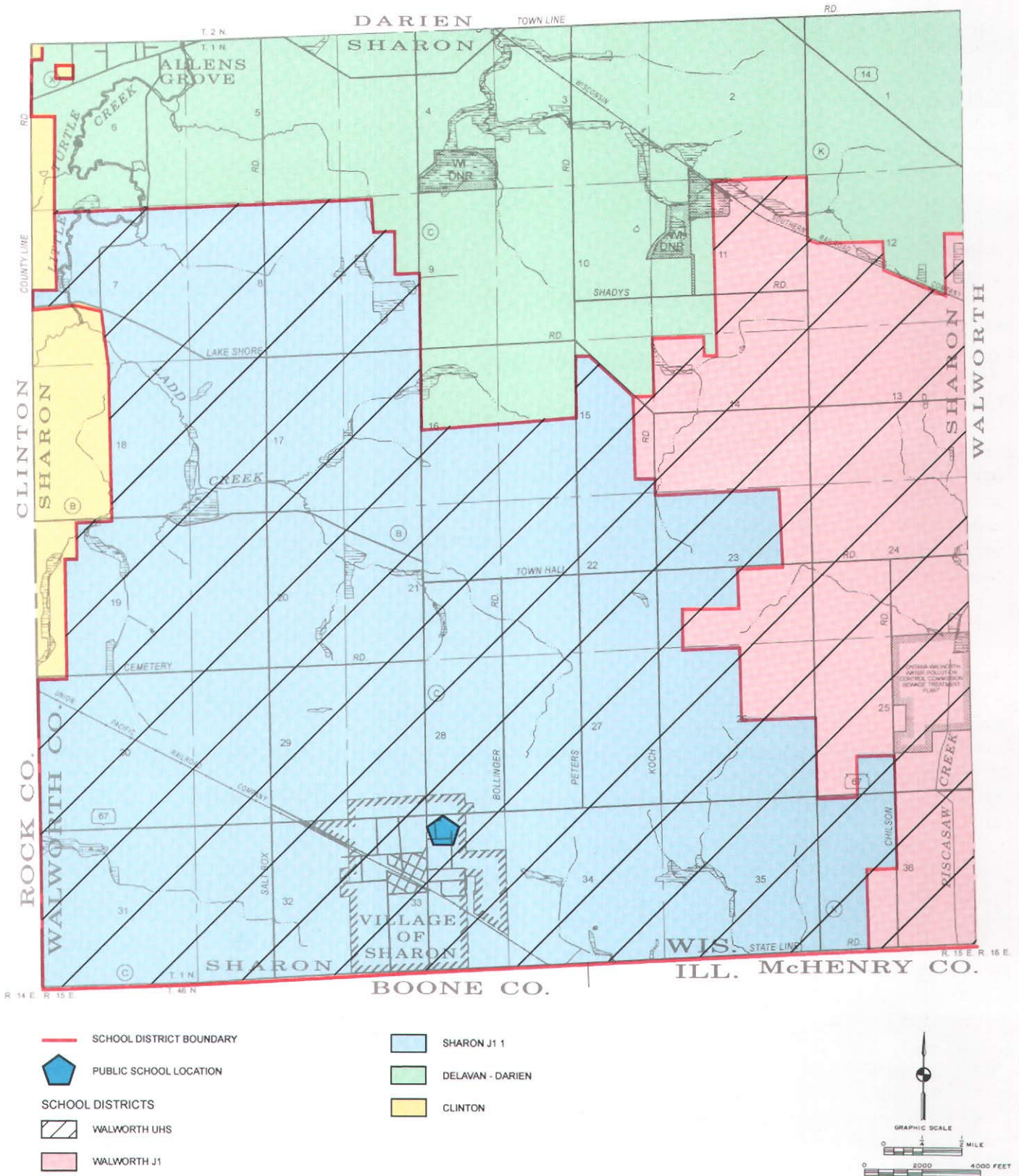
### **Fire Protection, Emergency Medical Services, and Law Enforcement**

Fire protection and emergency medical services in the Town are provided by Sharon Fire and Rescue, operated as a private, nonprofit, all-volunteer fire department. In 1995, 38 fire fighters, including 25 with emergency medical technician basic certifications, provided emergency medical services to the Town and Village of Sharon and to LeRoy Township, Illinois.

Funding of Sharon Fire and Rescue is provided through a renewable contract between Sharon Fire and Rescue and the Village and Town of Sharon. Under the contract, all emergency medical and fire-suppression equipment and facilities are owned jointly by the Village and Town. Operation and maintenance of the equipment and facilities is the responsibility of Sharon Fire and Rescue. The facility housing Sharon Fire and Rescue, as well as a new pumper truck, were put into operation in 1995. The provision of services to LeRoy Township is provided

Map 18

SCHOOL DISTRICT BOUNDARIES AND PUBLIC SCHOOL SITES IN THE TOWN OF SHARON STUDY AREA: 1995



Source: SEWRPC.

under a separate contract with Sharon Fire and Rescue and requires joint approval by the Village and Town of Sharon.

In accordance with Chapter 60 of the *Wisconsin Statutes*, Towns can appoint a constable to conduct specific law enforcement duties within the Town. The Town of Sharon does not have an appointed Town Constable, relying on the Walworth County Sheriff's Department for the provision of law enforcement.

## **PUBLIC UTILITIES**

Public utility systems are one of the most important elements influencing community growth and development. Urban development today is highly dependent on these utility systems, which provide the individual land uses with power, heat, light, communication, water, and sanitary-sewer services. Moreover, certain utility facilities are closely linked to surface water and groundwater resources and may, therefore, affect the overall quality of the natural resource base. This is particularly true of sanitary-sewerage, water-supply, and stormwater-drainage facilities, which are, in a sense, modifications or extensions of the natural lake and watercourse systems of an area and of the underlying groundwater reservoir. The provision of certain public utilities to a largely rural area is normally impractical. Conversely, the development of areas for extensive urban use without certain utilities may create serious and costly environmental and public health problems.

### **Sanitary-Sewer Service**

The Town is not served by a centralized public sanitary-sewerage system. Residential development in the Town relies on private onsite sewage-disposal systems. The Village of Sharon is served by a centralized public sewerage system. This system could eventually serve Town lands lying in close proximity to the Village. However, because the existing Village system was nearing its loading capacity in 1995, it is unlikely that an extension of services would occur until such time as an expansion of the facility is undertaken.

### **Water-Supply System**

The Town is not served by a public water-supply system and relies, predominantly, on private wells for a water supply. The Village of Sharon is served by a public water-supply system which could be extended to serve Town lands lying adjacent to the Village. A discussion of groundwater resources in the Town can be found in Chapter III.

## **Stormwater-Drainage System**

The Town does not have an engineered stormwater-drainage system. Stormwater drains through natural watercourses, roadside swales, and culverts. However, because many areas in the Town are relatively flat, stormwater tends to stand in shallow areas throughout the Town after heavy rains. Map 10 in Chapter III shows the general drainage patterns and subbasin points of discharge within the Rock River watershed as they relate to the Town.

## **SUMMARY**

This chapter has presented a description of the existing land uses and other pertinent aspects of the man-made environment in the Town as of 1995. Findings of this chapter include the following:

1. Nonurban land uses comprise approximately 34 square miles, or about 96 percent, of the total area of the Town. Agricultural lands predominate the nonurban land uses, comprising approximately 32 square miles.
2. Urban land uses comprise approximately 1.5 square miles, or about 4 percent, of the total area of the Town. Transportation and utilities comprise the largest urban land use, comprising approximately 606 acres, less than 3 percent of all land uses in the Town. Residential land uses comprise approximately 291 acres, or slightly more than 1 percent, of all land uses in the Town.
3. The Town is served by the following five school districts: Walworth Union High School, Walworth J1, Sharon J11, Clinton, and Delavan-Darien. None of the districts have school buildings located within the Town; however, the Sharon J11 district operates the Sharon Community School in the Village of Sharon.
4. Fire protection and emergency medical services in the Town are provided by Sharon Fire and Rescue. Funding of Sharon Fire and Rescue is provided through a renewable contract with the Village and Town of Sharon.
5. Law enforcement services in the Town are provided by the Walworth County Sheriff's Department.
6. The Town of Sharon does not have a public sanitary-sewerage system, public water-supply system, or engineered stormwater-drainage system.

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## Chapter V

# EXISTING LAND USE REGULATIONS

Good community development depends, not only on sound long-range planning at all levels of government, but also on practical plan implementation. Land use and development regulations perform a critical role in assuring that a land use plan is properly implemented. This chapter describes existing land use and development regulations in effect in the Town including zoning, land subdivision control, and pertinent State and Federal regulations.

## COUNTY LAND USE REGULATIONS

### Walworth County Zoning Ordinance

The Town of Sharon is under the jurisdiction of the Walworth County Zoning Ordinance. This Ordinance, titled *Walworth County Shoreland Zoning Ordinance*, containing both general and shoreland/floodplain zoning provisions, was adopted by Walworth County August 13, 1974. The general, or nonshoreland, provisions of the Ordinance are jointly administered by Walworth County and the Town of Sharon. The shoreland provisions are administered solely by the County.

Shorelands are defined in the *Wisconsin Statutes* as all lands lying within 1,000 feet of the shoreline of navigable lakes and ponds or within 300 feet of the shoreline of navigable streams. Shorelands also include areas within the 100-year recurrence interval floodplain. If the floodplain extends more than 300 feet from the shoreline of a stream, the shoreland regulations apply to the landward edge of the floodplain. The Ordinance, as it applies within the Town, regulates the use of floodplains and shoreland-wetlands. The Ordinance essentially protects these areas from intensive development. Amendments to the Ordinance within shoreland areas do not require the approval of, and are not subject to disapproval by, the Town Board.

Existing zoning districts within the Town are shown on Map 19. The permitted principal and conditional uses, lot size, width, and setback requirements for all of the various districts identified under the County zoning ordinance are summarized in Table 15. The total acreage of the various districts as of December 1995 is presented in Table 16.

### Walworth County Subdivision Control Ordinance

The division and improvement of lands in the Town of Sharon is regulated by the document titled *Walworth County Subdivision Control Ordinance*. The Ordinance sets forth requirements for the appropriate design of lots, subdivision access, and such necessary internal improvements as streets, drainage, and water and sewer facilities.

The Ordinance requires the platting of land divisions when five or more parcels of 15 acres or less in area are created and where the act of division creates five or more parcels of 15 acres or less in area by successive division within a period of five years. The Ordinance also requires that a division of land, other than a subdivision, resulting in the creation of not more than four lots or building sites of 15 acres or less be surveyed and a certified survey map be prepared and recorded.

The Ordinance is administered solely by the County. However, the Town is a designated approving agency and is notified each time a proposal for areas within the Town is submitted to the County Clerk. As an approving agency, the Town has the right to object to proposals on the basis of existing ordinances, rules, regulations, and plans in effect in the Town.

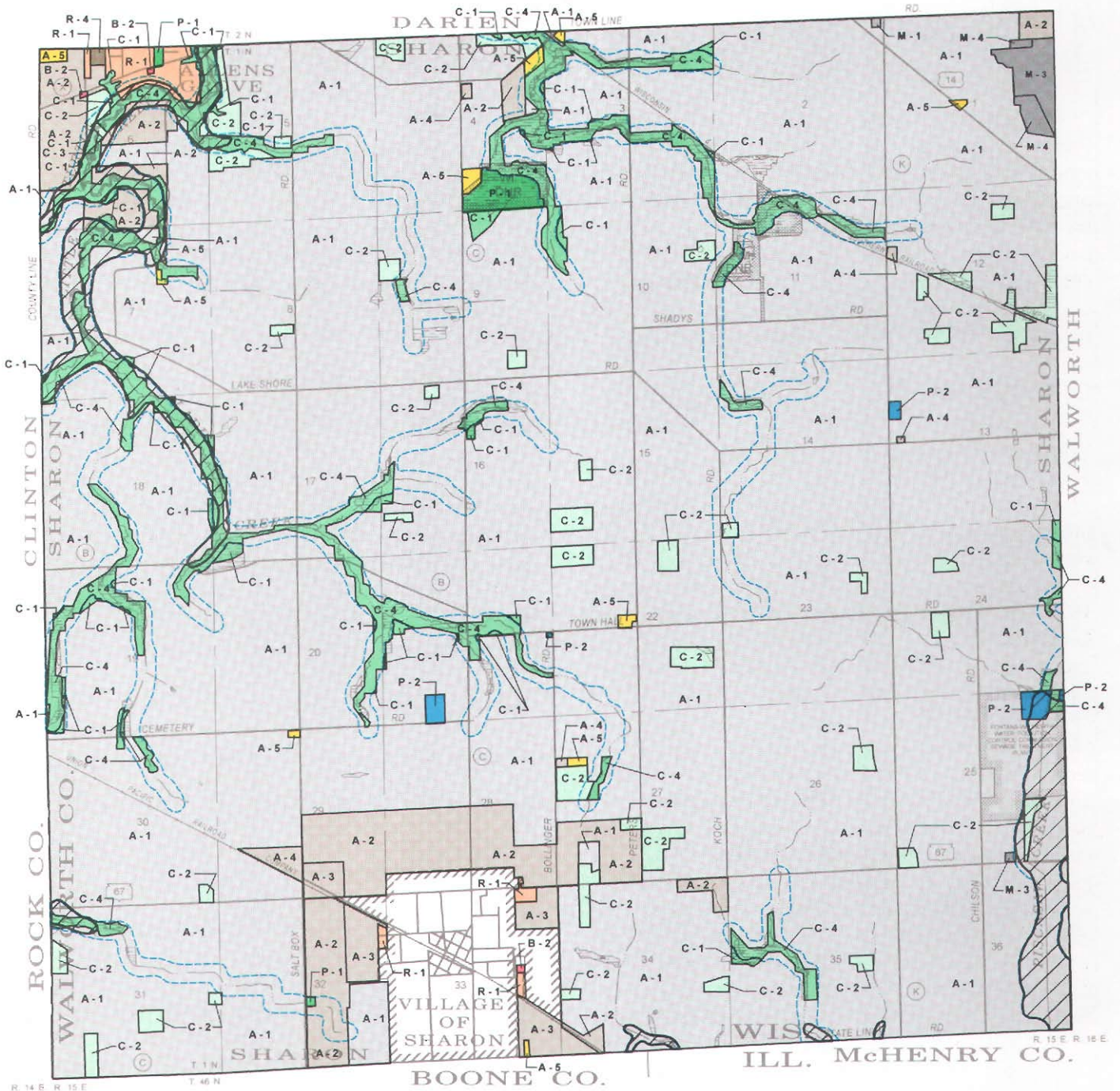
### Walworth County Private Sewage System and Sanitation Ordinance

The document titled *Walworth County Private Sewage System and Sanitation Ordinance* outlines general provisions for the design, installation, operation, and maintenance of private water-supply systems, septic tanks, effluent-disposal systems, holding tanks, and disposal of septic sludge.

Most pertinent to land use planning and development are provisions regulating the location of private water-supply and sewage-disposal systems. The use of private sewage-disposal systems in particular is restricted in floodland areas, in areas with steep slopes, and in areas with soil unsuitable for the operation of such systems. Map 5 of Chapter III shows those areas with soils which are generally unsuitable for the use of conventional onsite sewage-



WALWORTH COUNTY ZONING AS RELATED TO THE TOWN OF SHARON: 1995



GENERAL ZONING DISTRICTS

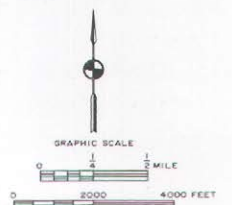
- A-1** PRIME AGRICULTURAL LAND
- A-2** AGRICULTURAL LAND
- A-3** AGRICULTURAL LAND HOLDING
- A-4** AGRICULTURAL - RELATED MANUFACTURING, WAREHOUSING AND MARKETING
- A-5** AGRICULTURAL - RURAL RESIDENTIAL
- R-1** SINGLE - FAMILY RESIDENCE (UNSEWERED)

- R-4** MULTIPLE - FAMILY RESIDENCE (SEWERED OR UNSEWERED)
- B-2** GENERAL BUSINESS
- M-1** INDUSTRIAL
- M-3** MINERAL EXTRACTION
- M-4** SANITARY LANDFILL
- P-1** RECREATIONAL PARK
- P-2** INSTITUTIONAL PARK

- C-1** LOWLAND RESOURCE CONSERVATION
- C-2** UPLAND RESOURCE CONSERVATION
- C-3** CONSERVENCY - RESIDENTIAL
- C-4** LOWLAND RESOURCE CONSERVATION (SHORELAND)

OVERLAY DISTRICT

- 100 - YEAR RECURRENCE INTERVAL FLOODPLAIN
- SHORELAND BOUNDARY



Source: Walworth County and SEWRPC.

Table 15

## WALWORTH COUNTY ZONING DISTRICTS: 1995

District	Principal Uses (abbreviated)	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size		Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Building Height (feet)
			Total Area	Total Width (feet)				
A-1 Prime Agricultural Land	Two single- or one two-family farm dwellings, farming, grazing, orchards, vegetable raising, dairying, equestrian trails	Housing for workers, commercial feed lots, fur farms and egg production, livestock sales facilities, land restoration, sewage- disposal plants, governmental and cultural uses, schools, churches	35 acres	--	Varies <sup>b</sup>	20 <sup>c,d</sup>	100	45
A-2 Agricultural Land	All A-1 principal uses, except only one single-family farm dwelling is permitted	Housing for workers, commercial feed lots, fur farms, egg production, ski hills, recreation camps, riding stables, sewage- disposal plants, airports, government and cultural uses, schools, churches	20 acres	300	Varies <sup>b</sup>	20 <sup>c,d</sup>	100	45
A-3 Agricultural Land Holding	All A-1 principal uses	Housing for workers, including mobile homes, commercial feed lots, livestock sales facilities, fur farms, egg production, sewage-disposal plants, airports, governmental or cultural uses, schools, churches	35 acres	--	Varies <sup>b</sup>	20 <sup>c,d</sup>	100	45
A-4 Agricultural- Related Manufacturing, Warehousing, and Marketing	All uses are conditional uses	Contract sorting, grading, and packaging, corn shelling, hay baling and threshing services, milk production, production of flour and grain mill products, production of meat products, sales or maintenance of farm implements, sewage-disposal plants, kennels, governmental and cultural uses, schools, churches	Sufficient area as required by Ordinance	--	Varies <sup>b</sup>	75	75	70
A-5 Agricultural- Rural Residential	Single-family dwellings, home occupations, orchards, vegetable raising, plant nurseries, greenhouses, roadside stands	Sanitary sewage-treatment plants, governmental and cultural uses	40,000 square feet	150	Varies <sup>b</sup>	15 <sup>d</sup>	25 <sup>d</sup>	45
C-1 Lowland Resource Conservation (nonshoreland)	Farming, boat landings, fish hatcheries, forest and game management, park and recreation areas, beaches, trails	Land restoration, golf courses, yachting clubs, recreation camps, campgrounds, sanitary sewage treatment plants	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>
C-2 Upland Resource Conservation	Farming, forest preservation, hunting and fishing clubs, park and recreation areas, stables, single- family detached dwellings	Animal hospitals, golf courses, ski hills, camps, riding stables, planned residential developments, sewage-disposal plants, governmental and cultural uses	5 acres	300	Varies <sup>b</sup>	20 <sup>d</sup>	100	45
C-3 Conservancy- Residential	Forest preservation, forest and game management, single- family detached dwellings	Animal hospitals, land restoration, planned residential developments, sewage disposal and cultural uses	100,000 square feet	200	Varies <sup>b</sup>	20 <sup>d</sup>	50 <sup>d</sup>	45



Table 15 (continued)

District	Principal Uses (abbreviated)	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size		Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Building Height (feet)
			Total Area	Total Width (feet)				
C-4 Lowland Resource Conservation (shoreland)	Boat landings, fish hatcheries, forest and game management, park and recreation areas, beaches, trails	Land restoration, golf courses, yachting clubs, recreation camps, campgrounds, utilities	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>	-- <sup>a</sup>
P-1 Recreational Park	Parks, forest preserves, boat rentals, golf courses, gymnasiums, ice skating, picnic grounds, playfields	Country clubs, ski hills, yachting clubs, cultural activities, archery ranges, firearm ranges, sports fields, governmental and cultural uses, schools, churches	Sufficient area as required by ordinance	--	Varies <sup>b</sup>	50 <sup>d</sup>	50 <sup>d</sup>	45
P-2 Institutional Park	Churches, convents, hospitals, schools, colleges, nursing homes, town buildings	Golf courses, public assembly uses, sports fields, airports, utilities, cemeteries, governmental and cultural uses	Varies <sup>f</sup>	Varies <sup>f</sup>	Varies <sup>b</sup>	25 <sup>d</sup>	25 <sup>d</sup>	45
R-1 Single-Family Residential (unsewered)	Unsewered single-family detached dwellings	Golf courses, country clubs, planned residential developments, sewage-disposal plants, utilities, governmental and cultural uses, schools, churches	40,000 square feet	150	Varies <sup>b</sup>	15 <sup>d</sup>	25 <sup>d</sup>	45
R-2 Single-Family Residential (sewered)	Single-family detached dwellings served by public sanitary sewers	Golf courses, country clubs, planned residential developments, sewage-disposal plants, utilities, governmental and cultural uses, schools, churches	15,000 square feet	100	Varies <sup>b</sup>	10 <sup>d</sup>	25 <sup>d</sup>	45
R-2A Single-Family Residential (sewered)	Single-family detached dwellings served by public sanitary sewers	Golf courses, country clubs, planned residential developments, sewage-disposal plants, utilities, governmental and cultural uses, schools, churches	50,000 square feet	100	Varies <sup>b</sup>	10 <sup>d</sup>	25 <sup>d</sup>	45
R-3 Two-Family Residential	Single-family detached dwellings, two-family dwellings	Golf courses, country clubs, planned residential developments, sewage-disposal plants, utilities, governmental and cultural uses, schools, churches	40,000 square feet per unit	150	Varies <sup>b</sup>	10 <sup>d</sup>	25 <sup>d</sup>	45
R-4 Multiple-Family Residential	All uses are conditional uses	One-, two-, and multi-family dwellings, golf courses, country clubs, planned residential development, utilities, schools, churches	40,000 square feet	Varies <sup>f</sup>	Varies <sup>b</sup>	10 <sup>d</sup>	25 <sup>d</sup>	45
R-5 Planned Residential Development	All uses are conditional uses	One-family detached, semi-detached and attached dwelling units, two-family dwellings, multiple-family dwellings, all B-1 principal uses provided such uses do not occupy more than 15 percent of area, golf courses, home occupations, governmental and cultural uses, schools, churches	--	--	Varies <sup>b</sup>	10, 15 for multiple family <sup>d</sup>	40 <sup>d</sup>	45

Table 15 (continued)

District	Principal Uses (abbreviated)	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size		Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Building Height (feet)
			Total Area	Total Width (feet)				
R-6 Planned Mobile Home Park Residential	All uses are conditional uses	Single-family detached dwellings, mobile and modular homes, home occupations, governmental and cultural uses, utilities, schools, churches	--	--	20 <sup>b</sup>	15 <sup>d</sup>	20 <sup>d</sup>	30
R-7 Mobile Home Subdivision Residential	Mobile and modular homes, single-family detached dwellings	Golf courses, country clubs, home occupations, sewage disposal plants, governmental and cultural uses, utilities, schools, churches	As required by Ordinance for unsewered lot	As required by Ordinance for unsewered lot	Varies <sup>b</sup>	10 <sup>d</sup>	25 <sup>d</sup>	45
R-8 Multiple-Family Residential	Multiple-family dwelling units	Golf course and country clubs, single-family and two-family dwellings, home occupations, sewage-disposal plants, governmental and cultural uses, parks and playgrounds	As required by Ordinance for unsewered lot	As required by Ordinance for unsewered lot	Varies <sup>b</sup>	10 <sup>d</sup>	25 <sup>d</sup>	45
B-1 Local Business	Bakeries, barber and beauty shops, business and professional offices, clinics, clothing, grocery and liquor stores, lodges, restaurants	Residential dwellings, nursing homes, vehicle sales and service, governmental and cultural uses, schools, churches	Varies <sup>f</sup>	Varies <sup>f</sup>	Varies <sup>b</sup>	10 <sup>d</sup>	30 <sup>d</sup>	45
B-2 General Business	All B-1 principal uses, antique shops, furniture stores, hotel and motels, bars and taverns, private clubs and schools, boat and marine supplies, variety stores, gasoline service stations	Residential dwellings, public assembly uses, drive-in theaters, public parking lots, nursing homes, funeral homes, governmental and cultural uses, sewage-disposal plants, utilities, schools, churches	Varies <sup>f</sup>	Varies <sup>f</sup>	Varies <sup>b</sup>	10 <sup>d</sup>	30 <sup>d</sup>	55
B-3 Waterfront Business	All uses are conditional uses	Boat rental, boat and marine supplies, bait shops, restaurants, bath houses, dance halls, off-season storage, vehicle sales and services, drive-ins, public parking lots	Sufficient area as required by Ordinance	Varies <sup>f</sup>	Varies <sup>b</sup>	10 <sup>d</sup>	50 <sup>d</sup>	45
B-4 Highway Business	All uses are conditional uses	Automobile retail and repair, bars and taverns, gasoline sales and service, hotels, motels, night clubs, residential dwelling units	Sufficient area as required by Ordinance	--	Varies <sup>b</sup>	40 <sup>d</sup>	40 <sup>d</sup>	45
B-5 Planned Commercial-Recreational Business	All uses are conditional uses	Amusement parks, boat rentals and access sites, campgrounds, recreational resorts, hotels, restaurants, retail stores, professional offices, personal services	--	--	25 <sup>a</sup>	15 <sup>d,a</sup>	40 <sup>d,a</sup>	85 <sup>b</sup>
B-6 Bed-and-Breakfast	Bed-and-breakfast establishments	None	Varies <sup>f</sup>	Varies <sup>f</sup>	Varies <sup>b</sup>	15 <sup>d</sup>	25 <sup>d</sup>	45

**Table 15 (continued)**

District	Principal Uses (abbreviated)	Typical Conditional Uses <sup>a</sup>	Minimum Lot Size		Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Building Height (feet)
			Total Area	Total Width (feet)				
M-1 Industrial	Automotive upholstery, cleaning, pressing, dyeing, commercial bakeries, printing, trade and contractor, warehousing, wholesaling, food processing and packaging	Machine shops, automotive body repairs, manufacturing, fabrication, processing, governmental and cultural uses, recycling center	Sufficient area as required by Ordinance	--	Varies <sup>b</sup>	30 <sup>d,i</sup>	30 <sup>d,i</sup>	55
M-2 Heavy Industrial	All M-1 principal uses, freight yards, terminals, inside storage, breweries	All M-1 conditional uses, manufacturing, processing, stockyards, wrecking, demolition	Sufficient area as required by Ordinance	--	Varies <sup>b</sup>	30 <sup>d,i</sup>	30 <sup>d,i</sup>	70
M-3 Mineral Extraction	All uses are conditional uses	Aggregate or ready-mix plant, clay, ceramic and refractory minerals mining, crushed and broken stone quarrying, sand and gravel quarrying, processing of top soil, governmental and cultural uses, utilities, recycling centers	--	--	-- <sup>j</sup>	-- <sup>j</sup>	-- <sup>j</sup>	--
M-4 Sanitary Landfill	All uses are conditional uses	Sewage disposal plants, governmental and cultural sites, utilities, sanitary landfill operations, recycling centers	--	--	-- <sup>k</sup>	-- <sup>k</sup>	-- <sup>k</sup>	45

<sup>a</sup>More restrictive lot area, width, and yard requirements may apply to conditional uses under Section 4.0 of the Shoreland Zoning Ordinance.

<sup>b</sup>For a subdivision road, minimum 25 feet; town road, minimum 50 feet; county road, minimum 65 feet; State and Federal highways, minimum 85 feet.

<sup>c</sup>Except structures used for housing of animals must be a minimum of 100 feet from lot lines.

<sup>d</sup>Except shoreyards must be a minimum of 75 feet.

<sup>e</sup>No requirements for principal uses since no buildings or structures are permitted.

<sup>f</sup>Lot area and width as determined by Section 2.5 of the Shoreland Zoning Ordinance.

<sup>g</sup>Except all perimeter yards must be a minimum of 100 feet.

<sup>h</sup>Except height of residential structures cannot exceed 45 feet.

<sup>i</sup>Fifty feet when abutting a residential district.

<sup>j</sup>All excavation must be a minimum of 200 feet from the right-of-way of any public or approved street, property line, or shoreline. All accessory uses, such as offices, parking areas, and stockpiles, must be a minimum of 100 feet from the right-of-way of any public or approved street, property line, or shoreline.

<sup>k</sup>All operations must be at least 200 feet from the right-of-way of any public or approved street, property line, or shoreline.

Source: Walworth County Shoreland Zoning Ordinance and SEWRPC.

disposal systems. The Ordinance also regulates places of public assembly, including medical facilities and the services associated with them, as well as sanitary facilities. It was adopted by the Walworth County Board of Supervisors in 1982 and has been amended from time to time since its effective date.

### **Walworth County Construction Site Erosion Control Ordinance**

The Walworth County Board adopted the County's *Construction Site Erosion Control Ordinance* in 1990. It applies to the unincorporated areas of the County, including the Town of Sharon. The Ordinance was

Table 16

## BASIC ZONING DISTRICTS IN THE TOWN OF SHARON: DECEMBER 1995

District Type	District Name	Area (acres)	Percent of Total
Agricultural	A-1 Prime Agricultural Land	19,623	86.4
	A-2 Agricultural Land	937	4.1
	A-3 Agricultural Land Holding	176	0.8
	A-4 Agricultural Related Business	36	0.2
	A-5 Agricultural-Rural Residential	44	0.2
	Subtotal	20,816	91.6
Conservancy	C-1 Lowland Resource Conservation	87	0.4
	C-2 Upland Resource Conservation	499	2.2
	C-3 Conservancy-Residential	3	0.0
	C-4 Lowland Resource Conservation	1,005	4.4
	Subtotal	1,594	7.0
Public	P-1 Recreational Park	60	0.3
	P-2 Institutional Park	36	0.2
	Subtotal	96	0.5
Residential	R-1 Single-Family Residential (unsewered)	105	0.5
	R-2 Single-Family Residential (sewered)	0	0.0
	R-2A Single-Family Residential (sewered)	0	0.0
	R-3 Two-Family Residential	0	0.0
	R-4 Multiple-Family Residential	5	0.0
	R-5 Planned Residential Development	0	0.0
	R-6 Planned Mobile Home Park Residential	0	0.0
	R-7 Mobile Home Subdivision Residential	0	0.0
	R-8 Multiple-Family Residential	0	0.0
	Subtotal	110	0.5
Commercial	B-1 Local Business	0	0.0
	B-2 General Business	3	0.0
	B-3 Waterfront Business	0	0.0
	B-4 Highway Business	0	0.0
	B-5 Planned Commercial-Recreational Business	0	0.0
	B-6 Bed-and-Breakfast	0	0.0
	Subtotal	3	0.0
Industrial	M-1 Industrial	2	0.0
	M-2 Heavy Industrial	0	0.0
	M-3 Mineral Extraction	66	0.3
	M-4 Sanitary Landfill	25	0.1
	Subtotal	93	0.4
Total	--	22,712	100.0

Source: SEWRPC.

enacted to protect the quality of waters in the County and the State by reducing the amount of sediment and other pollutants leaving construction sites during land development and land-disturbing activities. The ordinance requires a landowner or tenant to get a permit before undertaking the construction of any building or other structure; removal of vegetation or ground cover, grading,

excavation, or filling affecting 4,000 square feet or more; and construction or reconstruction of roads or bridges.

## STATE AND FEDERAL REGULATIONS

Chapter NR 103 of the Wisconsin Administrative Code establishes standards for water quality in wetlands. These

standards, like the more general policies for protection of wetlands set forth under Chapter NR 1.95, are applied by the Wisconsin Department of Natural Resources in all decisions made under existing State regulatory authority. In cases where State certification of a wetland modification is denied, the necessary U. S. Department of Army, Corps of Engineers, permit would also be denied, as is indicated below.

Section 404 of the Federal Clean Water Act requires the U. S. Department of the Army, Corps of Engineers, working in cooperation with the U. S. Environmental Protection Agency, to regulate the discharge of dredged and fill materials into the waters of the United States, including lakes, rivers, and wetlands. In carrying out this responsibility, the Corps of Engineers determines when permits are required for the discharge of dredged and fill materials. Some silviculture, mining, and agricultural activities in water and wetland areas may be exempt from the individual permit requirement. Certain minor activities, such as shore stabilization, may be undertaken under a preapproved general, or Nationwide, permit. Section 401 of the Act requires that the issuance of Federal permits be consistent with State water quality policies and standards.

## SUMMARY

This chapter has presented a description of the existing land use and development regulations with an impact on the physical development of the Town. The major findings are summarized below:

1. The Town of Sharon is under the jurisdiction of Walworth County's shoreland zoning ordinance,

which contains both general and shoreland/ flood-plain zoning provisions. The general, or nonshoreland, provisions of the Ordinance are jointly administered by Walworth County and the Town of Sharon. The shoreland provisions are administered solely by the County.

2. The division of lands in the Town of Sharon is regulated by Walworth County's Subdivision Control Ordinance, which sets forth requirements for the appropriate design of lots, subdivision access, and such necessary internal improvements as streets, drainage, and water and sewer facilities. The Ordinance is administered by Walworth County.
3. The Walworth County Private Sewage System and Sanitation Ordinance outlines general provisions for the design, installation, operation, and maintenance of private water-supply systems, septic tanks, effluent-disposal systems, holding tanks, and the disposal of septic sludge.
4. The Walworth County Construction Site Erosion Control Ordinance protects the quality of waters in the County by reducing the amount of sediment and other pollutants leaving construction sites during land development and land-disturbing activities.
5. A series of County, State, and Federal laws regulate the use of waters and wetlands and the potential water quality impacts of development. These include Walworth County's construction site erosion control ordinance, Chapters NR 1.95 and NR 103 of the Wisconsin Administrative Code, and Sections 401 and 404 of the Federal Clean Water Act.

## Chapter VI

# COMMUNITY SURVEY AND DEVELOPMENT OBJECTIVES

A well-defined set of development objectives is critical to the preparation of a sound land use plan. Development objectives selected by the Town as part of its land use planning process were based on the objectives of the Walworth County Development Plan, other pertinent County and regional plans, and the findings of the Town of Sharon Land Use Plan Community Survey. This chapter presents the key findings of the survey, conducted in May 1997, as well as the adopted land use development objectives and their supporting principles.

## THE TOWN OF SHARON LAND USE PLAN COMMUNITY SURVEY

The survey, conducted in May 1997, was undertaken as a means of assessing the perceptions of residents and property owners regarding an assortment of issues affecting the quality of life in the Town. Included in the survey were questions about Town character, population growth, preferred land uses, preservation of farmland and other natural resources, and the role of government in shaping the Town's future. While not intended as a referendum on the various issues, the survey results were intended to provide the Plan Commission with additional insights into the desires of Town residents. With this knowledge, the ability of the Plan Commission to formulate sound land use planning decisions likely to be supported by Town residents was enhanced.

Prepared and administered by the University of Wisconsin Extension (UWEX), the survey consisted of a questionnaire sent to all resident and nonresident property owners in the Town. In total, 348 questionnaires were mailed and 148 returned, a return rate of approximately 43 percent.

Results indicate that property owners are generally satisfied with the community. They value its rural character, prefer a slow growth rate, and want to see it remain predominantly agricultural. They are generally opposed to new residential, industrial, or extractive land uses, yet expressed interest in additional commercial and recreational opportunities.

Key findings of the survey are summarized below. The complete survey analysis as prepared by the UWEX is included in Appendix A of this report.

### Rural Character and Quality of Life

Nearly 88 percent of respondents agreed or strongly agreed that the Town should preserve its rural atmosphere, character, and landscape. Approximately 61 percent indicated that they lived in the Town because of its rural setting and small-town charm, its quietness and scenic beauty, its perception as a safe community, and its proximity to farming and related agricultural businesses. Nearly 78 percent indicated that the quality of life in the Town had either remained the same or improved over the past five years.

### Town Growth

Respondents overwhelmingly favored slow-to-moderate growth in the Town. Approximately 80 percent indicated that they would prefer that the population of the Town increase at a rate which is equal to, or less than, that experienced during the past 15 years, 7.6 percent, or 0.5 percent per year. Approximately 11 percent indicated that they did not want to see any population growth. Similar feelings were expressed regarding the growth in housing units. Approximately 87 percent indicated they would prefer that the number of housing units in the Town increase at a rate equal to, or less than, that experienced during the past 15 years, approximately 18 percent, or 1.2 percent per year. Approximately 14 percent indicated that they did not want to see any additional growth in housing.

### Preservation of Natural Resources

The preservation of natural resources in the Town appeared to be very important to respondents. In each question regarding the importance of a specific natural resource, a large majority of respondents indicated that they agreed or strongly agreed with its preservation.

### Farmland

Nearly 84 percent of all respondents agreed or strongly agreed that the preservation and protection of farmland in the Town should be a priority. Agriculture as a land use was identified as the most favored or strongly favored land use in the Town.



### **Woodlands**

Nearly 89 percent of all respondents agreed or strongly agreed that the protection of woodlands in the Town was important.

### **Wetlands**

Nearly 87 percent of all respondents agreed or strongly agreed that the protection of wetlands and floodlands in the Town was important.

### **Land Uses**

As previously noted, respondents were generally interested in seeing that the Town remain agriculture-based and that it grow slowly. This sentiment was supported by responses to questions regarding preferred land uses in the Town. Questions regarding residential development of various types received, over all, more respondents in opposition than in favor. Multi-family residential received the strongest opposition, with approximately 76 percent opposed or strongly opposed, while only approximately 6 percent favored or strongly favored it. Randomly located single-family home sites on lots five acres or larger received the least amount of opposition, but still received approximately 48 percent opposed or strongly opposed while approximately 32 percent were in favor or strongly in favor. Opposition to industrial development, although less dramatic, was still strong, with approximately 43 percent opposed or strongly opposed and 34 percent in favor or strongly in favor. Approximately 80 percent opposed or strongly opposed extractive land uses. Conversely, nearly 43 percent favored or strongly favored commercial land use in the Town, while approximately 34 percent opposed or strongly opposed it. Similar results were found regarding recreational land use, with nearly 44 percent in favor or strongly in favor, while approximately 33 percent were opposed or strongly opposed.

### **Government Regulation**

Respondents overwhelmingly supported local government land use regulation and planning. Approximately 75 percent of respondents agreed or strongly agreed that the Town government has the responsibility to protect property owners and the community by regulating land use. Approximately 85 percent agreed or strongly agreed that the use of zoning regulations to control development is beneficial. Another 85 percent agreed or strongly agreed that the Town should prepare a land use plan as a way to guide future development.

## **DEVELOPMENT OBJECTIVES**

As part of the land use planning process, six major land development objectives were adopted by the Town Plan Commission to guide the preparation of the land use plan. These relate to a balanced allocation of space to each of the needed land uses, the proper relationship among the various land uses, the proper location of development in relation to community facilities and services, the preservation of farmland, the preservation and protection of the natural environment, and the maintenance of rural character. Each objective is accompanied by a planning principle which supports and helps explain the objective.

### **Balanced Allocation of Land Uses**

**Objective:** A balanced allocation of space to each needed land use in order to meet the social, physical, recreational, and economic needs of the Town.

**Principle:** The supply of land set aside for any given use should not exceed the known and anticipated demand for that use. Thus, the amount of land identified for future development in each of the major land use categories should be related to forecasts of anticipated growth in population, households, and employment.

### **Logical Relationship Between Land Uses**

**Objective:** The harmonious adjustment of and logical relationship between existing and proposed land uses.

**Principle:** The conversion of land from one use to another, particularly the conversion of rural land to urban use, should occur in an orderly fashion, with new urban development occurring generally adjacent to existing urban development, rather than in a leapfrog fashion. The proper adjustment of new land uses to the existing development pattern can help to minimize or avoid the creation of developmental and environmental problems. Properly relating new land uses to existing land uses can also maximize accessibility to county and regional transportation systems, to commercial and employment centers, and to basic community facilities.

### **Location of Development**

**Objective:** A spatial distribution of the various land uses which is properly related to the supporting transportation, utility, and public facility systems assuring the economical provision of the services which these facilities provide. The location of new nonfarm-related

residential development should be directed toward nonprime agricultural lands within, and adjacent to, the Village of Sharon urban service area and in the unincorporated hamlet of Allen's Grove.

Principle: The transportation and public utility facilities and the land use pattern which these facilities serve and support are mutually interdependent in that the land use pattern determines the demand for, and loadings upon, transportation and utility facilities; these facilities, in turn, are essential to, and form a basic framework for, land use development.

#### Preservation of Farmland

Objective: To preserve agricultural land in the Town, particularly prime agricultural land, as shown on Map 17 in Chapter IV, which is best suited to agricultural use.

Principle: Agricultural lands provide important sources of food and fiber. Such lands also can provide significant wildlife habitat, offer locations close to urban centers for the production of commodities which may require nearby population concentrations for an efficient production-distribution relationship, provide opportunities for agricultural related employment, and provide open space.

#### Preservation of the Natural Environment

Objective: The preservation and protection of the remaining primary environmental corridor lands and, to the extent possible, the preservation as well of the remaining secondary environmental corridor lands and isolated natural resource areas.

Principle: The primary and secondary environmental corridors and isolated natural resource areas are a composite of the best remaining individual elements of the natural resource base, including lakes and streams with their associated floodlands; wetlands; woodlands; wildlife habitat areas; rugged terrain and high-relief topography; wet, poorly drained, or organic soils; and significant geological formations. The preservation of environmental corridors and isolated natural resources in essentially natural, open uses yields many benefits, including recharge of groundwater, maintenance of surface and groundwater quality; attenuation of flood flows and flood stages; maintenance of base flows of streams and watercourses; reduction of soil erosion; abatement of air and noise pollution; favorable modification of climate; provision of wildlife habitat; protection of plant and animal diversity;

protection of rare and endangered species; maintenance of scenic beauty; and provision of opportunities for recreational, educational, and scientific pursuits. Conversely, since the environmental corridors are generally poorly suited for urban development, prohibiting development in environmental corridor lands can help avoid serious and costly development problems, including flood damage, failing foundations of pavements and structures, wet basements, excessive operation of sump pumps, excessive clear water infiltration into sanitary-sewer systems, and poor drainage.

#### Maintenance of Rural Character

Objective: The preservation of the rural character of areas of the Town lying outside the Village of Sharon approximated urban service area.

Principle: The maintenance of the rural character of lands outside the Village urban service area will contribute to the overall physical and economic well-being of the Town. It will help to maintain the cultural heritage and natural beauty of the Town, contribute to the preservation of wildlife habitat and other environmentally sensitive areas, avoid environmental and developmental problems, maintain the viability of farming areas, and help control costs of local public services. The preservation of farmland, environmental corridors, and isolated natural resource areas, pursuant to Objectives No. 4 and No. 5, will help assure the maintenance of the rural character. Importantly, limitations on residential development will likewise help maintain rural character.

## SUMMARY

This chapter has summarized the findings of the Town of Sharon Land Use Plan Community Survey conducted in May 1997 and has presented a set of land use development objectives and supporting principles chosen by the Town to help guide the development of the Plan. Key findings include:

1. Property owners in the Town expressed a general satisfaction with the community. They value its rural character, prefer a slow growth rate, and want to see the Town remain predominated by agricultural uses. They are generally opposed to new residential, industrial, or extractive land uses, yet expressed interest in additional commercial and recreational opportunities in the Town.

2. Six major land use development objectives were adopted by the Town Plan Commission to guide the preparation of the land use plan. These relate to a balanced allocation of space to each of the needed land uses, the proper relationship among the various land uses, the proper location of development in relation to community facilities and services, the preservation of farmland, the preservation and protection of the natural environment, and the maintenance of rural character.

## Chapter VII

# RECOMMENDED LAND USE PLAN

A land use plan is an official statement setting forth a community's major objectives concerning the desirable physical development of the area. The land use plan for the Town of Sharon, set forth in this chapter, consists of recommendations for the type, amount, and spatial distribution of the various land uses required to serve the anticipated needs of Town residents through 2010.

The plan is intended to be used as a tool to help guide the physical development of the Town into an efficient and attractive pattern and to promote the public health, safety, and general welfare. The plan is intended to promote the public interest, rather than the interests of individuals or special groups within the community. The very nature of the plan contributes to this purpose, for it facilitates consideration of the relationship of all development proposals, whether privately or publicly advanced, to the overall physical development of the community.

The Town plan should be reviewed periodically to determine whether the land use development objectives are still valid, as well as to determine the extent to which the various objectives are being realized through plan implementation. If it is determined that specific objectives of the plan are no longer valid, they should be revised as necessary.

## PLAN PURPOSE AND VISION

The Town of Sharon, historically a farming community, has been experiencing residential pressures of development in recent years. This has led to a steady increase in the number of scattered, large lot-homesites. If this trend continues, it may have serious implications for the continuation of farming activities in the Town. With each new homesite, farmland is lost, traffic on the rural roads increases, the potential for farmer vs. nonfarmer conflict grows, and property taxes increase to support schools and other services. This realization prompted the Town Board to initiate the development of a land use plan in July 1996.

From its inception, the Town planning process encouraged residents to participate by sharing their views as to how the Town should evolve as a community. The community survey, in particular, helped identify residents' preferences. It was through this public participation, in conjunction with Town Plan Commission's analysis of information provided by the Regional Planning Commission, that a vision of the Town's preferred future was shaped.

The vision, shared by local residents and elected officials alike, is that of a Town which is, first and foremost, a farming community. Nearly all houses, as well as all businesses in the Town, should be related to local agricultural activities. The continued development of scattered, large-lot homesites stripped along Town roads should be halted, with most new nonfarm housing located in the Allen's Grove area. Most environmentally significant features in the Town, such as woodlands, wetlands, and stream corridors, should be preserved in essentially natural, open uses. The Village of Sharon should serve as the functional center of the Town. Retail and nonagricultural service needs of the Town should be met by businesses in the Village and in surrounding urban communities.

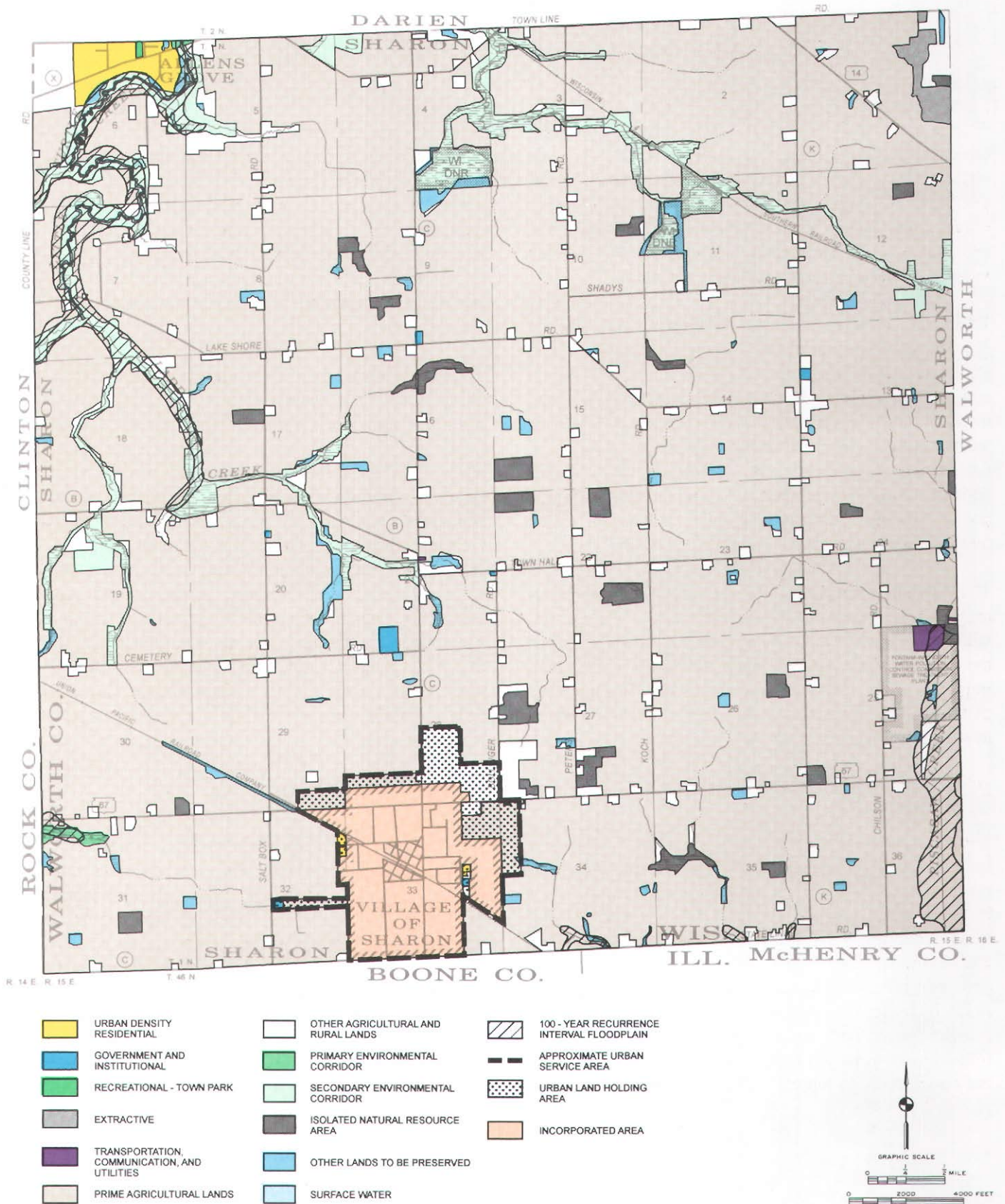
## RECOMMENDED LAND USE

The recommended land use plan for the Town is presented graphically on Map 20. Acreage totals relative to the plan are presented in Table 17. The plan was developed, essentially, by detailing the regional land use plan as it pertains to the Town of Sharon, and as reaffirmed in the Walworth County Development Plan, in accordance with the local development objectives set forth in Chapter VI and the forecasts of population, households, and employment set forth in Chapter II.

In brief, key recommendations of the plan include the following:



RECOMMENDED LAND USE PLAN FOR THE TOWN OF SHARON: 2010



Source: SEWRPC.

Table 17

## PLANNED LAND USE IN THE TOWN OF SHARON: 2010

Land Use Category	1995		Planned Change: 1995-2010		2010	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
<b>Urban</b>						
Urban Residential <sup>a</sup> .....	44	0.2	50	113.6	94	0.4
Commercial .....	2	0.0	0	0.0	2	0.0
Industrial <sup>b</sup> .....	13	0.1	14	1.9	27	0.1
Government and Institutional .....	19	0.1	3	15.8	22	0.1
Recreational-Town Park .....	3	0.0	0	0.0	3	0.0
Extractive .....	63	0.3	0	0.0	63	0.3
Transportation, Communications and Utilities <sup>c</sup> .....	606	2.7	7	1.2	613	2.7
Urban Land Use Subtotal	750	3.4	74	9.9	824	3.6
<b>Nonurban</b>						
Prime Agricultural Land .....	19,313	84.2	-17	-0.1	19,296	84.2
Other Agricultural and Rural Lands .....	1,539	6.7	-333 <sup>d</sup>	-21.6	1,206	5.3
Primary Environmental Corridor .....	21	0.1	0	0.0	21	0.1
Secondary Environmental Corridor .....	973	4.2	0	0.0	973	4.2
Isolated Natural Resource Area .....	314	1.4	0	0.0	314	1.4
Other Land To Be Preserved .....	0	0.0	276	100.0	276	1.2
Nonurban Land Use Subtotal <sup>e</sup>	22,160	96.6	-74	-0.3	22,086	96.4
<b>Land Use Total</b>	<b>22,910</b>	<b>100.0</b>	<b>--</b>	<b>--</b>	<b>22,910</b>	<b>100.0</b>

<sup>a</sup>Includes only residential development on lots smaller than five acres per dwelling. All other residential development is identified as rural residential development and is included in the Other Agricultural and Rural Lands category.

<sup>b</sup>Planned acreage estimate based on development standard of nine acres per 100 anticipated employees. See Chapter II for a discussion of the 2010 employment forecast.

<sup>c</sup>Planned acreage estimate based on local street needs for planned urban residential development.

<sup>d</sup>Planned acreage change estimate based on 57 acres allocated to urban residential and associated local streets and 276 acres allocated to other lands to be preserved.

<sup>e</sup>Total nonurban land use acreage varies from total identified in Chapter IV due to agricultural acreage that may also be included in environmental corridors and isolated natural resource areas.

Source: SEWRPC.

1. That most agricultural lands be preserved, in particular, prime agricultural lands. Agricultural lands located within the Village of Sharon urban service area should be maintained in agricultural use as long as possible.
2. That environmental corridors, isolated natural resource areas, and other environmentally significant areas be preserved in natural, open use.
3. That new nonfarm residential development be directed toward nonprime agricultural lands located in the Allen's Grove area.
4. That new nonresidential development be limited to those types of businesses which support or complement the agricultural base of the Town.

Land uses recommended in the plan are detailed below.

## **Residential Land Use**

With the emphasis of the Town land use plan on the preservation of agricultural lands, the establishment of a logical, well-defined policy towards residential development is critical. Several factors which have direct implications for the specific amount, type and location of new housing in the Town are described below.

### ***Forecast Growth***

In 1996, there were approximately 350 housing units in the Town. As presented in Chapter II, alternative population and household forecasts for the Town indicate that no additional housing units would be needed to accommodate the resident population of the Town by the year 2010 under a low-growth decentralized scenario. Under a high-growth decentralized scenario, approximately 320 new housing units would be required. Under the adopted design year 2010 regional land use plan, an intermediate-growth centralized scenario was chosen as a probable future between the extremes. This scenario envisioned a need for approximately 100 new housing units in the Town by 2010.

On the basis of development trends in the Town since the adoption of the regional plan, however, it does not appear likely that the Town will require the number of new units anticipated. By projecting recent residential development trends through 2010, it appears more likely that, given an increase of approximately two to three new housing units per year during the planning period, the total number of additional units needed may range from approximately 25 to 50. While this total is lower than that which was forecast under the adopted regional plan, it is still within the range of alternative futures developed by the Regional Planning Commission.

### ***Housing Unit Allocation***

While it is difficult to anticipate whether the number of housing units needed to support local farming activities will increase during the planning period, the trend towards farm consolidation would indicate that it is unlikely. Given this fact, as well as the Town's preference to limit the development of scattered-site, nonfarm residential development on agricultural lands, the Town plan recommends that most new residential development be accommodated in the Allen's Grove area.

Known as a residential hamlet, the Allen's Grove area is unique in that it is the only area in the Town having a

concentration of urban-density residential development<sup>1</sup> and a park site. As shown in bright yellow on Map 20, the Allen's Grove area is bounded by Turtle Creek to the south and east, with CTH X passing directly through it. Approximately 100 acres of undeveloped nonprime agricultural land are located within, and adjacent to, this area. In an effort to maintain the existing character of Allen's Grove, the Town plan recommends that approximately 50 acres of nonprime agricultural land be allocated to urban-density residential use. Most of this area is already zoned R-1 Single Family Residence (Unsewered); it would allow for minimum lot sizes of about one acre per unit. The remaining approximately 50 acres located west of Tremaine Street and directly south of CTH X could accommodate similar development. However, because of the historically limited market demand for urban-density lots in the Town, it is recommended that this area remain in agricultural use until farming activities cease. At that time an expansion of rural-density residential development<sup>2</sup> in that area may be considered.

The Allen's Grove area could probably accommodate all forecast growth in housing, provided that each lot, with a probable minimum size of about one acre, was capable of supporting onsite water-supply and sewage-disposal systems. Generalized soil suitability information provided in Chapter III of this report indicates that the soils in this area may be suitable for such systems. In addition, regulatory changes proposed by the Wisconsin Department of Commerce would allow for use of a far broader range of onsite sanitary sewer systems. Under the proposed changes, the State would shift regulatory focus from systems to outputs, allowing the use of new onsite sewage treatment and disposal technologies, provided that effluent from those systems complies with State standards for groundwater quality. Detailed analysis would be required of each site proposed for development in order to determine the actual suitability of each site for such systems. No other areas of the Town are specifically recommended for urban-density residential land use during the planning period. Urban residential land uses, as identified in Table 17, are expected to increase by no more than 50 acres during the planning period.

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<sup>1</sup>"Urban-density" is defined as development occurring at a density greater than one dwelling unit per five acres.

<sup>2</sup>"Rural-density" is defined as development occurring at a density less than, or equal to, one dwelling unit per five acres.

### ***Other Locational Factors***

It should be recognized that, while the Allen's Grove area has been identified in the Town plan as the preferred location for all nonfarm residential development, the Walworth residential development in several zoning district County Zoning Ordinance does allow for limited nonfarm rural-density s in the Town.

The A-1 district, which is intended to maintain, preserve, and enhance agricultural lands historically exhibiting high crop yields, may accommodate residential development under two circumstances:

1. Land parcels 35 acres or more are allowed up to two single-family dwellings or one two-family dwelling. In 1996, there were approximately 19,600 acres of Town lands zoned as A-1 Prime Agricultural Lands.
2. Land parcels smaller than 35 acres created prior to the adoption of the County zoning ordinance in 1974 are considered legal substandard lots under the provision of the ordinance for substandard lots. These parcels are allowed one nonfarm dwelling per lot, assuming all yard and sanitary requirements are met. In 1996, there were 60 such undeveloped substandard lots in the A-1 district.

The A-2 Agricultural Land District, which is intended to preserve "nonprime" agricultural lands, may also accommodate limited residential development similar to the A-1 district. However, the minimum lot size in the A-2 district is 20 acres, and the A-2 parcels are allowed only one dwelling per parcel. The substandard lot provision of the County ordinance applies to A-2 parcels created before the amendment of the County ordinance, which changed the minimum lot size in the district from five to 20 acres. In 1995, there were approximately 940 acres of A-2 zoned lands in the Town, mostly near the Village of Sharon and in the Allen's Grove area. This total includes 13 undeveloped substandard lots.

The A-3 Agricultural Land Holding District, which is intended to identify lands which have a high probability of eventually being converted to urban uses, may also accommodate limited residential development. The circumstances under which residential development can occur in this district are identical to those of the A-1 district. In 1995, there were approximately 176 acres of A-3 zoned lands in the area around the Village. This district did not include any substandard lots.

The C-2 Upland Resource Conservation District, which is intended to preserve significant woodlands and other natural resources, allows residential development to occur at a density of no more than one dwelling per five acres. The C-2 zoned lands, which are scattered throughout the Town, encompassed nearly 500 acres in 1995. Included within the C-2 district were approximately 89 acres of prime agricultural lands, 118 acres of nonprime agricultural and other rural lands, 264 acres of woodlands, and 29 acres of wetlands.

Residential development is allowed by right in most zoning districts in the Town; the Town plan recommends the following:

1. Landowners intending to build nonfarm dwellings in any agricultural district should be encouraged to limit the size of the building envelope to no more than is necessary to accommodate structures, driveway, and onsite sewage-disposal and water-supply systems. The rest of the parcel should be maintained for agricultural and other open space uses.
2. While acknowledging that development can occur on legal substandard lots, owners of such lots should be encouraged to maintain the lots in agricultural and open uses in order to minimize the impact small-lot development could have on the Town. Review of 1996 property ownership records indicate that most substandard lots in the Town were owned by adjacent landholders and were being farmed as part of a larger farm unit or contiguous parcel.
3. Owners of C-2 zoned parcels should also be encouraged to maintain their parcels in agricultural and open uses. In addition to contributing to clean air and water and regulating surface water runoff, the maintenance of upland conservancy lands contribute to the perpetuation of plant and animal diversity by providing nesting habitats and migratory habitats.

Should development occur on C-2 parcels, special care should be taken during the development review and approval process to ensure that any proposed development is sensitive to the unique characteristics of the site. Design standards which can be applied to residential development in an upland conservancy zoning district are presented



in the next chapter of this report, which deals with plan implementation.

### ***Village of Sharon Approximated Urban Service Area***

As indicated in Chapter I, the Regional Planning Commission identified a generalized sanitary sewer service area for the Village of Sharon sewage treatment facility as part of the areawide water quality management plan adopted in 1979 and updated in 1995. A refinement of the generalized sewer service area, while recommended by the Regional Planning Commission, was never completed by the Village.

The refinement of the sewer service area would clearly define the boundaries of the Village's urban service area. This would have important implications for the Town, because it is likely that some Town lands adjacent to the Village corporate limits would be included in the Village's urban service area and that future urban development could be directed to those areas.

In an effort to eliminate some of the uncertainty related to the generalized sanitary sewer service area, a preliminary refinement of the sewer service area was completed by the Regional Planning Commission as part of the Town planning process. This approximated urban service area, shown on Map 20, currently includes approximately 230 acres of farmland in the Town. Of this total, approximately 155 acres are classified as prime agricultural land; the remaining 75 acres as nonprime agricultural land.

Until the Village officially initiates the sewer service area refinement process, it is unlikely that a significant change in land use will occur in those areas of the Town within the approximated urban service area. However, because a refined sanitary sewer service area would, in all likelihood, closely reflect the approximated sanitary sewer service area, Town lands located inside it may be considered transitional. As such, the approximated urban service area has been identified as an urban land holding area under the Town plan.

By designating an urban land holding area, the Town land use plan recognizes that this area may eventually be developed for urban uses. It is recommended that cooperative planning for the future development of the area be undertaken between the Town and Village of Sharon. Such planning efforts may establish ultimate corporate boundaries, define preferred land uses, deter-

mine appropriate densities for residential development, and identify locations for such other urban amenities as neighborhood parks. The next chapter of this report, dealing with plan implementation, will present several approaches to intergovernmental cooperation which may be applied to the urban land holding area.

### **Commercial and Industrial Land Uses**

Under the plan, commercial and industrial land uses would be limited to those uses which existed prior to the adoption of the land use plan and new uses which complement and support the agricultural base of the Town. No specific areas on the plan map were identified for commercial or industrial uses. It was the preference of the Town Plan Commission to allow flexibility with regard to the location of future agriculture related businesses. However, all development proposals would be evaluated on the basis of established guidelines set forth in the Walworth County zoning ordinance under the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District. It is further envisioned that Town residents would continue to utilize commercial centers in surrounding communities for retail shopping and service needs.

As shown in Table 17, planned industrial land uses in the Town would increase by approximately 14 acres, from 13 acres in 1995 to approximately 27 acres by 2010. Commercial land uses in the Town are not expected to increase from the 1995 total of two acres.

### **Governmental and Institutional Land Uses**

Under the plan, governmental and institutional land uses are not expected to increase significantly. An additional three acres are expected to be acquired by the Town for the expansion of the Town Hall and public works garage site. The Town Board anticipates that most public meetings will continue to be held at the Sharon Fire and Rescue building. The addition of three acres of government and institutional lands will increase the total acreage of this land use category from 19 acres in 1995 to 22 acres in 2010, an increase of approximately 16 percent.

### **Recreational Land Use**

There is no planned expansion of intensive recreation facilities in the Town during the planning period. However, as additional housing is developed in the Allen's Grove area, improvements to Union Park may be necessary. Such improvements may include the provision of modern playground equipment and improved picnic areas and rest rooms.

### **Mineral Extraction Uses**

In 1995, there were two nonmetallic mineral extraction operations in the Town, located in the eastern part of Section 1. The land use plan envisions continued extractive activities at these sites in accordance with existing zoning and their eventual reclamation in accordance with the County nonmetallic mining reclamation ordinance.

### **Agricultural Land Use**

As presented in Chapter IV, nearly 91 percent of all land uses in the Town in 1995 were related to farming. The preservation of agricultural lands, particularly prime agricultural lands, is an important factor in ensuring the continued availability of productive farmland in the Town. It is also important in helping to maintain the foundation of the Town economy and to preserve the rural character of the Town. For the purpose of this study, agricultural lands are separated into two categories: prime agricultural lands and other agricultural and rural lands. Plan details relative to each agricultural category are presented below.

#### ***Prime Agricultural Land***

The Town land use plan reaffirms the recommendations of the regional land use plan, the County development plan, and the County agricultural preservation plan with respect to the preservation of prime agricultural lands. Under the Town plan, as well as under the regional and County plans, prime agricultural areas are defined as farm units of at least 35 acres in area which meet selected soil productivity standards and which occur in blocks of similar farm units of at least 100 acres in size. To be considered prime, at least one-half of the farm unit must be covered by soils meeting U. S. Natural Resources Conservation Service standards for national prime farmlands, largely Class I and II soils, or farmland of statewide importance, largely Class III soils.

The Town plan recommends the preservation of most remaining prime agricultural lands in the Town as shown in light gray on the plan map. These areas, in units of at least 35 acres, would be retained in order to preserve workable farmland and to prevent the intrusion of incompatible development. Structures would be limited to those consistent with agricultural use, with residences limited to homes for the resident owner, children of the

owner, and farm laborers, as specified in the Walworth County Zoning Ordinance.<sup>3</sup>

Under the plan, the conversion of prime agricultural land to nonfarm-related use would be limited to approximately 14 acres associated with agriculture-related businesses which may develop during the planning period, as well as the acquisition of approximately three acres for the expansion of the Town Hall and garage site.

As indicated in Table 17, prime agricultural lands in the Town encompassed approximately 19,313 acres, more than 30 square miles, or about 85 percent of the total area of the Town, in 1995. Under the plan, this total may be expected to decrease by 17 acres, to 19,296 acres, in 2010.

#### ***Other Agricultural and Rural Land***

This land use category includes nonprime agricultural land, existing rural residential homesites, and other open lands. Shown in white on Map 20, only three areas in the Town have significant concentrations of this land use category. In Section 1, in which substantial extractive activities have occurred; in Section 6, in the Allen's Grove area; and in Section 28, within, and adjacent to, the Village of Sharon approximated urban service area. The remaining lands shown in white on the plan map are, generally, other nonprime agricultural lands adjacent to environmental corridors and existing scattered rural residential homesites.

Under the Town plan, approximately 57 acres of nonprime agricultural land in the Allen's Grove area has been allocated to urban density residential uses. The plan does not propose any other significant change in land use in this category. It is recommended that agricultural uses continue on this land as long as possible and that rural residential development be allowed to occur in these areas only at such time as the agricultural uses are dis-

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<sup>3</sup>*The A-1 Prime Agricultural Land District of the Walworth County Zoning Ordinance allows as a principal use two single-family dwellings or one two-family dwelling for the resident owner, children of the resident owner substantially engaged in conducting a principal or approved conditional use, and laborers principally engaged in conducting a principal or approved conditional use. The District further allows, as a conditional use, housing for farm laborers not permitted as a principal use. Each additional dwelling beyond the first dwelling may be placed on a parcel separated from the farm; any such separate parcel must be at least 40,000 square feet in area.*

continued. As indicated in Table 17, the other agricultural and rural lands category totaled approximately 1,539 acres, or less than 7 percent of the total area of the Town, in 1995. Under the Town plan, approximately 57 acres of this total may be expected to be converted to urban residential uses by 2010. As discussed in the following section, an additional 276 acres of other agricultural and rural lands are to be reclassified as "other lands to be preserved."

### **Environmentally Significant Areas**

Chapter III of this report presented detailed information regarding the location and extent of environmental corridors and isolated natural resource areas within the Town. The essentially linear environmental corridors represent a composite of the best remaining elements of the natural resource base in the Town and have immeasurable environmental and recreational value. Preservation of the primary environmental corridors and careful consideration of preserving secondary environmental corridors and isolated natural resource areas in an essentially open, natural state serve to maintain a high level of environmental quality in the area and protect the natural beauty of the Town. Preservation of the component parts of these environmentally significant areas was also identified as a priority by Town residents in the results of the community survey conducted in 1997.

#### ***Primary Environmental Corridors***

Primary environmental corridors represent elongated areas in the landscape which contain concentrations of the most important remaining elements of the natural resource base. Only two small sections of primary environmental corridor existed in the Town in 1995. These sections are both part of larger areas which extend into the Town of Darien and the Rock County Town of Clinton. The Town land use plan recommends the preservation of these corridors in essentially natural, open uses.

Combined, these areas totaled approximately 21 acres in 1995. As indicated on Table 17, the primary environmental corridor acreage in the Town would not change during the planning period.

#### ***Secondary Environmental Corridors***

Secondary environmental corridors, often remnants of primary environmental corridors which have been partially converted to agricultural or other uses, also contain a variety of resource elements.

The Town land use plan recommends that secondary environmental corridors be considered for preservation in natural open use. As indicated in Table 17, there were approximately 973 acres of secondary environmental corridor in the Town in 1995. No change in the total acreage is anticipated during the planning period.

### ***Isolated Natural Resource Areas***

Isolated natural resource areas consist of smaller pockets of wetlands, woodlands, or surface water which are isolated from the primary and secondary environmental corridors. Approximately 314 acres of isolated natural resource areas were scattered throughout the Town in 1995. As discussed earlier in this chapter, most of these areas are zoned C-2 Upland Resource Conservation. The C-2 district is intended to preserve unique natural features such as pocket woodlands and wetlands. Therefore, residential development is limited to a density of not more than one dwelling per five acres.

Under the Town plan, the acreage of isolated natural resource areas in the Town would remain unchanged during the planning period. However, on the basis of residential market preferences and the type of development growth which has predominated in the Town in recent years, it is likely that approximately 50 acres of upland woods within the isolated natural resource areas would be utilized for carefully designed rural-density residential development.

### ***Other Lands to Be Preserved***

The Town plan also recommends the preservation of several other smaller areas in the Town containing important natural resource features. Most of these areas do not qualify as parts of environmental corridors or isolated natural resource areas because, individually, they are each smaller than five acres in size, or are lowlands used for grazing. Approximately 53 acres of wetlands, 105 acres of woodlands, and 45 acres of lowland pasture are included in this land use category. Other lands in this category include 61 acres of Wisconsin Department of Natural Resources land holdings identified as agricultural and other open lands on Map 16, in Chapter IV, and the Salt Box Road Railroad Prairie, a 12-acre natural area of local significance, identified in SEWRPC Planning Report No. 42, titled *A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, September 1997.

Under the Town plan, these areas, totaling approximately 276 acres, are recommended to be preserved in essentially natural, open space or agricultural uses.

## **RECOMMENDED ARTERIAL STREETS AND HIGHWAYS**

The Town plan incorporates the arterial highway system recommendations of the regional transportation system plan and the County jurisdictional highway system plan as documented in a March 1992 report titled, *Amendment to the Walworth County Jurisdictional Highway System Plan—2010*. An update of this report, scheduled for completion during 1998, is not expected to include any changes to previous recommendations relative to the Town of Sharon.

As shown in Map 3 in Chapter I, the recommended arterial street and highway system as it relates to the Town includes two changes in the existing arterial street and highway system. These include the following: 1) a change in jurisdiction of the Darien-Sharon Town Line Road between CTH X and the east town line from local to County jurisdiction; and 2) a change in both functional and jurisdictional classification of CTH B between the west town line and CTH C from that of a County trunk highway to a local nonarterial.

The County plan further recommends maintenance and/or improvement of several other sections of roadway through the Town during the planning period. The plan recommends the widening of USH 14 to provide significant additional capacity. It also recommends resurfacing and/or reconstructing CTHs C, K and X, and STH 67, without providing any significant expansion of capacity to these roadways.

## **SUMMARY**

This chapter has presented a land use plan for the Town of Sharon through the year 2010. The Town plan represents a detailing of the regional land use plan and the Walworth County development plan, in accordance with the Town land use objectives set forth in Chapter VI of this report.

The land use plan is presented graphically on Map 20, while associated data relating to planned land use is presented in Table 17. The most important recommendations of the plan include the following: 1) that most agricultural lands be preserved, in particular, prime agricultural lands. Agricultural lands located within the Village of Sharon approximated urban service area should be maintained in agricultural use as long as possible, 2) that environmental corridors, isolated natural resource areas, and other environmentally significant areas be preserved in natural, open uses, 3) that new nonfarm residential development be directed toward nonprime agricultural lands, specifically, lands located in the Allen's Grove area, and 4) that new nonresidential development be limited to those types of businesses which support or complement the agricultural base of the Town.

The recommended land use plan is intended to serve as a guide to the orderly development of the Town of Sharon, providing for a safe, healthful, attractive, and efficient environment. Consistent application of the plan will help assure protection of the Town's natural resources, including agricultural lands and environmental corridors, while providing for the needs of the existing and probable future resident population of the Town.



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## **Chapter VIII**

# **PLAN IMPLEMENTATION**

In a practical sense the Town land use plan is not complete until the steps needed to implement the plan are specified. This chapter presents techniques which can be used to implement the plan in order for the Town to realize its objectives. Included in this chapter are an overview of the plan adoption process; suggested revisions to the zoning ordinance regulations, zoning district map, and subdivision control ordinance; appropriate development types for environmentally significant areas; farmland preservation techniques; approaches to intergovernmental cooperation; and recommendations for future reevaluations of the plan.

It should be recognized that formal adoption of the land use plan is only the beginning of a series of actions necessary to achieve the objectives expressed in this report. In order for the plan to be a success, long-term dedication to implementation of the plan by Town officials is critical.

### **PUBLIC INFORMATIONAL MEETINGS, PUBLIC HEARING, AND PLAN ADOPTION**

Wisconsin planning enabling legislation does not require local plan commissions to hold public hearings on recommended plans before their adoption. Nevertheless, it is good planning practice to hold informational meetings and hearings in order to acquaint residents and land-owners with the proposed plan and to solicit public reactions to the plan proposals. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at these meetings.

Accordingly, a public informational meeting and a formal public hearing were held on a preliminary recommended plan on September 17, 1998. Minutes of these meetings were prepared by the Town and are on file in the Town Hall. A review of comments received at the public meetings indicates that no significant changes to the plan were warranted, and, as such, it was the recommendation of the Town Plan Commission that the land use plan for the Town of Sharon remain as presented at the meetings.

An important step in plan implementation is the formal adoption of the recommended plan by the Town Plan Commission and certification of the adopted plan to the Town Board, pursuant to State enabling legislation. Although formal adoption of the plan by the Town Board is not legally required, this step is recommended to demonstrate acceptance and support by the governing body.

Upon such adoption, the plan becomes the official guide intended to be used by Town officials in making development decisions. The recommended land use plan was adopted by the Town Plan Commission on September 17, 1998, and subsequently adopted by the Town Board on October 12, 1998, as indicated in the resolutions in Appendices B and C, respectively.

## **ZONING**

Of all the means currently available to implement land use plans, perhaps the most important is the zoning ordinance. The Town is under the jurisdiction of the Walworth County Zoning Ordinance which contains both general and shoreland/floodplain zoning provisions. The general, or non-shoreland, provisions of the ordinance are jointly administered by Walworth County and the Town. The shoreland provisions are administered solely by the County. Existing zoning district regulations in effect in the Town are summarized in Table 15. The current application of those zoning districts is shown on Map 19.

In order to implement the Town land use plan, the zoning ordinance regulations and zoning district map should be consistent with the plan. While the zoning ordinance regulations are generally well suited for implementation of the plan, certain changes to the zoning district map are recommended.

### **Zoning Ordinance Regulations**

The regulations established in the Walworth County zoning ordinance are generally well suited for implementation of the Town land use plan. While no specific changes to the regulations are recommended by the Town Plan Commission, consideration should be given to the following:

1. Requesting Walworth County, in conjunction with all Towns in the County, to refine and detail the zoning regulations pertaining to rural-density cluster development, as discussed later in this chapter.<sup>1</sup>
2. Requesting Walworth County, when amending the Walworth County Agricultural Preservation Plan, to evaluate the merits of a second Prime Agricultural District with an 80 acre minimum parcel size.
3. Approximately 40 acres inside the Village of Sharon approximated urban service area would be rezoned to the A-3 Agricultural Land Holding zoning district from the A-1 Prime Agricultural Land zoning district. The application of an A-3 zoning district to open lands within the Village's approximated urban service area reflects the likelihood that this area will eventually be served by municipal water-supply and sanitary-sewer service and developed into urban land uses.

### **Zoning District Map**

Existing zoning districts in the Town of Sharon and proposed changes to the districts which are intended to achieve the objectives of the land use plan are shown on Map 21. The areas for which zoning district changes are recommended encompass approximately 893 acres, less than 4 percent of the total area of the Town.

The following recommended changes are intended to protect prime agricultural lands, to identify transitional areas properly, that is, those areas adjacent to the Village of Sharon likely to be included in a refined Village of Sharon sanitary sewer service area, and to identify lands intended to be developed for urban-density residential uses. These zoning changes may be summarized as follows:

1. Approximately 555 acres meeting the criteria for designation as prime agricultural lands would be rezoned to the A-1 Prime Agricultural Land zoning district from the A-2 Agricultural Land zoning district. This acreage is located immediately outside the Village of Sharon approximated urban service area and directly south of the Allen's Grove area. While an increase in the minimum parcel size, from 20 acres to 35 acres, would result, no substandard parcels would be created.
2. Approximately 126 acres meeting the criteria for designation as prime agricultural lands would be rezoned to the A-1 Prime Agricultural Land zoning district from the A-3 Agricultural Land Holding zoning district. This acreage lies outside the Village of Sharon approximated urban service area and is intended to remain in rural use during the planning period.
4. Approximately 150 acres located inside the Village of Sharon approximated urban service area would be rezoned to the A-3 Agricultural Land Holding zoning district from the A-2 Agricultural Land zoning district. As with No. 3 above, this area is within the Village's approximated urban service area.
5. Approximately nine acres in the Allen's Grove area would be rezoned to the R-1 Single-Family Residential zoning district from the A-2 Agricultural Land zoning district. This change reflects the urban-density residential land use planned for the area.
6. Approximately 13 acres located in the Allen's Grove area would be rezoned to the R-1 Single-Family Residential zoning district from the C-2 Upland Resource Conservation zoning district. This change reflects the urban-density residential land use planned for this area and is consistent with the natural resource base inventory presented in Chapter III of this report.
7. Approximately five acres in the southeast one-quarter of Section 25 would be rezoned to the C-2 Upland Resource Conservation zoning district from the M-3 Mineral Extraction zoning district on the basis of the existing and planned future land use for the parcel.

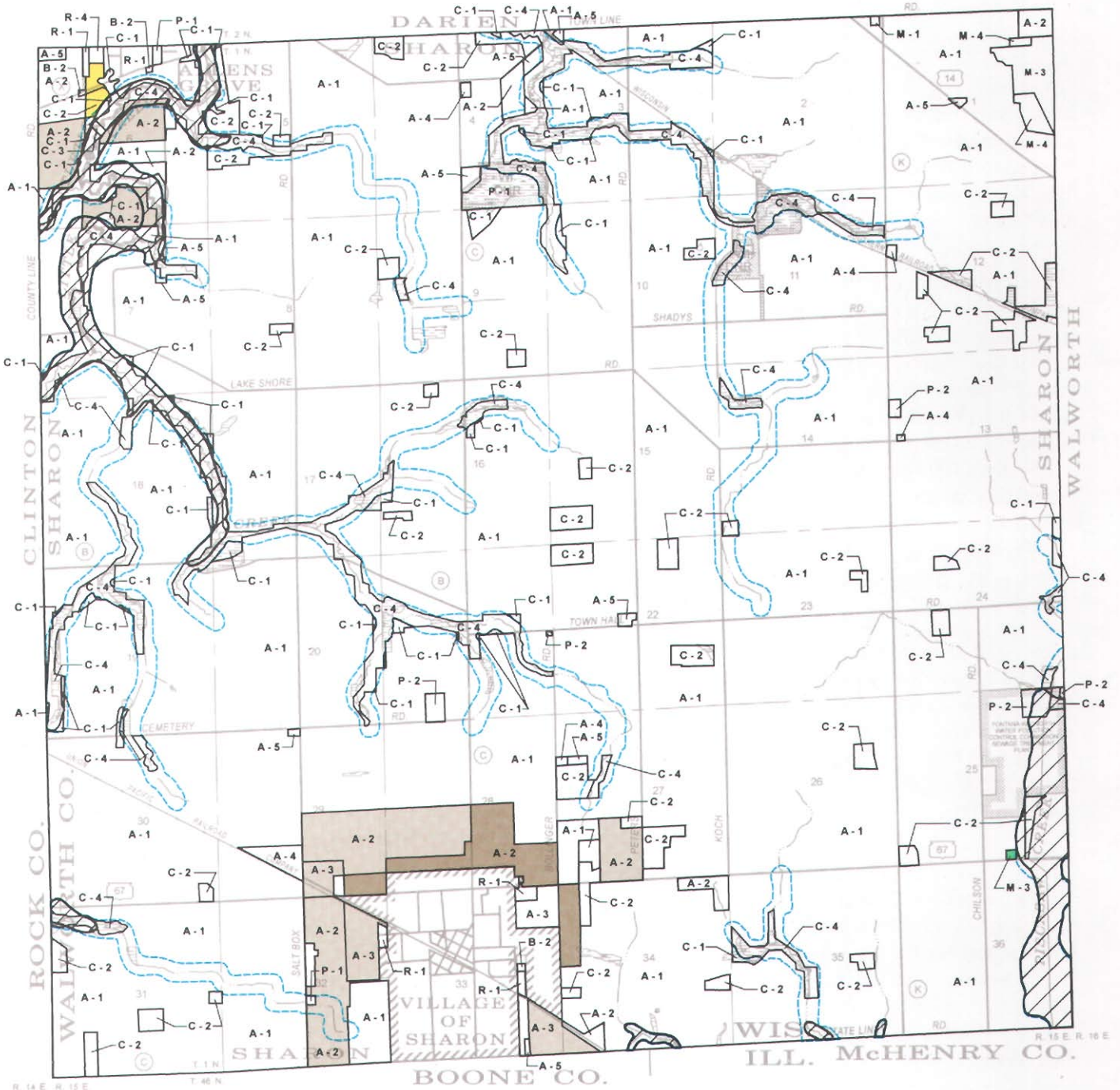
In addition to the specific changes in the zoning district map recommended above, consideration should be given to requesting Walworth County to reevaluate all conservancy districts in the Town on the basis of the natural resource base inventory. A reevaluation of the conservancy districts would ensure that changes which may have occurred to environmental features since the adoption of the existing Town zoning map would be consistent with the findings of the Town land use plan.

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<sup>1</sup>Detailed information relative to adjusting zoning ordinances to implement rural cluster development is described in SEWRPC Planning Guide No. 7, Rural Cluster Development Guide, December 1996.

Map 21

**RECOMMENDED CHANGES TO THE TOWN OF SHARON ZONING DISTRICT  
MAP TO IMPLEMENT THE RECOMMENDED TOWN LAND USE PLAN**



**EXISTING ZONING DISTRICTS (1996)**

- A-1 PRIME AGRICULTURAL LAND
- A-2 AGRICULTURAL LAND
- A-3 AGRICULTURAL LAND HOLDING
- A-4 AGRICULTURAL - RELATED MANUFACTURING, WAREHOUSING AND MARKETING
- A-5 AGRICULTURAL - RURAL RESIDENTIAL
- R-1 SINGLE - FAMILY RESIDENCE (UNSEWERED)
- R-4 MULTIPLE - FAMILY RESIDENCE (SEWERED OR UNSEWERED)
- B-2 GENERAL BUSINESS

**M-1 INDUSTRIAL**

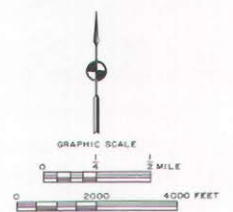
- M-3 MINERAL EXTRACTION
- M-4 SANITARY LANDFILL
- P-1 RECREATIONAL PARK
- P-2 INSTITUTIONAL PARK
- C-1 LOWLAND RESOURCE CONSERVATION
- C-2 UPLAND RESOURCE CONSERVATION
- C-3 CONSERVENCY - RESIDENTIAL
- C-4 LOWLAND RESOURCE CONSERVATION (SHORELAND)

**OVERLAY DISTRICT**

- 100-YEAR RECURRENCE INTERVAL FLOODPLAIN
- SHORELAND BOUNDARY

**PROPOSED ZONING CHANGE**

- A-1 PRIME AGRICULTURAL LAND
- A-3 AGRICULTURAL LAND HOLDING
- R-1 SINGLE - FAMILY RESIDENCE DISTRICT
- C-2 UPLAND RESOURCE CONSERVATION



Source: SEWRPC.

With the changes recommended above, zoning districts in the Town would properly reflect both planned land uses through 2010 and the existing natural resource base.

### **Requests for Zoning District Map Amendments**

To minimize the loss of agricultural land in the Town, only those rezone requests which are consistent with the objectives of the Town land use plan with regard to complementing and supporting the agricultural base of the Town should be recommended for approval by the County.

Parcels within the A-1 Prime Agricultural zoning district should not be rezoned for residential uses unless the proposed residences have a direct relationship to specific agricultural activities in the Town. Additionally, A-1 parcels should not be rezoned for business uses except when the proposed use supports the local agricultural economy. Such a parcel would be rezoned to the A-4 Agriculture-Related Manufacturing, Warehousing, and Marketing zoning district and should conform to all regulations of the district.

## **LAND DIVISION REGULATION**

Most land divisions and improvement of land in the Town are regulated by the Walworth County Subdivision Control Ordinance. The Ordinance sets forth requirements for the appropriate design of lots, subdivision access, and the construction of such necessary improvements as streets, drainage, and water-supply and sanitary-sewer facilities.

This Ordinance regulates the platting of subdivisions, which are defined as land divisions creating five or more parcels of 15 acres or less, and cases in which the act of division creates five or more parcels of 15 acres or less by successive division within a period of five years. The Ordinance also regulates minor subdivisions, which are defined as land divisions creating not more than four parcels or building sites of 15 acres or less. The County Ordinance does not regulate land divisions creating parcels larger than 15 acres in size.

The Town of Sharon, as a designated approving agency, is notified each time a proposed subdivision plat or minor subdivision in the Town is submitted to the County Clerk. The Town may review subdivision proposals for compliance with existing ordinances, rules, regulations, and plans in effect in the Town. Approval authority relative to minor subdivision proposals is limited to

proposed dedications to the Town of streets or other public areas.

Although Chapter 236 of the Wisconsin Statutes provides towns with the authority to adopt land division control ordinances, regulations within the Walworth County Subdivision Control Ordinance are generally well suited for implementation of the Town land use plan. The Town should, however, request that the County give consideration to amending its existing ordinance to regulate all land divisions within the unincorporated areas of the County rather than just land divisions creating parcels of 15 acres or less. At a minimum, the County ordinance should regulate land divisions creating parcels smaller than 35 acres, the largest minimum parcel size specified in the County zoning ordinance. This change would help to ensure that no additional substandard parcels would be created in the Town within the A-1 Prime Agricultural Land zoning district, the A-2 Agricultural Land zoning district, and the A-3 Agricultural Land Holding zoning district.

## **APPROPRIATE DEVELOPMENT WITHIN ENVIRONMENTALLY SIGNIFICANT AREAS**

While the land use plan for the Town calls for the preservation of environmental corridors, isolated natural resource areas, and other environmentally significant lands, it recognizes that such land uses as limited residential development, transportation and utility facilities, and certain recreational uses may be accommodated within environmental corridors and other environmentally significant areas.

The Town plan recommends that rural cluster development techniques be utilized when residential development is proposed in the C-2 Upland Resource Conservation district. Clustering involves the grouping of dwellings on a portion of a development tract, preserving the rest in open space. The open space may be owned by a homeowners' association, the local municipality, a private conservation organization, or the original landowner. Conservation easements and deed restrictions should be used to protect the common open space from future conversion to more intensive uses. Cluster development does not increase the number of dwelling units and offers many benefits over conventional development. Cluster development can, through better site design, preserve significant natural features, the rural character of the landscape, and agricultural land.



While the County zoning ordinance permits clustered rural residential development under the planned residential development conditional use provisions, the ordinance is lacking in standards, such as the minimum percentage of the total site area which should be retained as open space, a critical aspect of good cluster development. Moreover, there are no provisions in the zoning ordinance by which cluster development may be required. The Town of Sharon and Walworth County, in cooperation with the other Towns in the County, should review the provisions of the County zoning ordinance pertaining to rural residential cluster development and adjust those provisions as appropriate to ensure that they may be used to implement effectively County and local land use objectives for rural areas.

In addition to limited rural residential development, land uses such as transportation and utility facilities and certain recreational uses may be accommodated within environmental corridors and other environmentally sensitive lands. In this respect, general guidelines for types of development which may be accommodated within the various component natural resource features have been developed and are set forth in Appendix D. While these guidelines are not exhaustive, with good judgment they may be extended to, and used for the evaluation of, proposals for similar types of development not specifically listed.

## **FARMLAND PRESERVATION TECHNIQUES<sup>2</sup>**

The Town plan reaffirms the recommendations of the regional land use plan, the Walworth County Development Plan, and the Walworth County Agricultural Preservation Plan with respect to the preservation of most remaining prime agricultural lands in the Town.

Currently, the State Farmland Preservation Program is the primary farmland preservation program in effect in the Town. This program allows farmers who maintain farmland in exclusive agricultural zoning to receive annual State income-tax credits. While this program has helped local farmers offset annual operating costs, additional farmland preservation efforts may be needed to ensure the long term viability of farming in the Town.

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<sup>2</sup>Additional information relative to farmland preservation can be found in the following publications: *American Farmland Trust, Saving American Farmland: What Works, 1997*; and *Randall Arendt, Rural By Design, 1994*.

Several techniques which have proven successful in other communities experiencing development pressures may have relevance for the Town of Sharon. These include the following:

1. Conservation Easements

A conservation easement is a legally recorded, voluntary agreement which limits land to specific uses. Conservation easements may apply to entire parcels of land or to specific parts of the property. Easements may be permanent or for a term which imposes restrictions for a limited number of years. Land protected by conservation easements remains on the tax rolls and is privately owned and managed. Purchase of an agricultural conservation easement (PACE) programs, better known as purchase of development rights (PDR) programs, pays farmers to keep their land available for agricultural use. Landowners sell an agricultural conservation easement to a qualified government agency or private conservation organization. Presumed development rights to the land are relinquished in exchange for compensation. The landowner retains full ownership and use of the land for agricultural purposes.

2. Agriculture Security Districts

Agricultural security districts allow farmers to form special areas in a community where agricultural uses are encouraged and protected. Such programs are authorized by the state legislature and implemented locally. Enrollment in agricultural security districts is voluntary. In exchange for enrollment, farmers receive a package of benefits which may include such things as protection from annexations and eminent domain, limits on the construction of infrastructure, and exemptions from special assessments. Wisconsin does not currently have enabling legislation allowing the creation of agricultural security districts.

3. Specialty Cropping

Specialty cropping involves the diversification of crop production in order to take advantage of a large metropolitan population base. A few of the factors which may encourage diversification include the ready market for fresh, high-value produce in suburban supermarkets and restaurants; demand for organically produced dairy products, meat, fruit, and vegetables; the greater viability of "U-Pick" farms; and an increased demand for nursery stock, horse stabling services, and aquaculture products.

4. Farm Tourism

Farm tourism involves the coordination of agriculture-related special events which may attract tourists to a farming community. Not unlike the coordination of activities in a retail business district, the coordination of agriculture related special events may attract customers who would not otherwise visit the area, creating an additional source of revenue for farmers.

5. Right-To-Farm Ordinances

A right-to-farm ordinance is intended to provide some degree of protection to farmers and farm operations from public and private nuisance claims.<sup>3</sup> Wisconsin has right-to-farm legislation (Section 823.08 of the State Statutes) which protects farmers against nuisance lawsuits, unreasonable local regulation, and recapture of legal costs. Local communities may supplement the protection provided by the State with their own more protective ordinance.<sup>4</sup>

6. Agricultural Nuisance Notices

A notification to buyers of agricultural land that agriculture is the primary economic activity of that area and that the buyer may experience inconvenience or discomfort arising from accepted agricultural practices. In some cases, the notice may be recorded on the deeds to new homes. Such notices may help to ensure that people who purchase houses in an agricultural zone will recognize, and be more tolerant of, the sometimes inconvenient impacts of agricultural activities.

As mentioned earlier in this chapter, the merits of creating a second prime agricultural zoning district with an 80-acre minimum parcel size should be evaluated by Walworth County. Allowing for a larger minimum parcel size may

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<sup>3</sup>Nuisance claims are lawsuits relating to impacts from noise, dust, chemicals, irrigation, and odors generated by farming activities, or impeded traffic movements.

<sup>4</sup>Right-to-farm legislation in Iowa similar to Wisconsin's legislation was struck down in September 1998 by the Iowa Supreme Court on the basis that it constituted a "taking" of the property rights of landowners adjacent to farms. The Wisconsin right-to-farm legislation has not been challenged. The Town should consult with its attorney before adopting local right-to-farm legislation.

help to limit the number of homes in the Town and also maintain large blocks of uninterrupted prime farmland.

Although some of the preservation techniques identified above, such as a locally or County-operated purchase of development rights program or agricultural security districts, are not of immediate applicability, they should not be discounted. As State and County farmland preservation programs evolve, a variety of preservation techniques may be developed. Establishing a framework for farmland preservation which includes a variety of possible techniques would help to ensure the success of any local initiative. It should be recognized that any meaningful attempt at farmland preservation in the Town will require, at a minimum, a long-term commitment toward farming on the part of the local farming community and on the part of the County and Town governments.

## INTERGOVERNMENTAL COOPERATION

Under Wisconsin law, cities and villages have been granted a considerable measure of influence over development in adjacent town areas. Incorporated communities have extraterritorial subdivision plat approval authority; they may include adjacent unincorporated areas in their local master plans; they may administer extraterritorial zoning jointly with the adjacent town, if the incorporated community and adjacent town agree to such an arrangement; and ultimately, they may annex unincorporated areas.

It is recommended that the Town and Village of Sharon take a cooperative approach toward planning and decision-making regarding future land use in areas of mutual concern. Activities in this respect could range from periodic meetings of Town and Village officials for the purpose of discussing land use matters to preparing and executing formal agreements regarding future boundaries and arrangements for the provision of public services, as provided for under Sections 66.023 and 66.30 of the *Wisconsin Statutes*. Such cooperative efforts increase the likelihood of coordinated development in boundary areas, achieving, insofar as practicable, both Town and Village land use objectives.

## PLAN REEVALUATION

A land use plan is intended to serve as a guide for decision-making regarding land development in a community. As a practical matter, local land use plans should

be prepared for a period extending beyond 10 years. The design year chosen as a basis of the preparation of the Town land use plan is 2010. The Town plan should be reevaluated regularly to ensure that it continues to reflect local development conditions and local land use objectives. It is recommended that this reevaluation take place every 10 years, more frequently if warranted by changing conditions.

## **SUMMARY**

This chapter has presented information relative to various land use plan implementation measures which

should be considered by the Town. This includes public informational meetings and hearings; plan adoption procedure; and amendment of the zoning ordinance regulations, zoning district map, and subdivision control ordinance. Additionally, a voluntary farmland preservation effort should be considered to help ensure the continued viability of farming in the community and to help preserve the Town's rural character.

The adopted Town land use plan should be reevaluated every 10 years, or more frequently if warranted, to ensure that it continues to reflect properly current conditions and Town land use objectives.

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## **Chapter IX**

# **SUMMARY**

In July 1996, the Town of Sharon requested the Southeastern Wisconsin Regional Planning Commission to assist the Town in the preparation of a land use plan. The plan would provide local officials with a tool to help guide and shape the physical development of the Town through the year 2010. This report sets forth the findings and recommendations of the planning effort undertaken in response to that request. The plan identifies the land development objectives of the Town and sets forth the means for achieving those objectives over time.

The planning effort involved extensive inventories and analyses of the factors and conditions affecting land development in the Town, including past planning efforts; alternative future resident population, household, and employment levels; inventories of such natural resources as soils, topography, flood hazards, wetlands, woodlands, and wildlife habitats; and inventories of existing land uses and local land use regulatory devices. Upon completion of the analyses, a framework for plan development was established in which land use development objectives were identified and probable future population, household, and employment levels were selected. Finally, a land use plan was prepared which may be expected to accommodate the needs of residents in a manner consistent with the Town's objectives for land development.

Throughout the planning process, public participation was encouraged. In May 1997, a community survey was conducted in which residents were asked for their perceptions concerning desirable land uses, the value of natural resource preservation, Town character, and the role of government in shaping the Town's future. Resident input was also garnered through comments received at each Town Plan Commission meeting in which the land use plan was discussed.

The plan, once adopted, will serve as a guide to help promote orderly development as well as protect the agricultural lands and other environmentally significant resources of the Town.

## **PLANNING AREA**

The planning area consists of the Town of Sharon, that is, that portion of U.S. Public Land Survey Township 1 North, Range 15 East, lying outside the corporate limits of the Village of Sharon. The planning area encompasses approximately 35 square miles.

## **AREAWIDE PLANS INFLUENCING THE LOCAL PLANNING EFFORT**

Sound local planning practice should give consideration to broader areawide plans. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) is the official areawide planning agency for the seven-county Southeastern Wisconsin Region, which includes Walworth County and the Town of Sharon. The Commission has, since its creation in 1960, prepared advisory plans for the physical development of the Region through the systematic formulation of those elements of such plans most important to the units and agencies of government operating within the Region. While always advisory in nature to the government agencies concerned and to private interests, this framework of regional plan elements is intended to serve as a basis for more detailed county and local planning and is intended to influence both public and private sector decision-making with respect to development matters. An understanding of pertinent recommendations contained in regional, subregional, county, and local plans, as described in Chapter I, are, therefore, important to the proper preparation of a land use plan for the Town.

## **DEMOGRAPHIC BASE AND TRENDS**

Information on the size, characteristics, and distribution of the resident population, as well as the changes in these socio-economic factors over time, is essential to the preparation of sound land use plan. Chapter II of this report presents information on the existing and on probable future resident population, household, and employment levels in the planning area.



## **Historic Growth**

The population of the Town fluctuated significantly between 1850 and 1995. The Town reached a peak population of 2,038 residents in 1890. The incorporation of the Village of Sharon in 1892 as well as the growth of other towns in surrounding areas caused the population of the Town to decline over the next several decades; it reached a low of 890 residents in 1930. From 1930 to 1995 the Town experienced only a moderate change in population, a net increase of 127 residents.

The number of occupied housing units, or households, in the Town increased from 1970 to 1990 from 282 in 1970 to 333 in 1990, an increase of approximately 18 percent. The increase in the number of households has been accompanied by a decrease in the average household size, from 3.75 persons per household in 1970 to 3.05 persons per household in 1990.

There were approximately 185 jobs in the Town in 1970. From 1970 to 1990, the Town experienced an increase of approximately 40 jobs, or about 21 percent.

## **Anticipated Future Growth and Selected Forecasts**

The population, household, and employment forecasts used in preparing the Town land use plan were selected from a range of alternative future growth scenarios prepared as part of the regional land use planning program for the Southeastern Wisconsin Region through the year 2010. On the basis of careful review of the alternative growth scenarios, the Town Plan Commission selected the intermediate-growth centralized forecasts in preparing the land use plan.

Under the selected forecasts, the population of the Town may be expected to increase from 1,016 residents in 1990 to 1,227 residents in 2010, an increase of 211 residents, or 41 percent. The number of households in the Town may be expected to increase from 333 in 1990 to approximately 550 by 2010, an increase of 120 households, or approximately 36 percent. The number of jobs in the Town may be expected to increase from a 1990 total of 225 to approximately 366 in 2010, an increase of or about 65 percent during the 20 year time period.

## **NATURAL RESOURCE BASE**

The location and extent of various elements of the natural resource base, including soils and topography characteristics, water resources, and associated floodlands and wetlands, woodlands, and wildlife habitat areas, were inventoried and mapped under the Town planning effort.

They are further described in Chapter III. Such related elements as scenic overlooks, park and open space sites, and natural areas of scientific value were also identified. The most significant of these features lie within areas referred to as environmental corridors and isolated natural resource areas.

Primary environmental corridors include a wide variety of important natural resource and resource-related elements and are, by definition, at least 400 acres in size, two miles in length, and 200 feet in width. Preserving primary environmental corridors in an essentially open, natural state, including park and open space uses, limited agricultural uses, and very low-density residential uses, will do much to maintain the overall quality of the environment and natural beauty of the Town. Such preservation can also help prevent the creation of new environmental and developmental problems such as flood damage, poor drainage, wet basements, failing foundations of roads and buildings, and water pollution. In 1995, about 23 acres, or less than 1 percent of the Town, lay within primary environmental corridors.

Secondary environmental corridors, often remnants of primary corridors which have been partially converted to intensive urban or agricultural use, also contain a variety of resource elements. By definition, secondary environmental corridors are at least one mile long and 100 acres in area. Secondary environmental corridors are generally located along streams in the Town and include wetlands and steeply sloped woodlands. Maintenance of these corridors in open uses can facilitate natural surface water drainage, retain pockets of natural resource features, lend attractive settings for urban and rural development, and provides sites for local parks and open space. In 1995, secondary environmental corridors encompassed approximately 1,015 acres, or about 4 percent of the Town.

Isolated natural resource areas represent smaller concentrations of natural resource features which have been separated from the environmental corridors. These areas sometime serve as the only available wildlife habitat in an area, and lend attractive diversity to a community. Such areas, which are by definition at least five acres in size, in combination encompassed approximately 318 acres, or about 1 percent of the Town, in 1995.

## **EXISTING LAND USE**

If the Town land use plan is to constitute a sound and realistic guide for making decisions concerning physical development, pertinent features of the built environment

must be given due consideration in the plan design. For the purposes of the planning effort, existing land uses and public facilities were identified in Chapter IV. In 1995, the Regional Planning Commission conducted inventories of existing land uses throughout the Region, including the Town of Sharon, to determine the current type, amount, and spatial distribution of the existing urban and rural land uses.

Land encompassing agricultural uses and other natural resource areas made up approximately 96 percent of all land use in the Town in 1995. Agriculture was the single largest land use, encompassing approximately 20,608 acres, or about 91 percent of the Town, while natural resource areas encompassed approximately 1,065 acres, or about 5 percent. Residential land use occupied approximately 290 acres, or about 1 percent of the Town in 1995. The balance of Town lands were incorporated into other urban uses or open lands.

## **LAND USE REGULATIONS**

Land development can be guided and shaped in the public interest through the application of sound public land use controls. Existing land use regulations as they relate to the physical development of the Town were examined and are described in Chapter V. The most important of these regulations are zoning and land division control.

The Town is under the jurisdiction of the Walworth County Zoning Ordinance. This Ordinance contains both general and shoreland/floodplain zoning provisions. The general, or nonshoreland, provisions of the Ordinance are jointly administered by Walworth County and the Town of Sharon. The shoreland provisions are administered solely by the County.

As of December, 1995, approximately 92 percent of all land in the Town was zoned for general or exclusive agricultural use, and approximately 7 percent was zoned in conservancy districts. The remaining 1 percent was zoned for residential, commercial, industrial, or public uses.

Most land divisions and improvements of land in the Town are regulated by the Walworth County Subdivision Control Ordinance. Under this ordinance, the Town has approval authority over subdivision plats and the dedication to the Town of streets or other public areas proposed in certified survey maps.

A number of other County, State, and Federal laws and regulations govern the use of waters and wetlands or

otherwise minimize the potential impacts of development on water quality. These include Chapters NR 103, NR 110, and Comm 82 of the Wisconsin Administrative Code and Sections 401 and 404 of the Federal Clean Water Act.

## **FRAMEWORK FOR PLAN DEVELOPMENT**

Chapter VI of this report describes other factors important to the preparation of the Town land use plan. Specifically, this chapter presents a summary of key findings of the community survey and the adopted land use development objectives which were used as a guide in the preparation of the plan.

### **Community Survey**

As a means of assessing the attitudes of Town residents with respect to the land use planning process, the Town conducted a community survey in May 1997. Included in the survey were questions about Town character, population growth, preferred land uses, preservation of farmland and other natural resources, and the role of government in shaping the Town's future. Survey results indicated that property owners are generally satisfied with the community. They value its rural character, prefer a slow growth rate, and want to see it remain predominated by agricultural uses. They are generally opposed to new residential, industrial or extractive land uses, yet expressed interest in additional commercial and recreational uses.

### **Development Objectives**

The planning process included the formulation of a set of land use development objectives intended to express the long-term goals of the Town. Six major land use development objectives were adopted by the Town Plan Commission to guide the preparation of the land use plan. These relate to a balanced allocation of space to each of the needed land uses, the proper relationship among the various land uses, the proper location of development in relation to community facilities and services, the preservation of farmland, the preservation and protection of the natural environment, and the maintenance of rural character.

## **THE RECOMMENDED PLAN**

The recommended land use plan for the Town is presented in Chapter VII. It sets forth specific recommendations concerning the type, amount, and location of specific land uses in the Town through 2010.

The most important recommendations of the plan include the following: 1) That most agricultural lands be preserved, in particular, prime agricultural lands. Agricultural lands located within the Village of Sharon approximated urban service area should be maintained in agricultural use as long as possible; 2) That environmental corridors, isolated natural resource areas and other environmentally significant areas be preserved in natural, open use; 3) That new nonfarm related residential development be directed toward nonprime agricultural land, specifically, lands located in the Allen's Grove area; and 4) That new non-residential development be limited to those types of businesses which support or complement the agricultural base of the Town.

The recommended land use plan is intended to serve as a guide to the orderly development of the Town, providing for a safe, healthful, attractive, and efficient environment. Consistent application of the plan will help assure protection of the Town's natural resources, including agricultural lands and environmental corridors, while providing for the needs of the existing and probable future resident population of the Town.

The following summarizes specific recommendations relative to each land use:

#### **Agricultural Land Uses**

Nearly 91 percent of all land uses in the Town were related to farming activities in 1995. The preservation of agricultural lands, particularly prime agricultural lands, is an important factor in ensuring the continued availability of productive farmland in the Town. It is also important in helping to maintain the foundation of the Town economy and preserving the rural character of the Town.

The Town land use plan reaffirms the recommendations of the regional land use plan, the County development plan, and the County agricultural preservation plan with respect to the preservation of most prime agricultural lands in the Town. Under the Town plan, as well as the regional and County plans, prime agricultural areas are defined as encompassing farm units of at least 35 acres in area which meet selected soil productivity standards and which occur in blocks of similar farm units of at least 100 acres in size. To be considered prime, at least one-half of the farm unit must be covered by soils meeting U. S. Natural Resources Conservation Service standards for national prime farmlands, largely Class I and II soils, or farmland of statewide importance, largely Class III soils.

#### ***Environmentally Significant Areas***

The Town plan recommends substantial preservation of all remaining primary and secondary environmental corridors and isolated natural resource areas. Development within these area should be limited to required transportation and utility facilities, compatible outdoor recreation facilities, and, in upland areas, carefully sited rural-density residential homesites.

The Town plan also recommends the preservation of other smaller areas in the Town which contain important natural resource features, but are not located within environmental corridors or isolated natural resource areas. These smaller woodlands, wetlands, and lowland pastures are recommended to be preserved in essentially, natural open space, agricultural, and other rural uses.

#### **Residential Land Use**

With the emphasis of the Town land use plan on the preservation of agricultural lands, the establishment of a logical, well-defined policy toward residential development is critical. Several factors which have direct implications for the specific amount, type and location of new housing in the Town are described below.

#### ***Forecast Growth***

By projecting recent residential development trends through 2010, it appears likely that, given an increase of approximately two to three new housing units per year during the planning period, the total number of additional units needed in the Town may range from approximately 25 to 50.

#### ***Housing Unit Allocation***

While it is difficult to anticipate whether the number of housing units needed to support local farming activities will increase during the planning period, the trend towards farm consolidation would indicate that it is unlikely. Given this fact, as well as the Town's preference to limit the development of scattered-site, nonfarm residential development on agricultural lands, the Town plan recommends that most new residential development be accommodated in the Allen's Grove area.

#### ***Other Locational Factors***

It should be recognized that, while the Allen's Grove area is intended to accommodate most nonfarm residential development, most of the remainder of the Town is zoned as A-1 Prime Agricultural Land. The intent of the A-1 district is to maintain, preserve, and enhance agricultural lands historically exhibiting high crop yields. The Walworth County Zoning Ordinance does, however,

allow for limited nonfarm residential development in the A-1 district.

Another locational factor which should be recognized is the fact that residential development is also allowed on lands within the C-2 Upland Resource Conservation District. This district, while intended to preserve significant woodlands and other natural resources, allows residential development at a density of one dwelling per five acres.

Should development occur on C-2 parcels, special care should be taken during the development review and approval process to ensure that any proposed development is sensitive to the unique characteristics of the site. The Town plan recommends that rural cluster techniques be utilized when residential development is proposed on C-2 parcels.

### **Village of Sharon**

#### **Approximated Urban Service Area**

A generalized sanitary sewer service area for the Village of Sharon sewage treatment facility was identified by the Regional Planning Commission as part of the areawide water quality management plan adopted in 1979 and updated in 1995. A refinement of the generalized sewer service area, while recommended by the Regional Planning Commission, was never completed by the Village. The refinement of the sewer service area would clearly define the boundaries of the Village's urban service area. This would have important implications for the Town, because it is likely that some Town lands adjacent to the Village corporate limits would be included in the Village's urban service area and that future urban development could be directed to those areas.

In an effort to eliminate some of the uncertainty related to the generalized sanitary sewer service area, a preliminary refinement of the sewer service area was completed by the Regional Planning Commission as part of the Town planning process. Until such time as the Village officially initiates the sewer service area refinement process, it is unlikely that a significant change in land use will occur in those areas of the Town located within the approximated urban service area. However, because a refined sanitary sewer service area would, in all likelihood, closely reflect the approximated sanitary sewer service area, Town lands located therein may be considered transitional. As such, the approximated urban service area has been identified as an urban land holding area under the Town plan.

Designation as an urban land holding area means that the Town land use plan recognizes that this area may eventually be developed for urban uses. It is recommended that cooperative planning for the future development of the area be undertaken between the Town and Village of Sharon. Such planning efforts may establish ultimate corporate boundaries, define preferred land uses, determine appropriate densities for residential development, and identify locations for such other urban amenities as neighborhood parks.

### **Commercial and Industrial Land Uses**

Under the plan, commercial and industrial land uses would be limited to those uses which existed before the adoption of the land use plan and new uses which complement and support the agricultural base of the Town. No specific areas on the plan map were identified for commercial or industrial uses. It was the preference of the Town Plan Commission to allow flexibility with regard to the location of future agriculture-related businesses. However, all development proposals would be evaluated on the basis of established guidelines set forth in the Walworth County zoning ordinance under the A-4 Agricultural Related Manufacturing, Warehousing and Marketing District. It is further envisioned that Town residents would continue to use commercial centers in surrounding communities for retail shopping and services.

### **Governmental and Institutional Land Use**

Under the plan, governmental and institutional land uses are not expected to increase significantly. An additional three acres are expected to be acquired by the Town for the expansion of the Town Hall and public works garage site. The Town Board anticipates that most public meeting will continue to be held at the Sharon Fire and Rescue building.

### **Recreational Land Use**

There is no planned expansion of intensive recreation sites or facilities in the Town during the planning period. However, as additional housing is developed in the Allen's Grove area, improvements to Union Park may be necessary. Such improvements may include the provision of modern playground equipment and improved picnic facilities and rest rooms.

### **Mineral Extraction Uses**

The land use plan envisions continued extractive activities at two nonmetallic-mineral extraction operations in the Town. It is expected that these sites will be returned to rural uses in accordance with the County ordinance regarding nonmetallic mining reclamation when they close.

### **Arterial Streets and Highways**

The Town plan incorporates the recommendations of the regional transportation system plan and the County jurisdictional highway system plan as they relate to the Town. The County Plan recommends the following two changes in the existing arterial street and highway system: 1) a change from local to County in the jurisdiction of the Darien-Sharon Town Line Road between CTH X and the east town line and 2) a change in both functional and jurisdictional classification from that of a County trunk highway to that of local nonarterial of CTH B between the west town line and CTH C.

The County plan also recommends either maintenance or improvement of the following sections of roadway through the Town during the planning period: the widening of STH 14, providing significant additional capacity, and the resurfacing and/or reconstruction of CTHs C, K and X, and STH 67 with essentially no change in capacity.

### **PLAN IMPLEMENTATION**

Successful implementation of the land use plan will require faithful, long-term dedication to its underlying development objectives. Chapter VIII of this report outlines various plan implementation measures which should be considered by the Town including public informational meetings and hearings; plan adoption; and

recommended changes to the zoning ordinance regulations, zoning district map and subdivision ordinance.

Additionally, a voluntary farmland preservation effort should be considered to help ensure the continued viability of farming in the community and to help preserve the Town's rural character.

### **CONCLUSION**

The primary purpose of the Town land use plan is to provide information and recommendations which public officials can use to make consistent decisions about growth and development in the Town. The plan also provides private interests a clearer indication of Town land use objectives, enabling them to take them into account when preparing development proposals.

The land use plan, once adopted, should serve as the basis on which all development proposals are reviewed. Only those proposals which are consistent with the objectives of the plan should be approved.

The land use plan, together with supporting implementation measures, provides an important means for promoting the orderly development of the Town in the public interest. To the extent that the plan is implemented over time, a safer, more healthful and attractive environment will be created within the Town.



## **APPENDICES**

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## Appendix A

### TOWN OF SHARON LAND USE PLAN COMMUNITY SURVEY AND RESULTS

*Following is the community survey form that was mailed to Town property owners. The number of responses received for the optional choices at each question is shown.*

TO: Town of Sharon Property Owner

The Town of Sharon Plan Commission, with the assistance of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), is developing a land use plan to guide the future growth of the Town. The land use plan will provide a basis for the Town Board to make informed land use and zoning decisions well into the next decade. This survey is being conducted to obtain the opinions of property owners prior to beginning the planning process. Key issues need to be addressed, such as, whether the Town's agricultural base should be preserved and protected; whether the Town should accommodate and/or encourage the development of new housing, industry, and recreation; and, if new development is to take place in the Town, where it should be located. Your survey responses will help to address these issues, and others, and help to guide the planning process.

Please take a few minutes to read through the survey, then answer the questions as best you can. Every Town of Sharon property owner is receiving a copy of the survey and individual responses will remain confidential. Written comments are encouraged where space provides. When you have completed the survey, please refold and seal the form so that the return address and prepaid postage are showing. As a service to the Town, University of Wisconsin Extension staff, working with SEWRPC, will tabulate the returned surveys and report back to the Plan Commission with their findings.

**For the Plan Commission to incorporate your comments into the planning process, the survey form must be returned by Monday, May 12th, 1997.**

On June 26, 1997, at 7:00 p.m., an informational meeting will be held at the Sharon Fire and Rescue Station located on Park Street to present the findings of the survey. We encourage you to attend.

The Town of Sharon Plan Commission thanks you for your cooperation and assistance in this very important matter.

#### PART A: QUALITY OF LIFE

1. Why do you live in the Town of Sharon?  
(Circle all that apply)

- 32 a. Born/raised in the Town
- 72 b. Rural area and small-town charm
- 40 c. Proximity to farming/agricultural businesses
- 26 d. Proximity to employment
- 6 e. Proximity to urban areas
- 10 f. Housing costs
- 43 g. Safe community/feeling of security
- 7 h. Availability/low cost of land
- 62 i. Quietness/scenic beauty
- 14 j. Hunting or other outdoor recreation
- 7 k. Low taxes
- 23 l. Own land in the Town, but don't live there
- 12 m. Other (list) \_\_\_\_\_

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2. What has happened to the quality of life in the Town of Sharon over the past five years? (Check only one)

- 28 Improved
- 21 Declined
- 74 Remained the same
- 7 Resident less than 5 years

130

3. What do you like LEAST about the Town of Sharon?  
(Check only one)

- 59 High taxes
- 27 Unkempt properties
- 9 Road maintenance
- 1 Other (explain) \_\_\_\_\_
- 39 Encroachment of urban development
- 4 Low level of public services

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#### PART B: POPULATION GROWTH AND RESIDENTIAL DEVELOPMENT

1. From 1980 to 1995 the Town of Sharon's population grew from 945 residents to 1,017 residents, or 7.6%. The future growth rate of the population in the Town should occur at: (Check only one)

- 75 Present rate
- 14 Faster rate
- 31 Slower rate
- 15 No growth

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2. From 1980 to 1995, total housing units in the Town of Sharon increased from 311 units to 366 units, or 17.7%. The future growth rate of housing units in the Town should occur at: (Check only one)

- 61 Present rate
- 13 Faster rate
- 42 Slower rate
- 19 No growth

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3. What areas in the Town of Sharon do you feel are best suited for residential development?  
(Circle all that apply)

- 69 a. Adjacent to Village of Sharon
- 35 b. Allen's Grove area
- 10 c. Highway 14 corridor
- 20 d. Highway 67 corridor
- 38 e. Scattered lots throughout Town
- 32 f. None--development belongs elsewhere
- 8 f. Other (list here) \_\_\_\_\_

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## PART C: TOWN CHARACTER

Please place an "x" in the box after each statement which best represents your opinion.

STATEMENT	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
1. The preservation and protection of farmland in the Town of Sharon should be a high priority.	98	24	18	4	2	146
2. The Town of Sharon should preserve its existing rural atmosphere, character, and landscape.	97	31	12	4	2	146
3. The Town of Sharon should discourage residential development in areas zoned for agricultural use.	93	20	10	17	4	144
4. The protection of woodlands in the Town of Sharon is important.	87	43	8	6	2	146
5. The protection of wetlands and floodlands in the Town of Sharon is important.	75	50	15	2	2	144
6. The use of exclusive agricultural zoning to preserve prime farmland in the Town is important.	84	29	16	12	4	145
7. Prime farmland in the Town should be protected by providing incentives to farmers who agree not to sell their land for development.	76	33	16	12	7	144
8. The Town of Sharon should promote the development of residential subdivisions.	7	19	24	33	60	143
9. The Town of Sharon should promote industrial development.	16	36	28	21	40	141
10. The Town of Sharon should promote commercial (retail, service) development.	16	36	33	19	33	137
11. The use of zoning regulations to control development in the Town is beneficial.	56	69	12	9	1	147
12. Town government has the responsibility to protect property owners and the community by regulating land use.	45	62	19	9	7	142
13. People should be able to do whatever they want with land they own/purchase.	18	22	28	51	29	148
14. The Town of Sharon should guide future development by preparing a long-range land use plan.	52	69	15	7	0	143

Please place an "x" in the box after each land use type which best represents your opinion.

WHAT TYPES OF LAND USE DO YOU FAVOR IN THE TOWN OF SHARON?	STRONGLY OPPOSE	OPPOSE	NEUTRAL	FAVOR	STRONGLY FAVOR	TOTAL
15. Agricultural/Farming	2	5	13	39	83	142
16. Residential: Randomly located home sites on lots smaller than five acres.	40	28	31	26	12	137
17. Residential: Randomly located home sites on lots five acres or larger.	35	29	27	30	13	134
18. Residential: Single-family subdivisions with lots smaller than five acres.	51	35	17	24	11	138
19. Residential: Single-family subdivisions with lots five acres or larger.	61	33	22	20	4	140
20. Residential: Two-family	53	41	28	12	9	143
21. Residential: Multi-family	60	46	24	5	4	139
23. Industrial	30	29	32	33	13	137
24. Commercial (retail, service)	25	22	33	46	13	139
25. Recreation (parks, golf courses, etc.)	19	26	33	39	22	139
26. Extractive (quarries) and landfills	69	49	19	7	3	147

#### PART D: PROFILE OF RESPONDENT

1. If you reside in the Town of Sharon, how long have you lived here? **(Check only one)**

- 9 Less than 5 years  
 11 5 to 9 years  
 25 10 to 19 years  
 70 More than 20 years  
115

2. What best describes your place of residence?  
**(Check one and fill in number of acres owned in Town)**

- Acres  
 57 Farm \_\_\_\_\_  
 23 Hobby farm \_\_\_\_\_  
 36 Nonfarm rural residence \_\_\_\_\_  
 2 Other \_\_\_\_\_  
 22 Don't live in the Town \_\_\_\_\_  
140

3. What is the main occupation of your head of household?  
**(Check only one)**

- 31 Agricultural/Farming  
 7 Sales/Entrepreneur  
 22 Professional/Administrative  
 14 Skilled Trade/Craft  
 2 Clerical  
 5 Service  
 7 Government, including Education  
 2 Homemaker  
 8 Factory  
 37 Retired  
 4 Other \_\_\_\_\_  
139

4. If you own agricultural land in the Town, which of the following are you doing? **(Circle all that apply)**

- 31 a. Farming the entire parcel.  
 12 b. Farming part of the parcel. What Percent? \_\_\_\_  
 55 c. Renting to others for farming.  
 What percent of the parcel is rented? \_\_\_\_  
 7 e. Holding the land for future development  
 11 f. Converting to trees, wildlife habitat, or outdoor recreational use. What Percent? \_\_\_\_  
 3 f. Other \_\_\_\_\_  
119

5. Where does your head of household work? **(Check only one)**

- 41 At home  
 4 Other location in Sharon  
 31 Other locations in Walworth County  
 Identify location: \_\_\_\_\_  
 0 Jefferson County  
 9 Rock County  
 2 Milwaukee/Waukesha County  
 0 Kenosha/Racine County  
 12 Boone/McHenry County, Illinois  
 22 Other \_\_\_\_\_  
121

6. How should the Town manage future growth and development pressures? (Or other comments you may have)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**TOWN OF SHARON LAND USE PLAN COMMUNITY SURVEY  
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION  
PO BOX 1607  
WAUKESHA WI 53187-1607**

## **TOWN OF SHARON LAND USE SURVEY**

**HELP SHAPE THE TOWN'S FUTURE!  
PARTICIPATE IN THE LAND USE PLANNING PROCESS!**

- **SHOULD THE TOWN'S AGRICULTURAL BASE BE PRESERVED AND PROTECTED?**
- **HAS QUALITY OF LIFE IN THE TOWN CHANGED?**
- **IF NEW DEVELOPMENT IS TO OCCUR, WHERE SHOULD IT BE LOCATED?**

**FILL OUT AND RETURN THIS SURVEY BY MAY 12th AND YOUR VOICE WILL BE HEARD.**

### **ATTEND THE SURVEY RESULTS INFORMATIONAL MEETING**

June 26, 1997  
7:00 - 9:00 P.M.  
SHARON FIRE AND RESCUE STATION  
182 PARK STREET

Town of Sharon  
N1079 Bollinger Road  
Sharon, Wisconsin 53585

**COMMUNITY SURVEY  
Please Respond**

## TOWN OF SHARON LAND USE PLAN COMMUNITY SURVEY RESULTS

June 1997

### GENERAL SATISFACTION

The Town is valued as a rural area with small-town charm, which feels relatively safe, is quiet and scenic, and contains farming/ agricultural businesses.

62.7% of responses cite at least one of the above as a reason for living in Sharon.

87.7% agree or strongly agree that the Town should preserve the existing rural atmosphere, character, and landscape.

### KEEP THE PACE OR SLOW DOWN

Generally, there is not widespread alarm with the changes seen in the Town thus far. Respondents would like to keep growth at the present pace or slower.

57.0% feel the quality of life in the Town has remained the same over the past five years; 21.5% say it has improved; and 16.2% say it has declined.

55.6% favor population growth at the present rate; 34.1% want it slowed or stopped.

45.2% favor growth of housing units at the present rate, while an equal number want it slowed or stopped.

28.1% say the encroachment of urban development is the thing liked least about the Town; but half again as many (42.4%) say high taxes are liked least.

### FARMLAND PROTECTION STRONGLY FAVORED

The preservation and protection of farmland in the Town is strongly supported.

83.6% agree or strongly agree that it should be a high priority.

77.9% agree or strongly agree that the use of exclusive agricultural zoning is important; and 75.7% similarly favor incentives for farmers who agree not to sell their land for development.

75.7% agree or strongly agree that the Town should discourage residential development in areas zoned for agriculture.

85.9% favor or strongly favor farms as a land use - by far the greatest such support voiced.

## NATURAL AREAS STRONGLY FAVORED

The protection of woodlands and wetlands in the Town is strongly supported.

89.0% agree or strongly agree that protection of woodlands is important.

86.8% agree or strongly agree that protection of wetlands and floodlands is important.

## EVENLY SPLIT ON COMMERCIAL DEVELOPMENT

Viewpoints are evenly split on commercial development, with slightly more people favoring it as a land use.

38.0% disagree or strongly disagree that the Town should promote retail and service-related development; an identical percent agree or strongly agree (but half as many feel strongly so).

42.8% favor or strongly favor commercial land use; however, twice as many of the 33.8% minority in opposition are strongly opposed.

## INDUSTRIAL DEVELOPMENT OPPOSED

Development of industry in the Town is opposed, though not overwhelmingly.

43.3% disagree or strongly disagree that the Town should promote industrial development; 36.9% agree or strongly agree.

21.9% strongly oppose industrial land use; 9.5% strongly favor it. Those simply opposing it or favoring it are fairly evenly divided (21.2% vs 24.1%).

## RESIDENTIAL DEVELOPMENT OPPOSED

New residential development and land uses are opposed in the Town, with subdivisions and multi-family units being the least favored.

65.0% disagree or strongly disagree that the Town should promote the development of residential subdivisions; 18.2% agree or strongly agree.

47.8% to 76.3% oppose or strongly oppose residential land use. The opposition is lowest for randomly located homesites on five acres lots (but strongly oppose outnumbers strongly favor by 26.1% to 9.7%). Opposition climbs to an average 65.7% for single family subdivisions, and culminates with 76.3% opposed to multi-family residences (only 6.5% favor them).

15.1% responded "none" when asked to identify the areas in the Town felt best suited for residential development. New housing adjacent to the *Village* of Sharon was clearly the most favored alternative at 32.5%.

## RELATIVELY STABLE AND AGRICULTURALLY ORIENTED

A majority of respondents are long-time residents, exhibiting significant local employment and a strong base in farming.

- 82.6% of responding residents have lived in the Town 10 or more years; 60.9% are residents of more than 20 years.
- 62.8% of the heads of household work in Walworth County. Three-fifths of these (37.2% of the total) work in the Town of Sharon.
- 57.1% of respondents live on an agricultural property (40.7% farm, 16.4% hobby farm). 22.1% report agriculture/farming as the head of household's main occupation (the most frequent category).
- 85.2% of responses regarding agricultural land ownership indicate active farming or parcel rental for farming. Only 6.7% indicate holding the parcel for future development.

## PUBLIC ACTION SUPPORTED

In addition to wanting the rural character preserved and discouraging residential development in areas zoned for agricultural use, there is other strong support for public action on land use matters.

- 85.0% agree or strongly agree that the use of zoning to control development in the Town is beneficial.
- 75.4% agree or strongly agree that Town government has the responsibility to protect property owners and the community by regulating land use; much fewer (27.0%) feel people should be able to do whatever they want with their land.
- 84.6% agree or strongly agree that the Town should guide future development by preparing a long-range land use plan. No one strongly disagrees—the only category for which this is true.

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## Appendix B

### TOWN PLAN COMMISSION RESOLUTION ADOPTING THE TOWN OF SHARON LAND USE PLAN

WHEREAS, the Town of Sharon, pursuant to the provisions of Section 61.10(2)(c) of the Wisconsin Statutes, has been authorized to exercise village powers; and

WHEREAS, the Town of Sharon, pursuant to the provisions of Section 62.23 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 Sharon; and

WHEREAS, the Town of Sharon requested the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to help prepare a land use plan for the Town, which plan includes:

1. Collection, compilation, processing, and analyses of various types of demographic, economic, natural resource, recreation and open space, land use, transportation, and other information pertaining to the Town;
2. A forecast of growth and change;
3. Statements of land use objectives, principles, and standards, and results of a community survey;
4. A land use plan;
5. Recommended activities to implement the plan; and

WHEREAS, the aforementioned forecasts, inventories, analyses, objectives, land use plan, and implementation recommendations are set forth in a published report entitled SEWRPC Community Assistance Planning Report No. 228, *A Land Use Plan for the Town of Sharon: 2010, Walworth County, Wisconsin*; and

WHEREAS, the Town of Sharon Plan Commission has held public meetings to acquaint residents, landowners, and local government officials with the plan recommendations, including a public hearing held on the 17th day of September, 1998; and

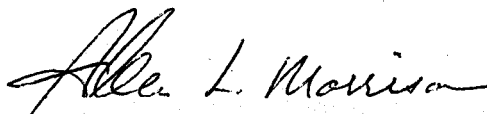
WHEREAS, the Town Plan Commission has carefully considered the plan over an extended period of time, including statements and requests during the planning process, and has proceeded to incorporate, where deemed appropriate, changes to the recommended land use plan; and

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

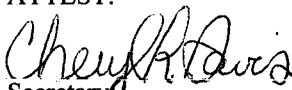
NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 62.23(3)(b) of the Wisconsin Statutes, the Town of Sharon Plan Commission hereby adopts the recommended land use plan as a guide for the future development of the Town of Sharon; and

BE IT FURTHER RESOLVED, that the Secretary of the Town of Sharon Plan Commission transmit a certified copy of this resolution, after recording the action on the adopted plan, to the Town Board of the Town of Sharon and to the Southeastern Wisconsin Regional Planning Commission.

PASSED AND ADOPTED the 17th day of September, 1998.

  
Chairman  
Town of Sharon Plan Commission

ATTEST:

  
Secretary  
Town of Sharon Plan Commission

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## Appendix C

### TOWN BOARD RESOLUTION ADOPTING THE TOWN OF SHARON LAND USE PLAN

WHEREAS, the Town of Sharon, pursuant to the provisions of Section 60.10(2)(c) of the Wisconsin Statutes, has been authorized to exercise village powers; and

WHEREAS, the Town of Sharon, pursuant to the provisions of Section 62.23 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 (SEWRPC), a plan for the physical development of the Town of Sharon, said plan embodied in SEWRPC Community Assistance Planning Report No. 228, *A Land Use Plan for the Town of Sharon: 2010, Walworth County, Wisconsin*; and

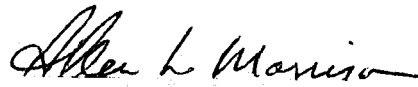
WHEREAS, the Town Plan Commission on the 17th day of September, 1998, adopted the recommended land use plan, and has submitted a certified copy of that resolution to the Town Board of the Town of Sharon; and

WHEREAS, the Town Board of the Town of Sharon concurs with the Town Plan Commission and the objectives and recommendations set forth in the land use plan.

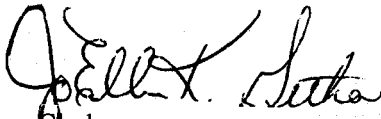
NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Sharon hereby adopts the recommended land use plan as a guide for the future development of the Town of Sharon; and

BE IT FURTHER RESOLVED, that the Town Plan Commission shall review the Town land use plan every ten years, or more frequently if necessary, and shall recommend extensions, changes, or additions to the Plan which the Commission considers necessary. Should the Town Plan Commission find that no changes are necessary, this finding shall be reported to the Town Board.

PASSED and ADOPTED the 12th day of October, 1998.

  
Chairman  
Town of Sharon

ATTEST:

  
Clerk  
Town of Sharon

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## Appendix D

### DEVELOPMENT TYPES COMPATIBLE WITH ENVIRONMENTAL CORRIDORS

Component Natural Resource and Related Features within Environmental Corridors	Development Type															
	Transportation and Utility Facilities				Recreational Facilities											Rural-Density Single-Family Residential Development
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities	Trails	Picnic Areas	Family Camping	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard- Surface Courts	Parking	Buildings	
Lakes, Rivers, and Streams .....	--	--	--	--	--	--	--	X	X	--	--	--	--	--	--	--
Shoreline .....	X	X	X	X	X	X	--	X	X	--	X	--	--	X	--	--
Floodplain .....	--	X	X	X	X	X	--	X	X	--	X	X	--	X	X	--
Wetland .....	--	X	X	X	X	--	--	--	X	--	--	--	--	--	--	--
Wet Soils .....	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--
Woodland .....	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X
Wildlife Habitat .....	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X
Steep Slope .....	X	X	--	--	--	--	--	--	--	X	X	--	--	--	--	--
Prairie .....	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Park .....	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--
Historic Site .....	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Scenic Viewpoint ...	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X
Scientific or Natural Area Site .....	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NOTE: An "X" indicates that facility development may be permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence. For more detailed guidelines relative to appropriate development types within environmentally sensitive areas refer to SEWRPC Planning Report No. 45, *A Regional Land Use Plan for Southeastern Wisconsin: 2020*.

Source: SEWRPC.