

SILVER
LAKE

MEMORANDUM REPORT NO. 10

ABELLS
CORNERS

SUGAR CREEK
LAFAYETTE

SUGAR

ECONOMIC DEVELOPMENT FACTBOOK

CITY OF ELKHORN WALWORTH COUNTY WISCONSIN

ELKHORN

STATE OF WISCONSIN
LAFAYETTE
GENEVA

WALWORTH

COUNTY

PROPERTY

JACKSON

GREENWALD
AIRPORT

HERBERT
TWIST
AIRPORT

DELANE
GENEVA

COMO

**SOUTHEASTERN WISCONSIN
REGIONAL PLANNING COMMISSION**

KENOSHA COUNTY

Francis J. Pitts
Mary A. Plunkett
Sheila M. Siegler

RACINE COUNTY

John R. Hansen
James F. Rooney
Earl G. Skagen

MILWAUKEE COUNTY

Irene M. Brown,
Secretary
Harout O. Sanasarian,
Vice-Chairman
Jean B. Tyler

WALWORTH COUNTY

John D. Ames
Anthony F. Balestrieri,
Chairman
Allen L. Morrison

OZAUKEE COUNTY

Allen F. Bruederle
Sara L. Johann
Alfred G. Raetz

WASHINGTON COUNTY

Thomas J. Sackett
Patricia A. Strachota
Frank F. Uttech

WAUKESHA COUNTY

Robert F. Hamilton
William D. Rogan,
Treasurer
Paul G. Vrakas

CITY OF ELKHORN OFFICIALS

COMMON COUNCIL

John Gunyon
John Hoffman
Thomas Jensen
Clarice Mitchell
John O'Connor
Charles Van Dyke

MAYOR

Gerhardt Immega

CLERK/TREASURER

Phyllis Patek

**SOUTHEASTERN WISCONSIN REGIONAL
PLANNING COMMISSION STAFF**

Kurt W. Bauer, PE, AICP, RLS. Executive Director
Philip C. Evenson, AICP Assistant Director
Kenneth R. Yunker, PE Assistant Director
Robert P. Biebel, PE Chief Environmental Engineer
John W. Ernst. Data Processing Manager
Gordon M. Kacala Chief Economic Development Planner
Leland H. Kreblin Chief Planning Illustrator
Donald R. Martinson Chief Transportation Engineer
Bruce P. Rubin Chief Land Use Planner
Roland O. Tonn, AICP. Chief Community Assistance Planner
Joan A. Zenk Administrative Officer

MEMORANDUM REPORT NUMBER 10

**CITY OF ELKHORN ECONOMIC
DEVELOPMENT FACT BOOK**

WALWORTH COUNTY, WISCONSIN

Prepared by the

**Southeastern Wisconsin Regional Planning Commission
P. O. Box 1607
Old Courthouse
916 N. East Avenue
Waukesha, Wisconsin 53187-1607**

This Fact Book is a part of the City of Elkhorn Overall Economic Development Program (OEDP) planning process. The economic development program plan is available from the City of Elkhorn.

November 1986

(This page intentionally left blank)

Table of Contents

	Page
Section I--Description of Population.....	1
Population Characteristics and Trends.....	1
Historical Population Trends.....	1
Age Composition.....	1
Sex Composition.....	4
Racial Composition.....	4
Income Characteristics.....	4
Persons in Poverty.....	4
Household Composition.....	4
School Enrollment.....	9
Educational Attainment.....	9
Households by Sex of Household Head.....	9
Population Forecasts.....	9
Section II--Labor Force Characteristics.....	17
Historic Labor Force Trends.....	17
Age Composition.....	17
Sex Composition.....	17
Labor Force Participation.....	17
Average Weekly Wages.....	17
Place of Work.....	23
Industry Distribution.....	23
Occupational Distribution and Skill Level.....	23
Unemployed Labor Force.....	23
Age of the Unemployed.....	28
Sex of the Unemployed.....	28
Section III--The City of Elkhorn Economic Base.....	31
Economic Base of the City of Elkhorn Economy.....	31
Trends in the Walworth County Economy.....	33
Projected Employment.....	33
Major Employers.....	36
Section IV--A Description of the Natural Resources, Physical Characteristics, and Community Facilities and Services of the City of Elkhorn.....	38
Natural Resources and Physical Characteristics.....	38
Location.....	38
Study Area.....	38
Historical Perspective.....	38
Climate.....	41
Geologic and Physiographic Features.....	41
Soils.....	43
Topographic Features.....	46
Lakes and Streams.....	46
Lakes.....	46
Rivers and Perennial and Intermittent Streams.....	46
Floodlands.....	49
Wetlands.....	49

	Page
Scenic Vistas.....	50
Woodland and Wildlife Habitat Areas.....	50
Woodlands.....	50
Wildlife Habitat.....	51
Other Resource-Related Elements.....	51
Existing Outdoor Recreation Sites.....	53
Potential Outdoor Recreation Sites.....	56
Historical and Cultural Sites and Structures.....	56
Environmental Corridor Delineation.....	56
Agricultural Soils and Prime Agricultural Land Delineation.....	63
Existing Land Use.....	67
Residential Land Use.....	67
Commercial Land Use.....	72
Industrial Land Use.....	72
Transportation and Utilities.....	72
Governmental and Institutional Land Use.....	72
Recreational Land Uses.....	73
Rural Land Uses.....	73
Central Business District Land Use.....	73
Central Business District Vehicular and Pedestrian Circulation...	75
Visual and Urban Design	
Characteristics of the Central Business District.....	75
Community Facilities.....	78
Municipal Building.....	78
Police Protection.....	78
Fire Protection.....	78
Public Library.....	80
Educational Facilities and Services.....	80
Primary and Secondary Educational Facilities.....	80
Higher Education Facilities.....	81
Vocational, Technical, and Adult Education Schools.....	81
The University of Wisconsin-Whitewater.....	81
Public Utilities.....	82
Sanitary Sewer Service.....	82
Public Water System.....	84
Stormwater Runoff.....	87
Existing Land Use Regulations.....	87
Zoning.....	87
Land Subdivision.....	91
Official Map.....	96
Land Use and Urban Design Plan for the City of Elkhorn: 2000.....	97
Existing Housing Stock Inventory.....	97
Tenure Status.....	97
Measures of Housing Quality.....	100
Inadequately Housed Low- and Moderate-Income Households.....	100
Health Care Facilities and Services.....	104
Public and Private Financial Resource Base.....	104
Public Financial Resource Base.....	104
Resources Available for Financing	
Construction of Community Utilities and Facilities.....	104
Small Cities Community Development Block Grant (CDBG) Program..	106
Tax Incremental Financing.....	107

	Page
U. S. Department of Agriculture, Farmers Home Administration Programs.....	107
U. S. Small Business Administration, Section 503--Certified Development Company Program.....	108
Small Cities Community Development Block Grant Program.....	108
U. S. Department of Agriculture, Farmers Home Administration...	108
Industrial Revenue Bonds.....	108
Small Business Development Centers.....	108
Small Business Investment Company (SBIC).....	109
Job Training Partnership Act (JTPA).....	109
Wisconsin Housing and Economic Development Administration (WHEDA).....	109
Technology Development Fund.....	109
Private Financial Resource Base.....	109
Local Economic Development Organizations and Contact Persons in the City of Elkhorn.....	110
Local Development Corporations.....	110
Related Economic Development Organizations.....	110
Employment Training Organizations.....	112

List of Tables

Table

1	Total Population in the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1890-1985.....	2
2	Age Composition of the Population of the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1980.....	3
3	Sex Composition of the Total Population in the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1980.....	5
4	Racial Composition of the Population in the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1980.....	6
5	Average Household Income and Per Capita Income of Persons 15 Years and Over in the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1979.....	7
6	Noninstitutionalized Persons Below the Poverty Level in 1979 in the City of Elkhorn, the Region, Wisconsin, and the United States.....	8
7	Number of Households and Persons per Household in the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1960-1980.....	10
8	School Enrollment, Grades Kindergarten Through High School, in the City of Elkhorn and the Southeastern Wisconsin Region: 1970 and 1980.....	11
9	Persons 18 Years of Age and Older by Years of School Completed in the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin and the United States: 1980.....	12

	Page
10 Type of Household by Sex of Household Head.....	13
11 Alternative Future Scenarios.....	15
12 Historic and Projected Populations for the City of Elkhorn and the Region: 1970-2000.....	16
13 Comparative Civilian Labor Force Size in the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1960-1980.....	18
14 Age of the Labor Force in the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1980.....	19
15 Comparative Civilian Labor Force Composition by Sex for the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1980.....	20
16 Civilian Labor Force Participation Rates for the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1960, 1970, and 1980.....	21
17 Comparative Average Weekly Wages by Industry for Walworth County, the Region, and Wisconsin, Fourth Quarter, 1985.....	22
18 Place of Work for the Labor Force in the City of Elkhorn, The Region, Wisconsin, and the United States: 1980.....	24
19 Employment by Industry Age 16 Years and Older in the City of Elkhorn, the Region, Wisconsin, and the United States: 1980.....	25
20 Occupation of Employed Persons 16 Years of Age and Older in the City of Elkhorn, the Region, Wisconsin, and the United States: 1980.....	26
21 Number of Unemployed in the City of Elkhorn, the Southeastern Wisconsin Region, Wisconsin, and the United States: 1960, 1970, and 1980.....	27
22 Age Composition of the Unemployed Civilian Labor Force in the City of Elkhorn, the Southeastern Wisconsin Region, and Wisconsin: 1980.....	29
23 Number of Unemployed by Sex for the City of Elkhorn, the Region, Wisconsin, and the United States: 1960-1980.....	30
24 Industry Location Quotients for the City of Elkhorn as Compared to the United States: 1980.....	32
25 Industry Employment and Percentage Point Change by Place of Work in Walworth County, the Region, Wisconsin, and the United States: 1970 and 1980.....	34
26 Forecast Employment Change in Major Industry Sectors in the City of Elkhorn: 1980-1990.....	35
27 Largest Employers in the City of Elkhorn.....	37
28 General Climatic Data for the Elkhorn Area.....	42
29 Existing Outdoor Recreation Sites in the City of Elkhorn Study Area: 1980.....	55
30 Point Value Designation for Elements of Primary Environmental Corridors, Secondary Environmental Corridors, and Other Environmentally Significant Lands.....	58

	Page
31 Minimum Requirements for Classification of Primary Environmental Corridors, Secondary Environmental Corridors, and Other Environmentally Significant Lands.....	59
32 Requirements for Linking Separated Areas with Corridor Values.....	59
33 Summary of Existing Land Use in the City of Elkhorn Study Area: 1970, 1975, and 1980.....	69
34 Summary of Existing Land Use in the City of Elkhorn: 1980....	71
35 Summary of Existing Zoning Districts in the City of Elkhorn, Walworth County, Wisconsin: 1980.....	90
36 Summary of Existing Zoning Districts in the Towns of Delavan, Geneva, Lafayette, and Sugar Creek, Walworth County, Wisconsin: 1980.....	92
37 Total Year-Round Housing Units and Status of Year-Round Housing Units in the City of Elkhorn, the Region, Wisconsin, and the United States: 1970 and 1980.....	99
38 Median Value and Median Monthly Contract Rent of Housing Units in the City of Elkhorn, the Region, Wisconsin, and the United States: 1980.....	101
39 Age of Total Year-Round Housing Units in the City of Elkhorn, the County, the Region, Wisconsin, and the United States.....	102
40 Inadequately Housed Low- and Moderate- Income Households in the City of Elkhorn: 1980.....	103
41 Community and Special Medical Centers in Walworth County: 1981.....	105

List of Maps

Map		Page
1	Location of the City of Elkhorn and the Elkhorn Study Area Within Southeastern Wisconsin.....	39
2	Regional Setting of the City of Elkhorn in the Midwest.....	40
3	Selected Physical Characteristics of Soils in the City of Elkhorn Study Area.....	44
4	Soil Limitations for Residential Lots One Acre or More in Size Not Served by Public Sewer in the City of Elkhorn Study Area.....	45
5	Soil Limitations for Residential Development on Lots Served by Public Sanitary Sewerage Facilities in the City of Elkhorn Study Area.....	47
6	Topography, Surface Drainage, Wetland Areas, Floodlands, and Watershed Features in the City of Elkhorn Study Area.....	48
7	Woodland and Wildlife Habitat Areas in the City of Elkhorn Study Area.....	52
8	Recreational, Cultural, Structural, and Historic Sites in the City of Elkhorn Study Area.....	54
9	Primary Environmental Corridor, Secondary Environmental Corridors, and Other Environmentally Significant Lands in the City of Elkhorn Study Area.....	61

	Page
10 Environmental Corridors and Isolated Environmentally Significant Lands in the City of Elkhorn.....	62
11 Agricultural Capability of Soils and Parcels of Land Larger than 35 Acres in the City of Elkhorn Study Area: 1980.....	64
12 Environmental Corridors and Agriculture-Zoned Lands in the City of Elkhorn Study Area: 1980.....	66
13 Existing Land Use in the City of Elkhorn Study Area: 1980....	68
14 Existing Land Use in the City of Elkhorn: 1980.....	70
15 Existing Land Use in the City of Elkhorn Central Business District: 1980.....	74
16 Analysis of Urban Design Problems in the City of Elkhorn Central Business District: 1980.....	77
17 Analysis of Urban Design Potentials in the City of Elkhorn Central Business District: 1980.....	79
18 Existing Sanitary Sewerage System and Service Area of the City of Elkhorn: 1983.....	83
19 Final Refined and Detailed Sanitary Sewer Service Area for the Walworth County Metropolitan Sewerage District: 1981.....	85
20 Existing Public Water Supply System and Service Area of the City of Elkhorn: 1983.....	86
21 Existing Storm Sewer System and Service Area of the City of Elkhorn: 1983.....	88
22 Existing Zoning in the City of Elkhorn: 1983.....	89
23 Existing Zoning in the City of Elkhorn Study Area: 1980.....	95
24 Adopted Regional Land Use Plan for the City of Elkhorn Study Area: 2000.....	98

CITY OF ELKHORN ECONOMIC DEVELOPMENT FACT BOOK

Section I

DESCRIPTION OF THE POPULATION

POPULATION CHARACTERISTICS AND TRENDS

Planning for economic growth and development in the City of Elkhorn requires an understanding of the characteristics of the resident population of the area and of changes in these characteristics over time. Data on the size and distribution of the population and on such population characteristics as age, sex, household size, educational attainment, and income serve as important indicators of economic development potentials and constraints, and, consequently, provide an important basis for defining an economic development program.

Historical Population Trends

As shown in Table 1, about 1,400 persons resided in the City of Elkhorn in 1890. During the following 40-year time period, the resident population of the City increased by significant amounts in all but the 1900 to 1910 time period. However, the population growth in the City over this 40-year time period, 64 percent, was less than that for the Region, 160 percent; the State, 74 percent; or the nation, 95 percent. The City, as well as the areas of comparison, showed relatively small population increases from 1940 to 1950. From 1950 to 1970, the population growth rate of the City, 38 percent, was somewhat less than that of the Region, 42 percent, but exceeded the growth rates of the State, 29 percent, and the nation, 34 percent.

The population growth rates of the City over the most recent time periods of 1970 to 1980 and 1980 to 1985 have exceeded the growth rates of the areas of comparison. From 1970 to 1985, the resident population of the City increased by 860 persons, or by 22 percent, a percentage that is greater than the decrease of 1 percent in the Region, and the increase of 8 percent in the State and 17 percent in the nation.

Age Composition

Table 2 compares the 1980 age distribution of the resident population in the City of Elkhorn to the age distribution in the southeastern Wisconsin Region, Wisconsin, and the United States. As shown in Table 2, the age distribution in the City of Elkhorn is generally similar to that in the areas of comparison. However, the median age of the resident population, 30.9 years, is somewhat older than that for the Region, 29.7 years, the State, 29.4 years, or the nation, 30.0 years. The older median age of the population is due in part to the higher percentage of persons in the 65 years and older age category in the City, 13.5 percent, in comparison to the other areas: the Region, 11.1 percent; the State, 12.0 percent; and the nation, 11.3 percent. The higher percentage of older adults in the resident population has implications for employment in occupational areas that provide services, especially health services, to older adults.

Table 1

TOTAL POPULATION IN THE CITY OF ELKHORN, THE SOUTHEASTERN
WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1890-1985

Year	Population							
	City of Elkhorn		Region ^a		Wisconsin		United States	
	Population	Percent Change from Preceding Time Period	Population	Percent Change from Preceding Time Period	Population	Percent Change from Preceding Time Period	Population	Percent Change from Preceding Time Period
1890	1,400	--	386,800	--	1,693,300	--	62,947,700	--
1900	1,700	21.4	501,800	29.7	2,069,000	22.2	75,994,600	20.7
1910	1,700	0.0	631,200	25.8	2,333,900	12.8	91,972,300	21.0
1920	2,000	17.6	783,700	24.2	2,632,100	12.8	105,710,600	14.9
1930	2,300	15.0	1,006,100	28.4	2,939,000	11.7	122,775,000	16.1
1940	2,400	4.3	1,067,700	6.1	3,137,600	6.8	131,669,300	7.2
1950	2,900	20.8	1,240,600	16.2	3,434,600	9.5	151,325,800	14.9
1960	3,600	24.1	1,573,600	26.8	3,952,800	15.1	179,323,200	18.5
1970	4,000	11.1	1,756,100	11.6	4,417,900	11.8	203,184,800	13.4
1980	4,600	15.0	1,764,800	0.5	4,705,800	6.5	226,549,400	11.4
1985 ^b	4,858	6.0	1,741,291	-1.6	4,779,021	1.6	238,291,000	5.2

^aThe Southeastern Wisconsin Region comprises Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.

^bWisconsin Department of Administration 1984 population estimates.

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

Table 2

AGE COMPOSITION OF THE POPULATION OF THE CITY OF ELKHORN, THE
SOUTHEASTERN WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1980

Age Group	Population							
	City of Elkhorn		Region		Wisconsin		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Under 5	334	7.3	128,085	7.3	346,940	7.4	16,348,254	7.2
5-9	300	6.6	127,834	7.2	344,804	7.3	16,699,956	7.3
10-14	350	7.6	146,252	8.3	392,247	8.3	18,242,129	8.1
15-19	485	10.6	168,897	9.6	466,612	9.9	21,168,124	9.3
20-24	451	9.8	166,934	9.5	450,026	9.6	21,318,704	9.4
25-29	372	8.1	153,984	8.7	401,915	8.5	19,520,919	8.6
30-34	362	7.9	134,573	7.6	348,115	7.4	17,560,920	7.8
35-44	451	9.8	194,058	11.0	501,973	10.7	25,634,710	11.3
45-54	438	9.6	182,119	10.3	452,945	9.6	22,799,787	10.1
55-59	233	5.1	90,688	5.1	229,046	4.9	11,615,254	5.1
60-64	186	4.1	76,201	4.3	206,947	4.4	10,087,621	4.5
65 and Over	618	13.5	195,294	11.1	564,197	12.0	25,549,427	11.3
Total	4,580	100.0	1,764,919	100.0	4,705,767	100.0	226,545,805	100.0
Median Age	30.9	--	29.7	--	29.4	--	30.0	--

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

A second significant aspect of the age composition of the resident population of the City is the similarity of the percentage of the city population to that of the areas of comparison in the 20 to 29 year age group. Small urban areas similar to the City of Elkhorn often experience an out-migration of the population in this age group due to a lack of local employment opportunities resulting in a shortage of younger workers. This should not be the case in the Elkhorn area.

Sex Composition

The resident population in the City of Elkhorn exhibits differences from the areas of comparison with respect to the distribution of the population by sex (see Table 3). In 1980, the resident population of the City of Elkhorn was about 47 percent male and about 53 percent female. As indicated in Table 3, females outnumbered males by almost 7 percent, while in the other areas of comparison females outnumber males by only about 2 to 3 percent.

Racial Composition

Table 4 indicates the racial composition of the population in the City of Elkhorn, the Region, Wisconsin, and the United States for 1980. As indicated in Table 4, the nonwhite population in the City of Elkhorn is not significant, totaling only 28 persons, or less than 1 percent of the total population.

Income Characteristics

One indicator of the economic status of the City of Elkhorn is the income of the resident population. Data on the 1979 average and median household income and per capita income of persons 15 years of age and over in the City of Elkhorn, the Region, Wisconsin, and the United States are provided in Table 5. The table indicates that the median income and per capita income of the resident population of the City are similar to those of the resident populations of the State and nation, but somewhat lower than those of the population of the Region. In 1979 the median income in the City, \$17,185, was lower than that for the Region, \$20,096, and similar to that in the State, \$17,680, and the nation, \$16,841. Similarly, the per capita income of the population of the City, \$7,304, was lower than that of the population of the Region, \$8,154, and similar to that of the population of the State, \$7,243, and the nation, \$7,298. The lower income levels in the City of Elkhorn, as compared to those in the Region, reflect the generally lower wages paid in rural counties such as Walworth County, as opposed to more highly urbanized counties such as Milwaukee and Racine.

Persons in Poverty

Table 6 indicates the number and proportion of noninstitutionalized persons with incomes below the poverty level in 1979 in the City of Elkhorn, the Region, Wisconsin, and the United States. As indicated in Table 6, the proportion of city population below the poverty level is significantly less than the comparable figures for the Region, State, or nation. In 1979, 312 persons in the City, or less than 7 percent of the noninstitutionalized population of the City, had incomes that were considered below the poverty level, with the Region, State, and nation showing percentages of 7.9, 8.7, and 12.4, respectively.

Household Composition

A household is defined as a group of persons who occupy a common housing unit. A household is a useful unit of analysis for certain market studies. All per-

Table 3

SEX COMPOSITION OF THE TOTAL POPULATION IN THE CITY OF ELKHORN, THE
SOUTHEASTERN WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1980

Area	Male		Female		Total	
	Number	Percent	Number	Percent	Number	Percent
City of Elkhorn.....	2,133	46.6	2,447	53.4	4,580	100.0
Region.....	854,125	48.4	910,794	51.6	1,764,919	100.0
Wisconsin.....	2,305,427	49.0	2,400,340	51.0	4,705,767	100.0
United States.....	110,053,161	48.6	116,492,644	51.4	226,545,805	100.0

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

Table 4

RACIAL COMPOSITION OF THE POPULATION IN THE CITY OF ELKHORN, THE
SOUTHEASTERN WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1980

Area	Black		White		Other Nonwhite		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Region Population
City of Elkhorn.....	0	0.00	4,552	99.39	28	0.61	4,580	0.26
Region.....	167,876	9.51	1,558,076	88.28	38,967	2.21	1,764,919	100.00
Wisconsin.....	182,592	3.90	4,443,035	94.40	80,140	1.70	4,705,767	--
United States..	26,495,025	11.70	188,371,622	83.15	11,679,158	5.15	226,545,805	--

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

Table 5

AVERAGE HOUSEHOLD INCOME AND PER CAPITA INCOME OF PERSONS 15 YEARS AND OVER IN THE
CITY OF ELKHORN, THE SOUTHEASTERN REGION, WISCONSIN, AND THE UNITED STATES: 1979

Income	Households							
	City of Elkhorn		Region		Wisconsin		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
\$0-\$4,999	242	13.2	59,308	9.4	181,943	11.0	10,663,441	13.3
\$5,000-\$9,999	241	13.2	83,645	13.3	259,020	15.7	12,772,409	15.8
\$10,000-\$14,999	303	16.6	82,607	13.1	248,555	15.0	12,342,073	13.3
\$15,000-\$19,999	335	18.3	87,216	13.9	249,541	15.1	11,379,049	14.1
\$20,000-\$29,999	512	28.8	161,400	25.6	401,832	24.3	17,441,615	21.7
\$30,000-\$39,999	120	6.6	87,240	13.9	182,148	11.0	8,582,674	10.7
\$40,000-\$49,999	30	1.6	35,701	5.7	68,236	4.1	3,594,101	4.5
\$50,000 and Over	46	2.5	32,100	5.1	63,502	3.8	3,692,065	4.6
Total	1,829	100.0	629,217	100.0	1,654,777	100.0	80,467,427	100.0
Median	\$17,185	--	\$20,096	--	\$17,680	--	\$16,841	--
Mean	\$18,086	--	\$22,756	--	\$20,382	--	\$20,306	--
Per Capita	\$ 7,304	--	\$ 8,154	--	\$ 7,243	--	\$ 7,298	--

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

Table 6

NONINSTITUTIONALIZED PERSONS BELOW THE POVERTY LEVEL IN 1979 IN
THE CITY OF ELKHORN, THE REGION, WISCONSIN, AND THE UNITED STATES

Poverty Status	Area							
	City of Elkhorn		Region		Wisconsin		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Persons Below the Poverty Level.....	312	6.9	136,732	7.9	397,813	8.7	27,392,580	12.4
Total Population.....	4,504	100.0	1,727,257	100.0	4,582,005	100.0	220,845,766	100.0

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

sons 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.

Table 7 shows that between 1960 and 1980 the number of households in the City of Elkhorn grew from 1,190 to 1,814, an increase of about 52 percent. It has already been noted that recent rates of population growth in the City have been greater than those in the areas of comparison, a factor that contributes to the growth in the number of households in the City being greater than that in the Region, 35 percent, and the State, 44 percent; and equal to that in the nation, 52 percent. As further shown in Table 7, the number of persons per household in the City declined from 2.99 in 1960 to 2.50 in 1980. The areas of comparison showed similar decreases in the number of persons per household, with the City of Elkhorn households having the smallest number of persons per household. The persons-per-household data shown in Table 7 reflect the national trend of household growth rates exceeding population growth rates.

School Enrollment

School officials, local government officials, and taxpayers are concerned over the increasing cost of education. One reason for these increasing costs over the 1950 to 1970 period has been the rapid increase in school enrollments across the nation. However, as shown in Table 8, school enrollment for grades kindergarten through high school in the City of Elkhorn declined about 8 percent between 1970 and 1980. This decrease in enrollment compares with a 20 percent decrease in enrollment in the Region. This decline in school enrollment has resulted in part from the tendency of families to have fewer children.

Educational Attainment

Table 9 indicates the educational attainment of this age group in 1980 for the City of Elkhorn, the Region, the State, and the nation. As indicated in Table 9, persons 18 years of age and older having completed at least four years of high school represented 75 percent of the city population, in comparison to 72 percent of the population of the Region and Wisconsin, and 68 percent of the population of the United States.

Households by Sex of Household Head

Table 10 shows the sex of the head of household for the City of Elkhorn, the Region, Wisconsin, and the United States. As indicated in Table 10, the City has a higher percentage of households headed by a female with no husband present, 19.0 percent, or 244 households, than does the Region, 14.3 percent; Wisconsin, 11.0 percent; or the nation, 13.9 percent.

Population Forecasts

The preparation of population forecasts for a relatively small geographic area like the City of Elkhorn is a particularly difficult task, fraught with uncertainties and subject to periodic revision as new information becomes available. The population forecasts presented herein were developed from regional and county forecasts prepared by the Regional Planning Commission using a combination of demographic and economic activity projection techniques. The forecasts are based upon two alternative scenarios for the development of southeastern Wisconsin--a moderate growth scenario and a stable or declining growth scenario. At the regional level, these two scenarios were further developed by postulating centralized and decentralized land use development patterns, providing, in all, four "alternative futures" for the Region.

Table 7

NUMBER OF HOUSEHOLDS AND PERSONS PER HOUSEHOLD IN THE CITY OF ELKHORN,
THE SOUTHEASTERN WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1960-1980

Area	Household			Percent Change			Number of Persons per Household		
	1960	1970	1980	1960-1970	1970-1980	1960-1980	1960	1970	1980
City of Elkhorn...	1,190	1,365	1,814	14.7	32.9	52.4	2.99	2.89	2.50
Region.....	465,913	536,485	627,955	15.2	17.1	34.8	3.30	3.27	2.75
Wisconsin.....	1,146,040	1,328,804	1,652,261	16.0	24.3	44.2	3.36	3.22	2.77
United States.....	53,023,875	62,874,000	80,389,673	19.5	27.9	51.6	3.33	3.14	2.75

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

Table 8

SCHOOL ENROLLMENT, GRADES KINDERGARTEN THROUGH
HIGH SCHOOL, IN THE CITY OF ELKHORN AND THE
SOUTHEASTERN WISCONSIN REGION: 1970 AND 1980

Area	Enrollment		Percent Change
	1970	1980	1970-1980
City of Elkhorn.....	991	909	- 8.3
Region.....	472,600	377,159	-20.2
Wisconsin.....	1,184,391	1,014,036	-14.4
United States.....	50,715,251	47,245,559	- 6.8

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

Table 9

PERSONS 18 YEARS OF AGE AND OLDER BY YEARS OF SCHOOL COMPLETED IN THE CITY OF
ELKHORN, THE SOUTHEASTERN WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1980

Education	City of Elkhorn		Region		Wisconsin		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Elementary Through High School								
One to Three Years.....	845	25.0	350,714	27.8	945,674	28.3	51,697,642	31.8
High School, Four Years.....	1,510	44.8	510,428	40.5	1,413,216	42.2	59,069,903	36.4
College								
One to Three Years.....	576	17.1	217,090	17.2	548,953	16.4	28,289,943	17.4
Four Years.....	272	8.0	108,972	8.6	258,175	7.7	12,939,870	7.9
Five or More Years.....	173	5.1	73,601	5.9	180,312	5.4	10,519,122	6.5
Total	3,376	100.0	1,260,805	100.0	3,346,330	100.0	162,753,480	100.0

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

Table 10

TYPE OF HOUSEHOLD BY SEX OF HOUSEHOLD HEAD

Area	Male Householder, No Wife Present		Female Householder No Husband Present		Married-couple Family		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
City of Elkhorn....	33	2.6	244	19.0	1,003	78.4	1,280	100.0
Region.....	15,411	3.4	65,309	14.3	376,833	82.3	457,553	100.0
Wisconsin.....	37,506	3.1	133,313	11.0	1,044,204	85.9	1,215,023	100.0
United States.....	1,994,555	3.4	8,205,279	13.9	48,990,299	82.7	59,190,133	100.0

Source: SEWRPC

Each of the two alternative future scenarios was intended to represent a reasonable combination of the possible range in factors which, while operating external to the Region, the County, and the City of Elkhorn, may be expected to influence development in these areas. Thus, the alternative futures considered are intended to present a range of conditions in the Region and in the City which may be expected to occur over the next 20 years. The key external factors influencing the development of the Region, the County, and the City were identified as relating to energy cost and availability, population lifestyles, and ability of the Region to compete for economic development with other regions of the United States and the rest of the world. Table 11 describes in summary form the conditions which may be anticipated under the alternative futures. Table 12 sets forth the population projections for the Region and the City of Elkhorn and environs.

The City of Elkhorn and environs are defined as the City of Elkhorn and the unincorporated area lying generally within one and one-half miles of the city limits. Under the moderate growth scenario-centralized land use alternative future, the resident population of the City and environs would increase from about 6,610 in 1980 to about 10,690 by the year 2000, or by about 62 percent. Under the moderate growth scenario-decentralized land use future, the city population would increase to about 10,470 by the year 2000, a 58 percent increase. Under the stable/declining growth scenario-centralized land use future, the city and environs population would increase to about 6,940 persons by the year 2000, an increase of about 5 percent over the 1980 level; while under the stable/declining growth scenario-decentralized land use future, the city population would increase to about 6,740 by the year 2000, a 2 percent increase.

Table 11
ALTERNATIVE FUTURE SCENARIOS

New External Factors	Moderate Growth	Stable or Declining Growth
<u>Energy</u> 1. The future cost and availability of energy, particularly of petroleum 2. The degree to which energy conservation measures are implemented, particularly with respect to the automobile	Oil price to converge to world price which will increase at 2 percent annual rate to \$39 per barrel in year 2000 (1979 dollars) Petroleum-based motor fuel to increase to \$1.50 per gallon by year 2000 (1979 dollars) Assumes no major or continued disruptions in oil supply High degree of conservation in all sectors resulting in increase in energy use of 2 percent or less Automobile fuel efficiency of 32 mpg	Oil price to converge to world oil price which will increase at 5 percent annual rate to \$72 per barrel in year 2000 (1979 dollars) Petroleum-based motor fuel to increase to \$2.30 per gallon by year 2000 (1979 dollars) Assumes some potential for major and continuing disruptions in oil supply Low degree of conservation in all sectors resulting in increase in energy use of 3 percent Automobile fuel efficiency of 27.5 mpg
<u>Population Lifestyles</u> 1. The degree to which the changing role of women affects the composition of the labor force 2. The future change in fertility rates 3. The future change in household sizes	Female labor force increases to 51 percent and total labor force participation is 62 percent A continuation of below replacement fertility rates during the next decade, followed by an increase to replacement level by year 2000 Average household size stabilizes	Female labor force increases to 70 percent and total labor force participation is 72 percent A continuation of below replacement fertility rates to the year 2000 Average household size continues to decline
<u>Economic Conditions</u> 1. The future change of real income 2. The degree to which the Region will be able to compete for the preservation and expansion of its economic base in relation to other parts of the nation	Continued increase envisioned as a result of increased proportion in work force ages, increased population labor force participation, and increased work productivity Relatively high attractiveness and competitiveness of the Region	Continued increase envisioned as a result of increased proportion of population in work force ages, and increased population labor force participation Relatively low attractiveness and competitiveness of the Region

Source: SEWRPC.

Table 12

HISTORIC AND PROJECTED POPULATIONS FOR THE
CITY OF ELKHORN AND THE REGION: 1970-2000

Year	Source of Data	City of Elkhorn Study Area ^a		Region	
		Number	Percent Change	Number	Percent Change
1970	Actual.....	6,471	--	1,756,100	11.6 ^a
1980	Actual.....	6,610 ^a	2.1	1,764,796	0.0 ^b
2000	Moderate Growth Scenario Central- ized Land Use Plan..	10,690	61.7	2,219,300	25.7
	Decentralized Land Use Plan.....	10,470	58.4	2,219,300	25.7
	Stable/Declining Growth Scenario Centralized Land Use Plan.....	6,940	5.0	1,690,000	- 4.2
	Decentralized Land Use Plan.....	6,740	2.0	1,690,000	- 4.2

^aSEWRPC estimated based upon 1980 land use inventory dwelling unit counts, estimated family size, and U. S. Bureau of the Census data.

^bLess than one-tenth of 1 percent.

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

CITY OF ELKHORN ECONOMIC DEVELOPMENT FACT BOOK

Section II

LABOR FORCE CHARACTERISTICS

Historic Labor Force Trends

Table 13 indicates the changes that occurred in the size of the labor force in the City of Elkhorn, the Region, the State, and nation between 1960 and 1980. During this 20-year time period the city labor force grew by 43 percent, a rate somewhat lower than that for the State, 48 percent, and the nation, 53 percent, and greater than that for the Region, 38 percent. It is important to note, however, that during the most recent decade, 1970 to 1980, the city labor force grew at a rate of 31 percent, a growth rate that was identical to that for the nation, substantially greater than that for the Region, 19 percent, and somewhat greater than that for the State, 28 percent.

Age Composition

The age composition of the labor force of the City of Elkhorn, the Region, and the State of Wisconsin is shown in Table 14. As indicated in the table, the age composition of the City's labor force is generally similar to that of the labor force of the Region and the State in all age groups other than the 65 years and older group. The 65 years and older group represents about 5 percent of the total labor force, and 3 percent of the labor force in the Region and the State.

Sex Composition

The recent national trend of increasing participation by females in the labor force is reflected in Table 15. The table indicates that the number of female workers in the labor force in the City of Elkhorn grew from 617 persons, or about 38 percent of the total labor force, in 1960, to 1,114 workers, or about 48 percent of the total, in 1980. Table 15 also indicates that there has been a greater percentage of females in the city labor force in 1960, 1970, and 1980 than in the labor force of the areas of comparison. In 1980, females made up 48 percent of the city labor force, compared to 43 percent of the labor force of the Region, State and the nation.

Labor Force Participation

Table 16 indicates the labor force participation rates for the resident population of the City of Elkhorn and the areas of comparison. In 1980, the labor force participation rate in the City of Elkhorn was 65.1 percent, representing an increase of 2.2 percent over the 1970 rate of 62.9 percent. The 1980 labor force participation rate in the City, 65.1, was only slightly higher than the rate in the Region, 65.9, and greater than the rates in Wisconsin, 64.1, and the nation, 61.0. The increase in the labor force participation rate in the City, as well as in the other areas, is due primarily to the increasing number of females in the labor force during the 1960 to 1980 time period.

Average Weekly Wages

Table 17 shows the comparative average weekly wages by major industry category for Walworth County, the Region, and the State. Information on wages paid to workers in the City of Elkhorn is not available on a comparative basis.

Table 13

COMPARATIVE CIVILIAN LABOR FORCE SIZE IN THE CITY OF ELKHORN, THE
SOUTHEASTERN WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1960-1980

Area	Labor Force			Percent Change		
	1960 ^a	1970 ^b	1980 ^b	1960-1970	1970-1980	1960-1980
City of Elkhorn.....	1,615	1,764	2,315	9.2	31.2	43.3
Region.....	636,901	736,078	876,152	15.6	19.0	37.6
Wisconsin.....	1,527,722	1,774,008	2,263,413	16.1	27.6	48.2
United States.....	68,144,079	80,051,046	104,449,817	17.5	30.5	53.3

^aFourteen years and older.

^bSixteen years and older.

Source: U. S. Bureau of the Census; Wisconsin Department of Industry, Labor and Human Relations;
and SEWRPC.

Table 14

AGE OF THE LABOR FORCE IN THE CITY OF ELKHORN, THE
SOUTHEASTERN WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1980

Age Group (years)	City of Elkhorn		Region		Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
16-19	205	8.86	31,011	9.25	212,973	9.40
20-24	379	16.37	132,643	15.14	352,037	15.54
25-29	323	13.95	125,083	14.28	326,513	14.41
30-34	291	12.57	109,011	12.44	281,408	12.42
35-44	390	16.85	159,759	18.23	412,751	18.21
45-54	350	15.12	144,006	16.44	353,299	15.59
55-59	160	6.91	62,517	7.14	157,856	6.97
60-64	91	3.93	38,636	4.41	101,852	4.49
65 and Older	126	5.44	23,496	2.68	67,390	2.97
Total	2,315	100.0	876,152	100.00	2,266,079	100.0

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

Table 15

COMPARATIVE CIVILIAN LABOR FORCE COMPOSITION BY SEX FOR THE CITY OF
ELKHORN, THE SOUTHEASTERN WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1980

Area	Civilian Labor Force						Percent Change		
	1960 ^a		1970 ^b		1980 ^b		1960- 1970	1970- 1980	1960- 1980
	Number	Percent	Number	Percent	Number	Percent			
City of Elkhorn									
Male.....	998	61.8	1,015	57.5	1,201	51.9	1.7	18.3	20.3
Female.....	617	38.2	749	42.5	1,114	48.1	21.4	48.7	80.6
Total.....	1,615	100.0	1,764	100.0	2,315	100.0	9.2	31.2	43.3
Southeastern Wisconsin Region									
Male.....	430,601	67.6	451,094	61.3	496,957	56.7	4.8	10.2	15.4
Female.....	206,300	32.4	284,984	38.7	379,195	43.3	38.1	33.1	83.8
Total.....	636,901	100.0	736,078	100.0	876,152	100.0	15.6	19.0	37.6
Wisconsin									
Male.....	1,051,528	68.8	1,108,584	62.5	1,299,739	57.4	5.4	17.2	23.6
Female.....	476,194	31.2	665,424	37.5	963,674	42.6	39.7	44.8	102.4
Total.....	1,532,961	100.0	1,774,008	100.0	2,263,413	100.0	15.7	27.6	47.6
United States									
Male.....	45,762,669	67.2	49,549,239	61.9	59,926,488	57.4	8.3	20.9	31.0
Female.....	22,381,410	32.8	30,501,807	38.1	44,523,329	42.6	36.3	46.0	98.9
Total.....	68,144,079	100.0	80,051,046	100.0	104,449,817	100.0	17.5	30.5	53.3

^aFourteen years and older.

^bSixteen years and older.

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

Table 16

CIVILIAN LABOR FORCE PARTICIPATION
RATES FOR THE CITY OF ELKHORN, THE
SOUTHEASTERN WISCONSIN REGION, WISCONSIN,
AND THE UNITED STATES: 1960, 1970 AND 1980

Area	Labor Force Participation Rates		
	1960 ^a	1970 ^b	1980 ^b
City of Elkhorn.....	62.3	62.9	65.1
Region.....	58.0	61.5	65.9
Wisconsin.....	55.7	59.1	64.1
United States.....	54.0	56.7	61.0

^aFourteen years and older.

^bSixteen years and older.

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

Table 17

COMPARATIVE AVERAGE WEEKLY WAGES BY INDUSTRY FOR
WALWORTH COUNTY, THE REGION AND WISCONSIN, FOURTH QUARTER, 1985

Industry	Walworth County	Region	Wisconsin	County Wages as a Percent of Region Wages	County Wages as a Percent of State Wages
Agriculture, Forestry, and Fishing.....	\$263.86	\$222.88	\$275.22	0.96	0.96
Mining.....	--		450.38	--	--
Construction.....	345.85	420.92	435.32	0.82	0.79
Manufacturing.....	375.71	468.64	468.67	0.80	0.80
Transportation, Communications, and Utilities.....	357.08	374.17	438.48	0.95	0.81
Wholesale Trade.....	367.84	428.80	441.43	0.86	0.83
Retail Trade.....	154.03	171.92	175.26	0.90	0.88
Finance, Insurance and Real Estate.....	305.97	347.08	382.53	0.88	0.80
Services.....	201.69	256.30	278.70	0.79	0.72
Total	\$286.39	\$350.45	\$349.71	0.82	0.82

Source: Wisconsin Department of Industry, Labor and Human Relations, 1983; and SEWRPC.

As shown in Table 17, the annual average weekly wage for all industries in Walworth County was about \$286 in the fourth quarter of 1985, or about 82 percent of the average weekly wage for all industries in the State, \$350; and 82 percent of the average weekly wage in the Region, \$350. The average manufacturing industry weekly wage in Walworth County was 80 percent of the average manufacturing industry weekly wages in both the State and the Region.

Place of Work

As shown in Table 18, in 1980, 56 percent of the workers in the City of Elkhorn worked in the City. In comparison, 48 percent of the workers in the Region and the nation worked inside their city of residence.

Industry Distribution

Table 19 indicates the industry distribution of the 1980 labor force in the City of Elkhorn, the Region, Wisconsin, and the United States. As shown in the table, the city labor force was dominated by employment in the services industry and the manufacturing industry. In 1980, 35 percent of the city labor force was employed in the services industry, and 28 percent in the manufacturing industry. Of the total employment in the City in the services industry, 15 percent is concentrated in the personal entertainment and recreation services industry, and 34 percent in the health services industry. Of the total employment in the manufacturing industry, 73 percent is concentrated in the durable goods manufacturing industry.

The public administration industry in the City employs a greater percentage of the total labor force, 6 percent, than does this industry in the Region, 3 percent, the State, 4 percent, or the nation, 5 percent. This concentration of employment in the public administration industry is due to the City serving as the county seat. Other industries in the City show similar or smaller percentages of total labor force employment in comparison to the other areas.

Occupational Distribution and Skill Level

Table 20 shows the occupational distribution of the City of Elkhorn labor force. Table 19 indicates that, in comparison to the nation, the city labor force is over-represented in the following categories: 1) executive, administrative, and managerial; 2) health diagnostic occupations; 3) health assessment and treatment; 4) technicians; 5) administrative support, including clerical; 6) private household occupations; 7) miscellaneous service occupations; 8) machine operators, assemblers, and inspectors; and 9) freight, stock and material handlers. The diversity of labor force skills in the City results from the location of the county-owned Lakeland Hospital, Lakeland Nursing Home, and Lakeland Counseling Center in the City and environs, as well as from the City serving as the county seat.

Unemployed Labor Force

While the unemployment rates in the City were lower than those for all of the areas of comparison, Table 21 indicates that the city unemployment rate increased steadily between 1960 and 1980. In 1980, the city unemployment rate, 4.6 percent, was less than that for the Region, 5.7 percent, the State, 6.6 percent, or the nation, 6.5 percent. However, the number of unemployed persons in the City increased from 35 persons in 1960 to 101 persons in 1980. In July 1986, the estimated annual average unemployment rate in the City was 3.7 percent.

Table 18

PLACE OF WORK FOR THE LABOR FORCE IN
THE CITY OF ELKHORN, THE REGION, WISCONSIN, AND
THE UNITED STATES: 1980

Area and Work Place	Number	Percent
City of Elkhorn		
All Workers ^a	2,057	100.0
Worked in City of Residence	1,143	55.6
Worked Outside City of Residence	728	35.4
Place of Work Not Reported	186	9.0
Region		
All Workers ^a	667,099	100.0
Worked in City of Residence	321,872	48.2
Worked Outside City of Residence	294,030	44.1
Place of Work Not Reported	51,197	7.7
Wisconsin		
All Workers ^a	1,302,536	100.0
Worked in City of Residence	734,307	56.4
Worked Outside City of Residence	469,062	36.0
Place of Work Not Reported	99,167	7.6
United States		
All Workers ^a	66,594,853	100.0
Worked in City of Residence	31,862,055	47.8
Worked Outside City of Residence	28,848,356	43.3
Place of Work Not Reported	5,884,442	8.9

^a Excludes workers working outside their state of residence.

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

Table 19

EMPLOYMENT BY INDUSTRY AGE 16 YEARS AND OLDER IN THE CITY
OF ELKHORN, THE REGION, WISCONSIN, AND THE UNITED STATES: 1980

Industry	Employment							
	City of Elkhorn		Region		Wisconsin		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries, and Mining.....	18	0.8	10,112	1.2	121,071	5.7	3,941,767	4.0
Construction. ^a	110	5.0	30,562	3.7	94,496	4.5	5,739,598	5.9
Manufacturing	616	27.8	273,882	33.1	602,507	28.5	21,914,754	22.4
Durable Goods.....	452	73.4	210,530	76.9	402,862	66.9	13,479,211	61.5
Nondurable Goods.....	164	26.4	63,352	23.1	199,645	33.1	8,435,543	38.5
Transportation, Communications, Utilities.....	93	4.2	50,482	6.1	121,035	5.7	7,087,455	7.3
Wholesale Trade.....	87	3.9	32,750	4.0	79,267	3.7	4,217,232	4.3
Retail Trade.....	310	14.0	134,293	16.3	348,156	16.5	15,716,694	16.1
Finance, Insurance, and Real Estate.....	79	3.6	45,844	5.5	105,040	5.0	5,898,059	6.0
Services	778	35.1	223,183	27.0	566,874	26.8	27,976,330	28.7
Business and Repair Services..	83	10.7	29,302	13.1	62,262	11.0	4,081,677	14.6
Personal Entertainment and Recreation Services.....	116	14.9	26,992	12.1	69,003	12.2	4,082,834	14.6
Health Services.....	267	34.3	70,220	31.5	175,176	30.9	7,250,465	25.9
Educational Services.....	221	28.4	63,465	28.4	184,082	32.5	8,377,213	29.9
Other Professional Services...	91	11.7	33,204	14.9	76,351	13.5	4,184,141	15.0
Public Administration.....	123	5.6	25,348	3.1	76,027	3.6	5,147,466	5.3
Total Employment	2,214	100.0	826,496	100.0	2,114,473	100.0	97,639,355	100.0

-25-

NOTE: Employment numbers represent place of residence information.

^a Nondurable and durable goods are shown as a percent of total manufacturing.

^b Individual service industries are shown as a percent of total service industry employment.

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

Table 20

OCCUPATION OF EMPLOYED PERSONS 16 YEARS OF AGE AND OLDER IN THE
CITY OF ELKHORN, THE REGION, WISCONSIN, AND THE UNITED STATES: 1980

Occupation	Employment							
	City of Elkhorn		Region		Wisconsin		United States	
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Managerial and Professional.....	520	23.5	178,498	21.6	424,250	20.1	22,151,648	22.7
Executive, Administrative, and Managerial.....	251	48.3	81,635	45.7	187,186	44.1	10,133,551	45.8
Engineers and Scientists.....	20	7.4	16,672	17.2	33,313	14.1	2,150,707	17.9
Health Diagnosing Occupations.....	31	11.5	5,298	5.5	12,703	5.4	643,716	5.4
Health Assessment and Treatment.....	69	25.7	15,065	15.6	36,358	15.3	1,695,436	14.1
Teachers, Librarians, and Counselors.....	88	32.7	37,507	38.7	103,433	43.6	4,675,632	38.9
Other.....	61	22.7	22,321	23.0	51,257	21.6	2,852,606	23.7
Technical, Sales, and Administrative Support.....	506	22.9	249,449	30.2	579,351	27.4	29,593,506	30.3
Technicians and Related Support.....	66	13.0	25,271	10.1	61,000	10.5	2,981,951	10.1
Sales.....	140	27.7	81,057	32.5	191,172	33.0	9,760,157	33.0
Administrative Support, Including Clerical.....	300	59.3	143,121	57.4	327,179	56.5	16,851,398	56.9
Service Occupations.....	437	19.7	110,023	13.3	297,613	14.1	12,629,425	12.9
Private Household Occupations.....	28	6.4	2,486	2.3	8,204	2.8	589,352	4.7
Protective Services.....	52	11.9	11,721	10.6	25,419	8.5	1,475,315	11.7
Food Service.....	141	39.5	42,793	44.7	121,171	45.9	4,384,936	41.5
Cleaning and Building Service.....	77	21.6	24,245	25.3	63,938	24.2	2,745,403	26.0
Other Service.....	139	38.9	28,778	30.0	78,881	29.9	3,434,419	32.5
Farming, Forestry, and Fishing.....	6	0.3	9,065	1.1	116,130	5.5	2,811,258	2.9
Precision Production, Craft, and Repair.....	309	14.0	100,953	12.2	255,333	12.1	12,594,175	12.9
Operators, Fabricators, and Laborers.....	436	19.7	178,468	21.6	441,796	20.9	17,859,343	18.3
Machine Operators, Assemblers, and Inspectors.....	325	74.6	109,787	61.5	253,362	57.4	9,084,988	50.9
Transportation and Material Moving.....	66	15.1	33,843	19.0	94,180	21.3	4,389,412	24.5
Construction-Laborers.....	0	--	2,440	7.0	8,805	9.4	661,411	15.1
Freight, Stock, and Material Handlers.....	18	40.0	10,932	31.4	26,791	28.4	1,259,182	28.7
Other.....	27	60.0	21,466	61.6	58,658	62.2	2,464,350	56.2
Total	2,214	100.0	826,456	100.0	2,114,473	100.0	97,639,355	100.0

^a All suboccupational categories are shown as a percentage of the respective occupational category.

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

Table 21

NUMBER OF UNEMPLOYED IN THE CITY OF ELKHORN, THE
SOUTHEASTERN WISCONSIN REGION, WISCONSIN, AND THE UNITED STATES: 1960, 1970, 1980

Area	Unemployed						Percent Change		
	1960 ^a		1970 ^b		1980 ^b		1960-	1970-	1960-
	Number	Percent	Number	Percent	Number	Percent	1970	1980	1980
City of Elkhorn	35	2.2	56	3.2	101	4.6	125.7	27.8	188.6
Region	24,174	3.8	27,278	3.7	49,696	5.7	12.8	82.2	105.6
Wisconsin	59,091	3.9	70,379	4.0	148,940	6.6	19.1	111.6	152.1
United States	3,504,827	5.1	3,497,447	4.4	6,810,462	6.5	-0.2	0.2	94.3

^aFourteen years and older.

^bSixteen years and older.

Source: U. S. Bureau of the Census; Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

Age of the Unemployed

Table 22 shows the 1980 age distribution of the unemployed labor force in the City of Elkhorn, the Region, the State, and the nation. As indicated in the table, because of the overall lower unemployment rates in the City, unemployment rates for specific age categories are lower than those for the other areas. In 1980, a total of 17 persons, or 8.3 percent, of the workers in the 16- to 19-year age category were unemployed, and, 84 persons, or 4.2 percent, of the workers in the 20- to 64-year age category were unemployed. The 1980 U. S. Census reported that no persons in the City age 65 years and older were unemployed in 1980.

Sex of the Unemployed

Table 23 shows the number of unemployed persons by sex in the City of Elkhorn, the Region, the State, and the nation for 1960, 1970 and 1980. As indicated in the table, in 1980, the unemployment rate for males was greater in the City, 6.8 percent, than in the Region, 6.2 percent, and the nation, 6.5 percent; and was somewhat lower than in the State, 7.3 percent. However, the unemployment rate for females was substantially lower in the City, 1.7 percent, than in the areas of comparison.

Table 22

AGE COMPOSITION OF THE UNEMPLOYED CIVILIAN LABOR FORCE IN THE CITY OF
ELKHORN, THE SOUTHEASTERN WISCONSIN REGION, AND WISCONSIN: 1980

Area	Unemployed Civilian Labor Force						
	Young Workers 16-19 Years		Mature Workers 20-64 Years		Older Workers 65 Years and Older		Total Unemployed Civilian Labor Force
	Number	Unemployment Rate	Number	Unemployment Rate	Number	Unemployment Rate	
City of Elkhorn.....	17	8.3	84	4.2	0	--	101
Region.....	9,529	11.8	39,225	5.1	942	4.0	49,696
Wisconsin.....	25,680	12.1	120,047	6.1	3,213	4.8	148,940
United States.....	1,175,187	14.1	5,461,984	5.9	173,291	5.4	6,810,462

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

Table 23

NUMBER OF UNEMPLOYED BY SEX FOR THE CITY OF ELKHORN,
THE REGION, WISCONSIN, AND THE UNITED STATES: 1960-1980

Area	Unemployed						Percent Change		
	1960 ^a		1970 ^b		1980 ^b		1960- 1970	1970- 1980	1960- 1980
	Number	Percent	Number	Percent	Number	Percent			
City of Elkhorn									
Male.....	16	1.6	18	1.8	82	6.8	12.5	355.6	412.5
Female.....	19	3.1	38	5.1	19	1.7	100.0	-50.0	-0-
Total	35	2.2	56	3.2	101	4.3	60.0	80.4	188.6
Region									
Male.....	15,477	3.6	14,998	3.3	30,773	6.2	-3.1	105.2	98.8
Female.....	8,697	4.2	12,280	4.3	18,923	5.0	41.2	54.1	117.6
Total	24,174	3.8	27,278	3.7	49,696	5.7	12.8	82.2	105.6
Wisconsin									
Male.....	40,204	3.8	39,379	3.6	94,417	7.3	-2.1	139.8	134.8
Female.....	18,887	4.0	31,000	4.7	54,523	5.7	64.1	75.9	188.7
Total	59,091	3.9	70,379	4.0	148,940	6.6	19.1	111.6	152.1
United States									
Male.....	2,295,718	5.0	1,925,485	3.9	3,921,798	6.5	-16.1	103.7	70.8
Female.....	1,209,109	5.4	1,571,962	5.2	2,888,664	6.5	30.0	83.8	138.9
Total	3,504,827	5.1	3,497,447	4.4	6,810,462	6.5	- 0.2	94.7	94.3

^aFourteen years and older.

^bSixteen years and older.

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

CITY OF ELKHORN ECONOMIC DEVELOPMENT FACT BOOK

Section III

THE CITY OF ELKHORN ECONOMIC BASE

The economic base of the community can consist of a variety of activities, including agricultural production; the exploitation of natural resources; the manufacture of products to be exported to regional, national, and international markets; and the performance of certain service activities. In most cases, the economic base of a community is a combination of economic activities and a specialization in any one activity is a result of the availability of local resources, including natural, human, and man-made resources; the proximity of available markets; and the availability and condition of transportation facilities and services. The economic base of the community may change over time as a result of changes in local resources, markets, and transportation facilities and services.

Economic Base of the City of Elkhorn Economy

Economic activity in the City of Elkhorn can be classified into nine major industry groups: 1) agriculture, forestry, fishing, and mining; 2) construction; 3) manufacturing; 4) transportation, communications and other public utilities; 5) wholesale trade; 6) retail trade; 7) finance, insurance, real estate, and business repair services; 8) professional and related services; and 9) public administration. Employment data for these major industry divisions are usually presented by employee place of work in order to describe the economic base of the local economy. However, reliable place-of-work data are not available for smaller communities such as the City of Elkhorn and, therefore, such industry employment data must be presented by employee place of residence. Such data provide an indication of the economic base and structure of the City.

A comparison of the percentage distribution of industry employment in the City to the percentage distribution of labor force employment in the United States will help to identify those industries that are concentrated in Elkhorn, and therefore, comprise the most significant aspect of the economic base of the City. The economic structure of various areas may be compared using industry location quotients. The industry location quotient is a comparison of the percentage employment within the City in any industry to the percentage employment in that industry in the nation, and is derived by dividing the percentage employment in an industry in the City by the percentage employment in that industry in the nation. If the resulting ratio is greater than 1.0, it indicates an over-representation of city employment in the given industry, while a ratio of less than 1.0 indicates an under-representation of City employment in that industry.

As indicated in Table 24, the city economy, in comparison to the national economy, is concentrated in the manufacturing industry--specifically, the durable goods manufacturing industry--with location quotients of 1.24 and 1.19, respectively; and in the services industry, with a location quotient of 1.23. Specific service industries that are concentrated in the city economy include: the personal entertainment and recreation services industry, with a location quotient of 1.02; and the health services industry, with a location quotient

Table 24

INDUSTRY LOCATION QUOTIENTS FOR THE CITY
OF ELKHORN AS COMPARED TO THE UNITED STATES: 1980

Industry	Employment				Location Quotient
	City of Elkhorn		United States		
	Number	Percent	Number	Percent	
Agriculture, Forestry, Fishing and Mining.....	18	0.8	3,941,767	4.0	0.200
Construction.....	110	5.0	5,739,598	5.9	0.847
Manufacturing.....	616	27.8	21,914,754	22.4	1.241
Durable Goods.....	452	73.4	13,479,211	61.5	1.193
Nondurable Goods.....	164	26.6	8,435,543	38.5	0.691
Transportation, Communications, and Utilities.....	93	4.2	7,087,455	7.3	0.575
Wholesale Trade.....	87	3.9	4,217,232	4.3	0.907
Retail Trade.....	310	14.0	15,716,694	16.1	0.870
Finance, Insurance, and Real Estate.....	79	3.6	5,898,059	6.0	0.600
Services.....	778	35.1	27,976,330	28.7	1.226
Business and Repair Services.....	83	10.7	4,081,677	14.6	0.733
Personal Entertainment and Recreation Services....	116	14.9	4,082,834	14.6	1.021
Health Services.....	267	33.3	7,250,465	25.9	1.324
Educational Services.....	221	28.4	8,377,213	29.9	0.950
Other Services.....	91	11.7	4,184,141	15.0	0.780
Public Administration.....	123	5.5	5,147,466	5.3	1.038
Total	2,214	100.0	97,639,355	100.0	--

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

of 1.32. Finally, the public administration industry is concentrated in the City, with a location quotient of 1.04.

As previously indicated, the economic base of the City of Elkhorn is diversified as a result of the location of Lakeland Hospital and related health care facilities directly east of the City, and the government employment resulting from the function of the City as the county seat. Finally, the concentration of the city economy in the personal entertainment and recreation service industry results, in part, from the tourism and recreation resources and facilities available throughout Walworth County.

Trends in the Walworth County Economy

Growth in manufacturing industries has traditionally been viewed as the most effective means for creating jobs and enjoying long-term economic growth. However, the percentage of total workers employed in the manufacturing industry has recently declined in the nation, as well as in the State and Region. From 1970 to 1980, manufacturing employment in the Region declined by about 4 percent; in the State by about 3 percent; and in the nation by about 4 percent. While similar data are not available for the City of Elkhorn, manufacturing employment in Walworth County from 1970 to 1980 declined only 1 percent, from 22 percent in 1970 to 21 percent in 1980 (see Table 25). In addition, employment in the following county industries also declined from 1970 to 1980: agriculture, 1.5 percent; construction, 0.5 percent; transportation, communications, and utilities, 0.5 percent; services, 0.9 percent; and nonfarm proprietors, 0.1 percent. It is important to note that the decline in the services industry in contrast to percentage point increases for the Region, 4.2 percent, the State, 3.1 percent, and the nation, 2.5 percent; indicating potential problems in this industry at the county level.

Walworth County industries that showed a percentage point increase in employment included: wholesale, trade, 2.0 percent; retail trade, 1.1 percent; finance, insurance, and real estate, 0.5 percent; and government employment 0.2 percent. The percentage point increase in the county wholesale trade industry exceeded that for the Region, 0.2 percent; and the State and nation, 0.6 percent, indicating the strength of this industry in the County.

Projected Employment

Table 26 shows projected employment change in major nonagricultural industry sectors in the City of Elkhorn to the year 1990. The projections were developed by applying the forecast percentage change in nonagricultural industry employment for the State of Wisconsin to the 1980 industry employment in the City. The statewide projections are set forth in a publication entitled, Wisconsin's Economy in 1990: Our History, Our Present, Our Future, by William A. Strang, School of Business, University of Wisconsin-Madison. Employment projections, while fraught with uncertainty and subject to revision, are important because they provide local economic development practitioners with a future economic activity scenario based upon national and state trends. The validity of the projections set forth in Table 26 are, however, dependent upon local economic conditions and, therefore, could change significantly as local conditions change.

Table 25

INDUSTRY EMPLOYMENT AND PERCENTAGE POINT CHANGE BY PLACE
OF WORK IN WALWORTH COUNTY, THE REGION, WISCONSIN,
AND THE UNITED STATES: 1970 AND 1980

Major Employment Category	1970 Employment by Place of Work							
	Walworth County		Region		Wisconsin		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture.....	2,491	10.2	11,939	1.6	150,844	8.2	4,368,000	5.2
Construction.....	761	3.1	27,172	3.6	65,480	3.6	3,563,000	4.3
Manufacturing.....	5,275	21.5	252,318	33.5	504,184	27.5	19,410,000	23.1
Transportation, Communications, and Utilities.....	833	3.4	36,739	4.9	81,277	4.4	4,510,000	5.4
Wholesale Trade.....	262	1.1	35,266	4.7	67,180	3.7	3,806,000	4.5
Retail Trade.....	4,041	16.5	115,741	15.4	270,748	14.7	11,469,000	13.7
Fire.....	445	1.8	32,759	4.3	61,636	3.4	3,739,000	4.5
Services.....	4,180	17.1	119,547	15.9	256,248	13.9	13,619,000	16.2
Government ^a	4,075	16.6	83,329	11.0	250,688	13.6	13,088,000	15.6
Nonfarm Proprietors.....	2,047	8.4	37,193	4.9	123,324	6.7	5,388,000	6.4
Miscellaneous ^b	108	0.4	1,740	0.2	6,087	0.3	928,000	1.1
Total Jobs	24,518	100.0	753,743	100.0	1,837,696	100.0	83,888,000	100.0

Major Employment Category	1980 Employment by Place of Work							
	Walworth County		Region		Wisconsin		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture.....	2,803	8.7	12,818	1.5	156,648	7.0	4,107,300	3.9
Construction.....	820	2.6	25,816	2.9	70,062	3.1	4,332,000	4.2
Manufacturing.....	6,742	21.0	261,754	29.6	560,200	24.8	20,375,000	19.6
Transportation, Communications, and Utilities.....	929	2.9	39,610	4.5	92,625	4.1	5,156,000	5.0
Wholesale Trade.....	978	3.1	43,454	4.9	95,946	4.3	5,291,000	5.1
Retail Trade.....	5,633	17.6	131,866	14.9	341,240	15.1	15,086,000	14.5
Fire.....	747	2.3	46,403	5.3	96,578	4.3	5,268,000	5.1
Services.....	5,178	16.2	177,971	20.1	384,043	17.0	19,395,000	18.7
Government ^a	5,416	16.8	95,736	10.8	197,972	13.2	16,350,000	15.7
Nonfarm Proprietors.....	2,654	8.3	46,191	5.2	150,995	6.7	7,007,000	6.7
Miscellaneous ^b	160	0.5	2,526	0.3	9,984	0.4	1,594,000	1.5
Total Jobs	32,060	100.0	884,145	100.0	2,256,293	100.0	103,961,300	100.0

Major Employment Category	Percent Change in Industry Employment: 1970-1980			
	Walworth County	Region	Wisconsin	United States
Agriculture.....	-1.5	-0.1	-1.2	-1.3
Construction.....	-0.5	-0.7	-0.5	-0.1
Manufacturing.....	-0.5	-3.9	-2.7	-3.5
Transportation, Communications, and Utilities.....	-0.5	-0.4	-0.3	-0.4
Wholesale Trade.....	2.0	0.2	0.6	0.6
Retail Trade.....	1.1	-0.5	0.4	0.8
Fire.....	0.5	1.0	0.9	0.6
Services.....	-0.9	4.2	3.1	2.5
Government ^a	0.2	-0.2	-0.4	0.1
Nonfarm Proprietors.....	-0.1	0.3	--	0.3
Miscellaneous ^b	0.1	0.1	0.1	0.4
Total Jobs	--	--	--	--

^aExcludes armed forces.

^bIncludes agricultural services, forestry, commercial fishing, mining, and jobs held by residents working for international organizations.

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

Table 26

FORECAST EMPLOYMENT CHANGE IN MAJOR INDUSTRY
SECTORS IN THE CITY OF ELKHORN: 1980-1990

Industry	1980		1990		Employment Change 1980-1990	
	Number	Percent	Number	Percent	Number	Percent
Construction.....	110	5.0	129		19	17.2
Manufacturing.....	616	27.8	705		89	14.5
Transportation, Communications, and Utilities.....	93	4.2	103		10	10.5
Trade.....	397	17.9	519		122	31.0
Wholesale.....	87	3.9	122		35	39.7
Retail.....	310	14.0	397		87	27.9
Finance, Insurance, and Real Estate.....	79	12.6	113		34	42.6
Services.....	778	35.1	1,071		293	37.6
Public Administration.....	123	5.5	134		11	9.0
Total	2,196	100.0	2,774	100.0	578	26.3

Source: University of Wisconsin-Madison and SEWRPC.

As indicated in Table 26, the largest percentage increases in industry employment in the City from 1980 to 1990 are projected to take place in the finance, insurance, and real estate industry, 43 percent; the wholesale trade industry, 40 percent; the services industry, 38 percent; and the retail trade industry, 28 percent. Together, these industries are projected to provide 449 new jobs in the City, or about 78 percent of the 1990 total projected employment increase. Other projected industry employment percentage increases include: construction, 17 percent; manufacturing, 15 percent; transportation, communications, and utilities, 11 percent; and public administration, 9 percent. Together, these industries are expected to provide approximately 129 new jobs, or only 22 percent of the 1990 total projected employment increase.

Major Employers

Knowledge of major employers in the City of Elkhorn is important to any economic development program planning for two reasons. First, the major employers in the City employ substantial numbers of workers and, therefore, their total employment is important to the continued economic vitality of the community. Industry retention activities may need to consider the needs of major employers as the priority program activity. Second, identification of the type of major industry employers in the community provides an indication of the types of industry that may want to locate in the City of Elkhorn. Table 27 lists the largest employers in the City of Elkhorn.

Table 27
LARGEST EMPLOYERS IN THE CITY OF ELKHORN

Industry and Employer	Standard Industrial Classification Number	Product or Service
Construction		
1. B. R. Amon & Sons, Inc.	1611	Highway and street construction
2. Magill & Welkos Construction Company, Inc.	1540	Nonresidential building construction
3. Mann Brothers, Inc.	1623	Water, sewer, and utility lines construction
Manufacturing		
1. A.K. Rubber Products Company, Inc.	3069	Fabricated rubber products
2. A.O. Smith Harvestore Products, Inc.	3523	Farm machinery and equipment
3. Allied Music Corporation	3931	Band instruments and instrument rebuilding
4. Elkhorn Plastic Products, Inc.	3079	Miscellaneous plastic products
5. Elkhorn Webpress, Inc.	2752	Commercial printing, lithographic
6. Erin Manufacturing	3621	Small motors
7. Frank Holton & Company	3931	Musical instruments
8. Getzen Company, Inc.	3931	Musical instruments
9. Guardian Container	2650	Paperboard containers and boxes
10. Intertracter America Corporation	3531	Construction machinery
11. Stuart Tank Sales	5084	Industrial machinery and equipment
12. Trostel Leather Products	3199	Leather goods
13. Wilson Industrial Door	3442	Metal doors, sash, and trim
Transportation and Public Utility		
1. LCL Transit Company	4210	Trucking, local and long distance
Trade		
1. Hardee's Restaurant	5810	Food and drink establishment
2. King Group, Inc.	5039	Lumber and construction materials
3. Sentry Foods	5410	Grocery store
4. The Wickes Corporation	5211	Lumber and other building materials
Finance		
1. Independence Bank of Elkhorn, N.A.	6023	Financial institution
2. State Bank of Elkhorn	6023	Financial institution
Service		
1. Godfrey, Pfeil & Neshek, S.C.	8111	Legal services
2. Holton Manor	8050	Nursing and personal care facilities
3. Vocational Industries, Inc.	8900	Miscellaneous services
4. W. L. Bush Company	7370	Service bureau of data entry computer processing

Source: City of Elkhorn and SEWRPC, 1984.

(This page intentionally left blank)

CITY OF ELKHORN ECONOMIC DEVELOPMENT FACT BOOK

Section IV

A DESCRIPTION OF THE NATURAL RESOURCES, PHYSICAL CHARACTERISTICS, AND COMMUNITY FACILITIES AND SERVICES OF THE CITY OF ELKHORN

NATURAL RESOURCES AND PHYSICAL CHARACTERISTICS

Location

The City of Elkhorn is located in Walworth County which is part of the seven-county Southeastern Wisconsin Planning Region (see Map 1). The corporate limits of the City of Elkhorn encompass an area of 4.43 square miles. The City, strategically located at the center of Walworth County, functions as the county seat and as an agricultural marketing and service center for the surrounding county area. Located approximately 45 miles southwest of the City of Milwaukee, the City of Elkhorn, while somewhat geographically removed from the direct effects of metropolitan population growth and urban development, is nevertheless located within an acceptable commuting distance from the Milwaukee area via the Rock Freeway (STH 15). Therefore, it is possible for city residents to regularly commute to the Milwaukee area for business, shopping, recreation, or entertainment activities. As shown on Map 2, many of the most important industrial areas and heaviest population concentrations in the Midwest are located within 350 miles of the City of Elkhorn.

In addition, the City of Elkhorn is located relatively close to several other urban growth centers in southeastern Wisconsin. The City is located about 30 miles from the City of Janesville, about 25 miles from the City of Beloit, about 36 miles from the City of Racine, and 37 miles from the City of Kenosha. The location of the City of Elkhorn offers its residents the opportunity to enjoy the natural beauty and recreational facilities provided in the Southern Unit of the Kettle Moraine State Forest, located 8 miles north of the City.

Study Area

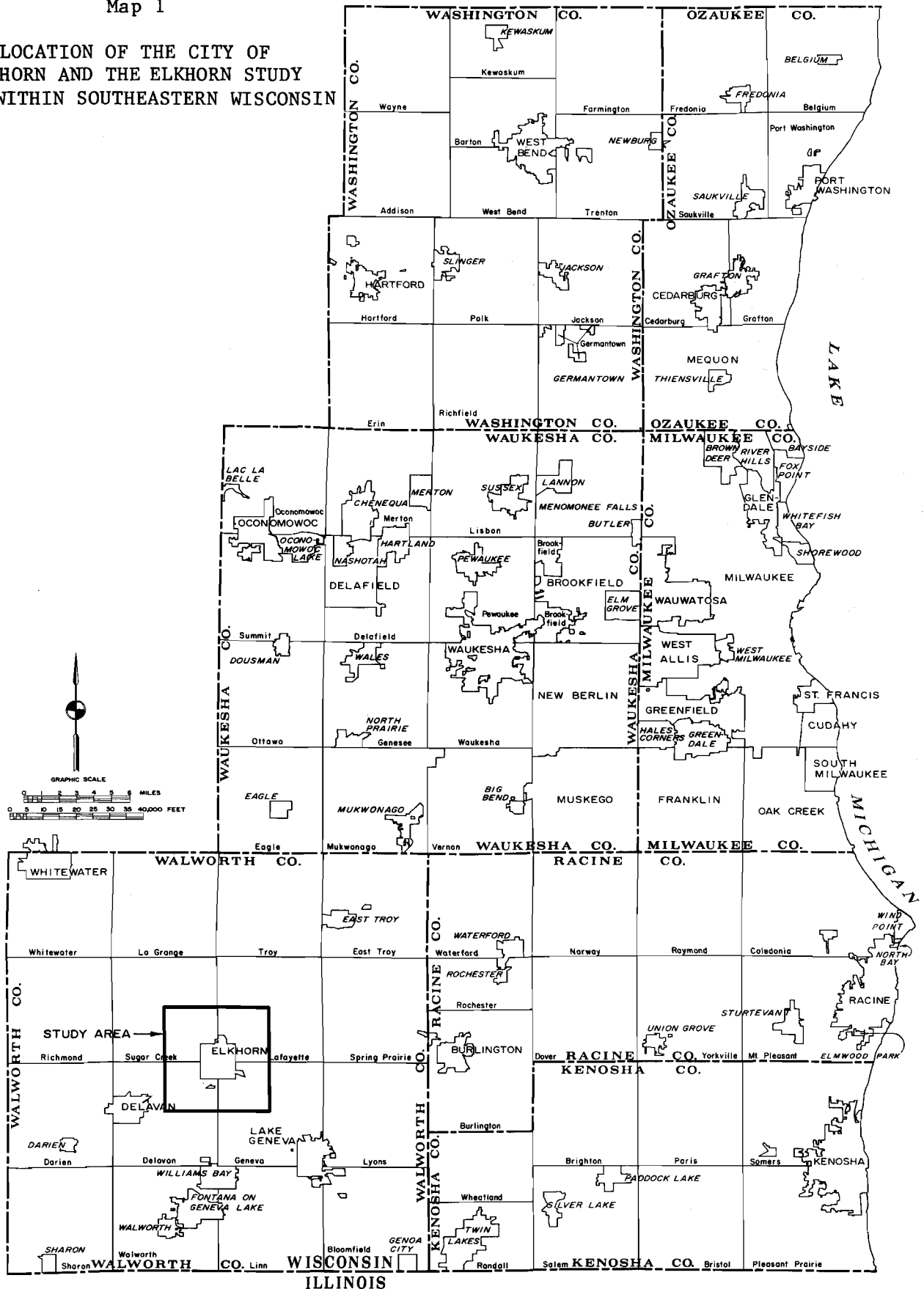
As shown On Map 1, the study area, which is the area used to describe the natural resource and physical characteristics of the City, comprises the Town of LaFayette on the northeast, the Town of Sugar Creek on the northwest, the Town of Delavan on the southwest, and the Town of Geneva on the northwest. The total study area consists of U. S. Public Land Survey Sections 19 through 21, and Sections 28 through 33 in Township 3 North, Range 17 East; Sections 22 through 27 and Sections 34 through 36 in Township 3 North, Range 16 East; Sections 1 through 3 and Sections 10 through 15 in Township 2 North, Range 16 East; and Sections 4 through 9 and Sections 16 through 18 in Township 2 North, Range 17 East. The study area encompasses an area of approximately 36 square miles. The study area is the same geographic area described in SEWRPC Community Assistance Planning Report No. 69, A Land Use and Urban Design Plan for the City of Elkhorn: 2000.

Historical Perspective

The original Town of Elkhorn was one of five towns organized by an act of the Territorial Legislature on January 2, 1838. The center of the Town of Elkhorn was selected as the county seat of Walworth County in the fall of 1838. The Town was comprised of the four U. S. Public Land Survey townships in the

Map 1

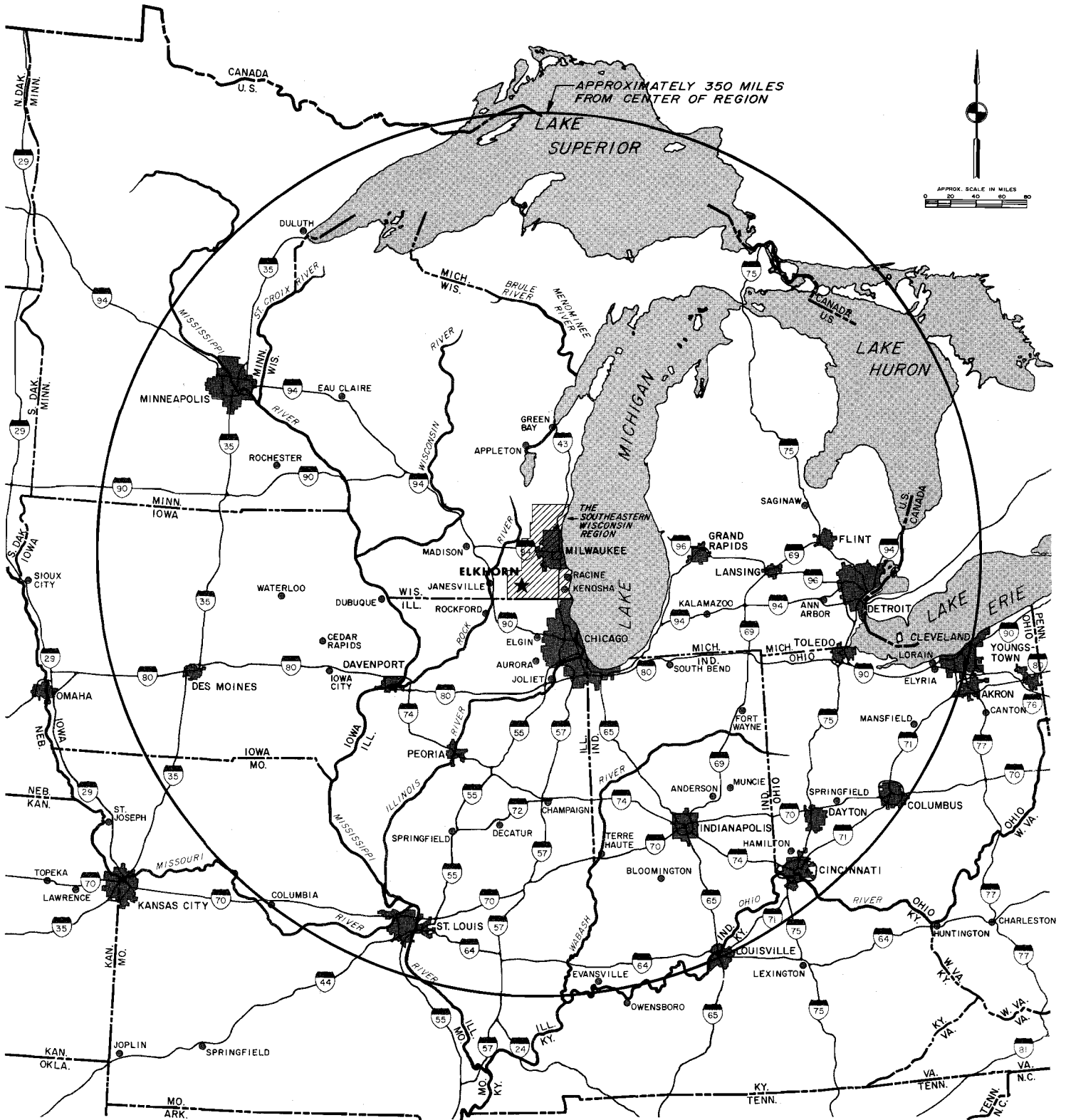
LOCATION OF THE CITY OF
ELKHORN AND THE ELKHORN STUDY
AREA WITHIN SOUTHEASTERN WISCONSIN



Source: SEWRPC.

Map 2

REGIONAL SETTING OF THE CITY OF ELKHORN IN THE MIDWEST



Source: SEWRPC.

northwest one-quarter of Walworth County, which together made up an area of about 144 square miles. The Town was divided by an act of the Territorial Legislature on August 13, 1840, the Town of Whitewater being formed from the two western townships, now Whitewater and Richmond Townships. In August 1842, the unincorporated Village of Elkhorn was platted. On March 21, 1843, the Town of LaGrange was detached from the remaining Town of Elkhorn area, now the Town of Sugar Creek. In 1857, by another act of the Territorial Legislature, the Village of Elkhorn was incorporated, embracing one section of the original Town of Elkhorn and three additional sections of land--Section 1 in the Town of Delavan, Section 6 in the Town of Geneva, and Section 1 in the Town of LaFayette. In 1897, the Village of Elkhorn was incorporated as a city.

Climate

The City of Elkhorn has a continental-type climate characterized by a progression of markedly different seasons and a wide range in annual temperature. Summers are relatively warm with occasional periods of hot, humid weather and sporadic periods of very cold weather.

Table 28 shows general climatic data for the Elkhorn area. As indicated in Table 28 the hottest month, July, has an average maximum mean temperature of 85°F. Winters tend to be cold, cloudy, and snowy and accentuated by prevailing frigid northwesterly winds. There is often a short mid-winter thaw occasioned by brief periods of unseasonably warm weather. January, the coldest month, has a maximum mean temperature of 29°F and a minimum mean temperature of 15°F. The annual precipitation in the city averages 35.65 inches, and about 62 percent of the rainfall comes in the spring and summer. June is the rainiest month with an average of 4.39 inches, while February is the driest, averaging only 1.41 inches. Much of the winter precipitation falls as snow, with the average annual snowfall amounting to 35 inches.

The lowest average daily relative humidity, 69.5 percent, occurs in May. In the City of Elkhorn, prevailing summer breezes are from the south, whereas prevailing winter winds are from the north and northwest.

With the recent increases in energy costs, energy requirements have become an increasingly important factor in business location decisions. The effects of air temperature on the amount of energy required for the heating and cooling of buildings can be indirectly measured in terms of heating degree days and/or cooling degree days. A heating degree day is defined as the number of degrees that the daily mean temperature is below 65°F, and a cooling degree day is defined as the number of degrees that the daily mean temperature is above 65°F. Air temperatures and degree day normals for the Elkhorn area are set forth in Table 28.

Geologic and Physiographic Features

The eastern three-quarters of the Elkhorn study area is underlain by Niagara Dolomite (lannon stone), with the western one-quarter of the study area underlain by the Maquoketa shale formation. Within the study area, bedrock is primarily found at depths of greater than 20 feet below the ground surface, thereby placing no restrictions upon development.

The physiographic features of the Elkhorn study area have been determined largely by the configuration of the bedrock geology in combination with the glacial sediments of the Quarternary Age. The bedrock lying immediately

Table 28
GENERAL CLIMATIC DATA FOR THE ELKHORN AREA

Month	Temperature ^a (°F) Degree Day Normals ^a					Humidity ^c Average Daily Relative Humidity (percent)	Precipitation ^a Normals (average inches)		Clear/Cloudy Days Sunrise to Sunset (mean number of days)			Percent Possible Sunshine ^c
	Mean	Mean Minimum	Mean Maximum	Heating Degree Day Normals	Cooling Degree Day Normals	Humidity (percent)	Precipitation (average inches)	Mean Snowfall ^b (inches)	Clear	Partly Cloudy	Cloudy	
January	22.3	15	29	1,325	0	72.0	1.95	10.4	7	6	18	45
February	25.1	17	33	1,117	0	71.8	1.41	4.8	7	6	15	47
March	33.9	25	43	964	0	72.8	2.82	6.7	6	8	17	51
April	47.2	36	58	539	4	70.3	3.60	0.5	7	8	15	54
May	58.3	46	70	246	38	69.5	3.39	--	7	10	14	59
June	68.7	57	80	52	162	71.5	4.39	0.0	8	10	12	64
July	73.2	61	85	6	260	72.3	4.35	0.0	11	11	9	71
August	71.8	60	83	13	222	75.5	3.58	0.0	11	11	9	67
September	63.2	52	74	128	75	76.3	3.31	0.0	10	9	11	60
October	53.1	42	64	380	10	73.3	2.47	--	10	9	12	56
November	38.0	30	46	811	0	74.8	2.24	2.8	6	6	18	41
December	25.9	19	33	1,212	0	76.5	2.14	9.9	6	6	19	38
Annual	48.4	38.3	58.2	6,793	771	73.0	35.65	35.1	96	100	169	56

^a At Lake Geneva, Wisconsin, for the years 1940 through 1976.

^b At Union Grove, Wisconsin, for the years 1931 through 1952.

^c At Milwaukee, Wisconsin, for the years 1941 to 1970.

Source: U. S. Department of Commerce, National Oceanic and Atmospheric Administration, Environmental Data Service; and SEWRPC.

underneath unconsolidated, surficial deposits in the western portion of the study area includes older rocks of the Ordovician Period, whereas the eastern three-quarters of the study area includes younger rocks of the Silurian and Devonian Periods.

The most dominant physiographic feature in the Elkhorn study area is the kettle moraine, an interlobate till deposit formed between the advancing Lake Michigan and Green Bay glacial lobes. The glacial sediment found within the central portion of Walworth County consists of end moraines, ground moraines, outwash, and lake basin deposits.

The gently sloping and rolling end moraines and ground moraines found within the Elkhorn area are comprised of unsorted, unstratified debris ranging in size from pebbles to boulders. This debris is the result of the recession of glacial ice.

The glacial land forms in the Elkhorn study area are of economic significance not only because they provide sources for sand, gravel and rock used in local building and highway construction, but also because they provide a very attractive setting for residential development and a basis for natural resource-oriented activities.

Soils

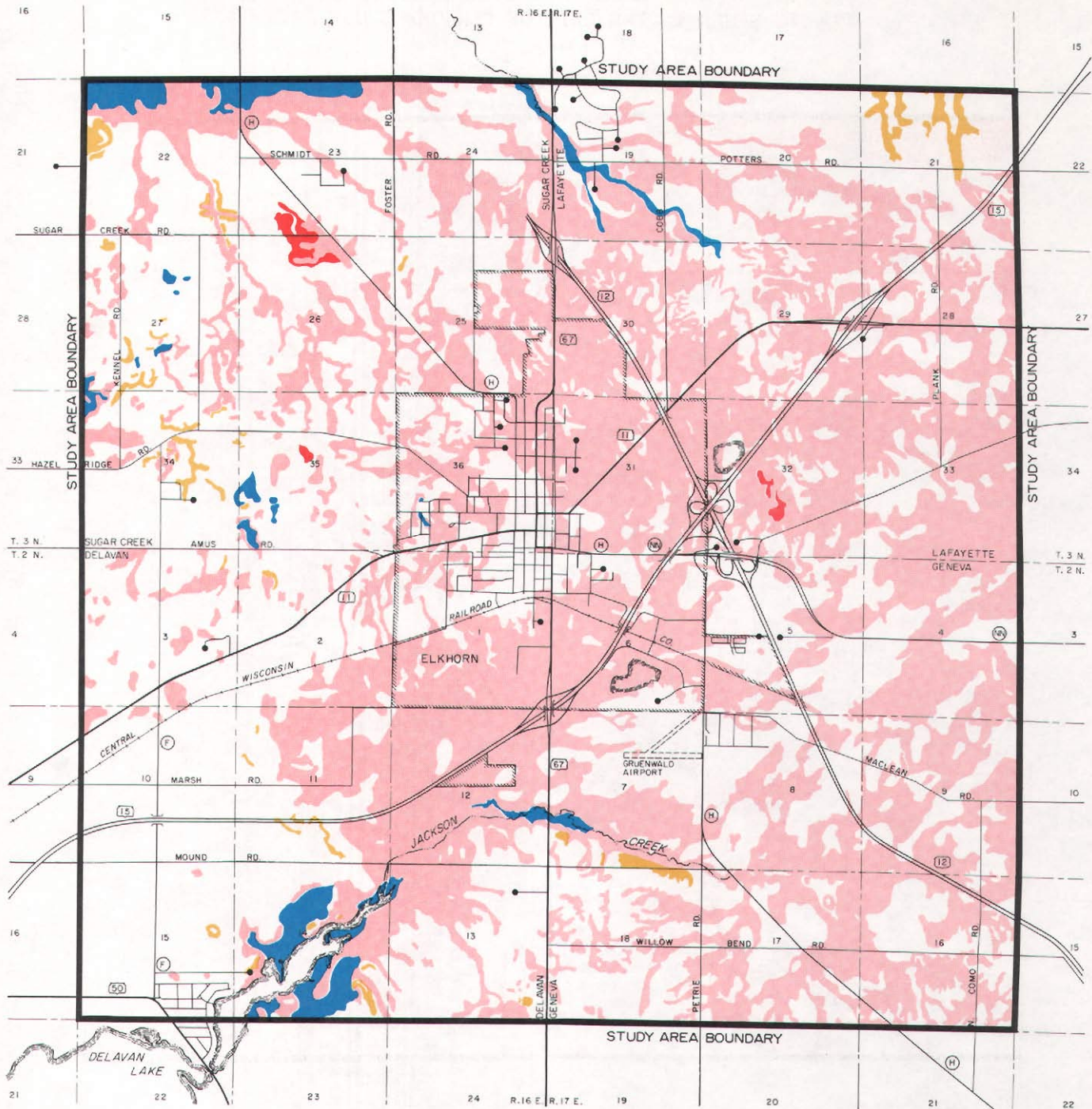
Map 3 shows the areas of the City of Elkhorn study area covered by soils having four selected characteristics: 1) a slow permeability rate; 2) a fluctuating or high water table or a tendency to be subject to ponding, overwash, or runoff hazard; 3) a tendency to be subject to flooding or overflow; and 4) slopes of 12 percent or greater.

Soils that have a slow permeability rate are found in the northern one-half of the Elkhorn study area. Soils that exhibit a fluctuating or high water table, or that are subject to ponding, are located primarily in the southwest and northeast portions of the study area. Soils subject to flooding or overflow are located along Jackson Creek and Sugar Creek, and around Delavan Lake, and in several other scattered areas of the northwest portion of the study area. Soils with slopes of 12 or more percent are located in scattered areas throughout the study area, but primarily in the extreme northeast corner and western edge of the study area.

As shown on Map 4, 11,345 acres, or about 49 percent of the study area, are covered by soils having severe or very severe limitations for residential development utilizing conventional onsite soil absorption sewage disposal systems (septic tanks) on lots one acre or more in size. Characteristically, these soils have slow permeability rates, a high or fluctuating water table, and a high shrink-swell ratio, and may be located on steep slopes and be subject to periodic flooding or surface ponding in low areas. All of these characteristics are detrimental to development for urban use and particularly for residential use utilizing septic tanks for sewage disposal. "Severe" limitations are indicative of soil problems which are difficult to overcome; resolution of these problems requires careful planning and above average design and management. "Very severe" soil limitations are defined as soils with problems which are very difficult to overcome; the costs of overcoming these problems are generally prohibitive, and major soil reclamation work is generally required. Soils with very severe limitations for urban use without sanitary

Map 3

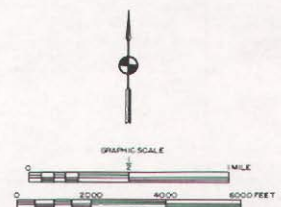
SELECTED PHYSICAL CHARACTERISTICS OF SOILS IN THE CITY OF ELKHORN STUDY AREA



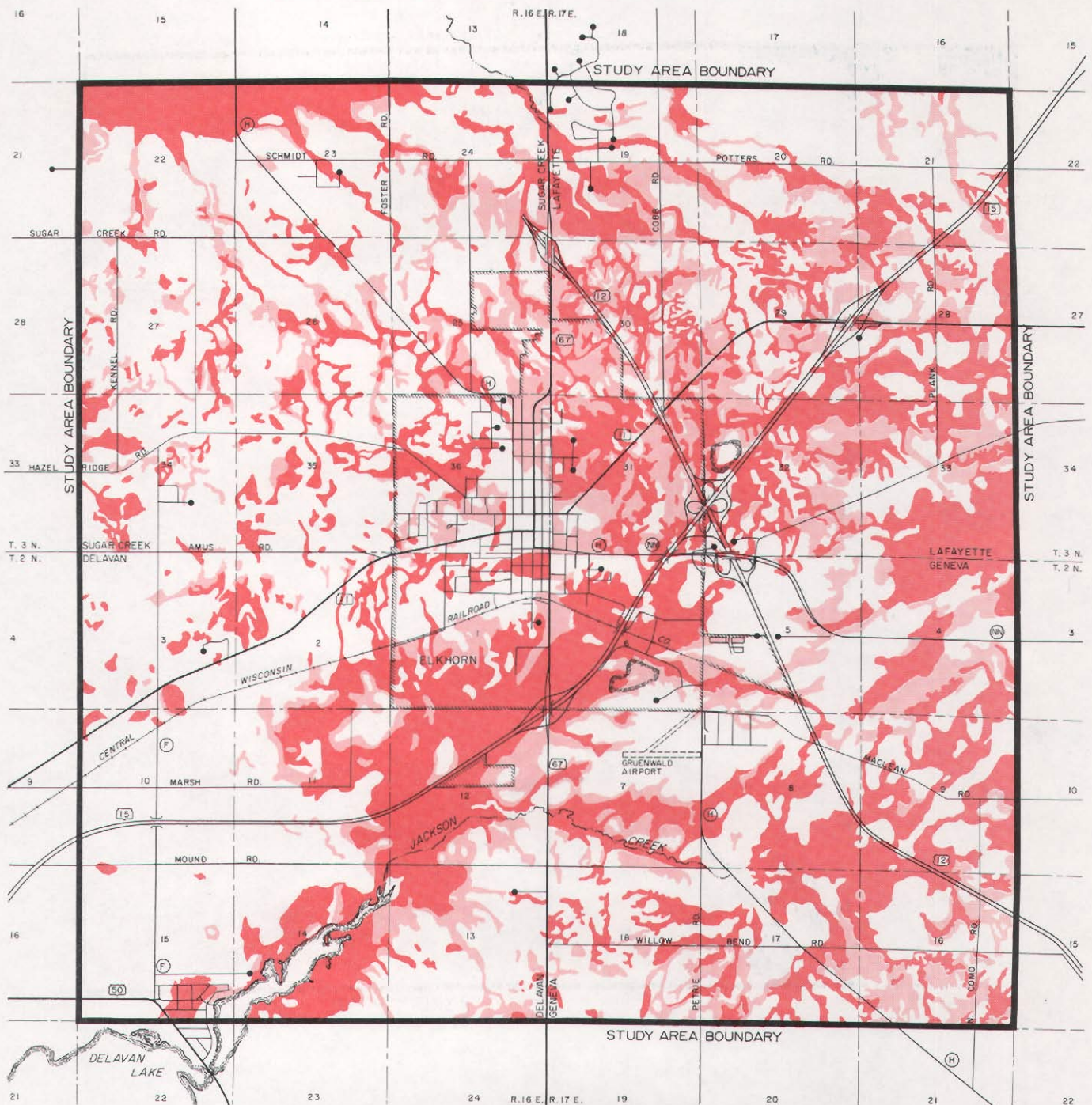
LEGEND

- SOILS THAT HAVE A SLOW PERMEABILITY RATE
- SOILS THAT HAVE A FLUCTUATING OR HIGH WATER TABLE OR ARE SUBJECT TO PONDING, OVERWASH, OR RUNOFF HAZARD
- SWAMPS, MARSHES, ORGANIC MATERIALS, OR SOILS THAT ARE SUBJECT TO FLOODING OR OVERFLOW
- SOILS HAVING A SLOPE OF 12% OR MORE
- OTHER SOILS

Source: SEWRPC.



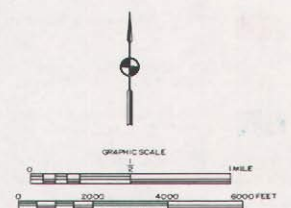
SOIL LIMITATIONS FOR RESIDENTIAL LOTS
ONE ACRE OR MORE IN SIZE NOT SERVED BY
PUBLIC SEWER IN THE CITY OF ELKHORN STUDY AREA



LEGEND

- AREAS COVERED BY SOILS HAVING VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ONSITE SEWAGE DISPOSAL SYSTEMS ON LOTS LARGER THAN ONE ACRE
- AREAS COVERED BY SOILS HAVING SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH ONSITE SEWAGE DISPOSAL SYSTEMS ON LOTS LARGER THAN ONE ACRE
- OTHER SOILS

Source: SEWRPC.



sewer service are most abundant in the southwest one-quarter of the study area, and soils with severe limitations are scattered throughout the study area.

Map 5 shows the areas covered by soils poorly suited for residential development with public sanitary sewer service. About 7,325 acres, or about 32 percent of the total study area, are covered by soils which have severe and very severe limitations for such development. These soils are located primarily in the southwest quarter of the study area and in scattered locations throughout the balance of the study area.

Topographic Features

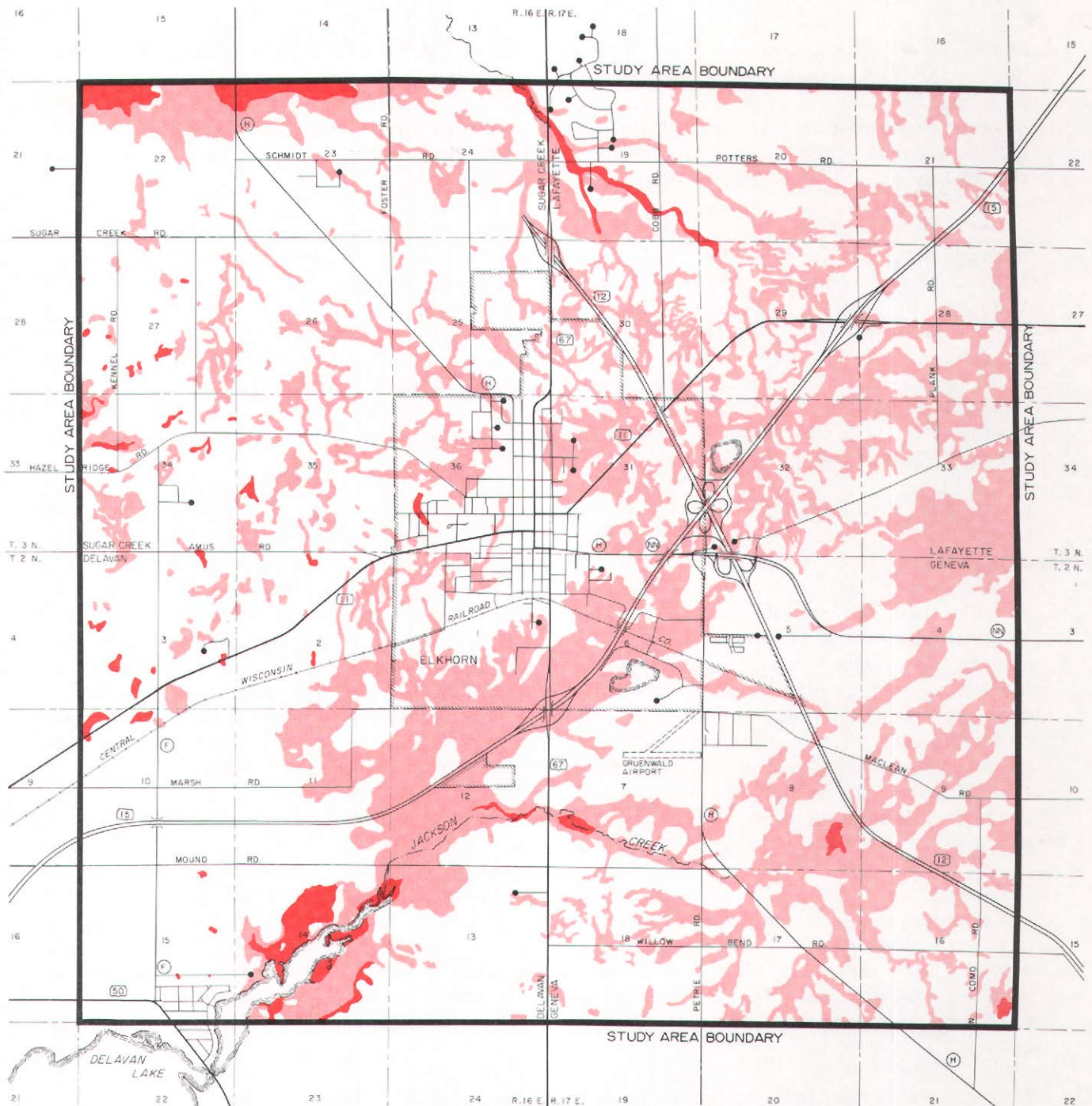
Watersheds, Subwatersheds, and Subbasins: As shown on Map 6, the study area is located within the Fox River and Rock River watersheds. The northern portion of the study area lies in the Fox River watershed. The southern portion of the study area lies in the Jackson Creek and the upper Turtle Creek subwatersheds of the Rock River watershed. As further shown on Map 6, the subwatersheds may be divided into individual drainage areas, termed subbasins. Subbasins in the Fox River watershed drain to Sugar Creek, which eventually drains into the Fox River. Subbasins within the Rock River watershed drain to Jackson Creek and to upper Turtle Creek.

Lakes and Streams: The lakes and streams in the study area are shown on Map 6. Lakes and streams constitute focal points for water-related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in the context of open space areas, greatly enhance the aesthetic quality of the environment. Lakes and streams are highly susceptible to deterioration through improper rural and urban land use development and management. Water quality can degenerate rapidly as a result of excessive nutrient loads from malfunctioning or improperly placed septic systems, inadequately sized and improperly operated sewerage facilities, and careless agricultural practices. Lakes and streams are also adversely affected by the over-development of lakeshore and riverine areas in combination with the filling of peripheral wetlands, which act as traps to remove nutrient and sediment loadings. Such over-development, moreover, adds significantly to the nutrient and sediment loads on the surface water bodies.

Lakes--Major lakes are defined herein as those lakes having 50 or more acres of surface water area. Lakes of this size are considered capable of supporting intensive recreational use with relatively little degradation of the resource. Minor lakes are defined herein as those lakes having less than 50 acres of surface water area. There are no major or minor lakes within the study area, with the exception of a small portion of Delavan Lake into which Jackson Creek drains.

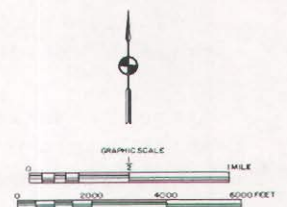
Rivers and Perennial and Intermittent Streams--The rivers and perennial and intermittent streams in the study area are also shown on Map 6, along with a 50-foot shoreline area along their respective banks. Rivers and perennial streams are defined herein as those watercourses which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. Jackson Creek is the only watercourse within the Elkhorn study area which meets this definition. Jackson Creek traverses the southern half of the study area and has a total length through the study area of about 6.34 miles.

SOIL LIMITATIONS FOR RESIDENTIAL DEVELOPMENT
ON LOTS SERVED BY PUBLIC SANITARY SEWERAGE
FACILITIES IN THE CITY OF ELKHORN STUDY AREA



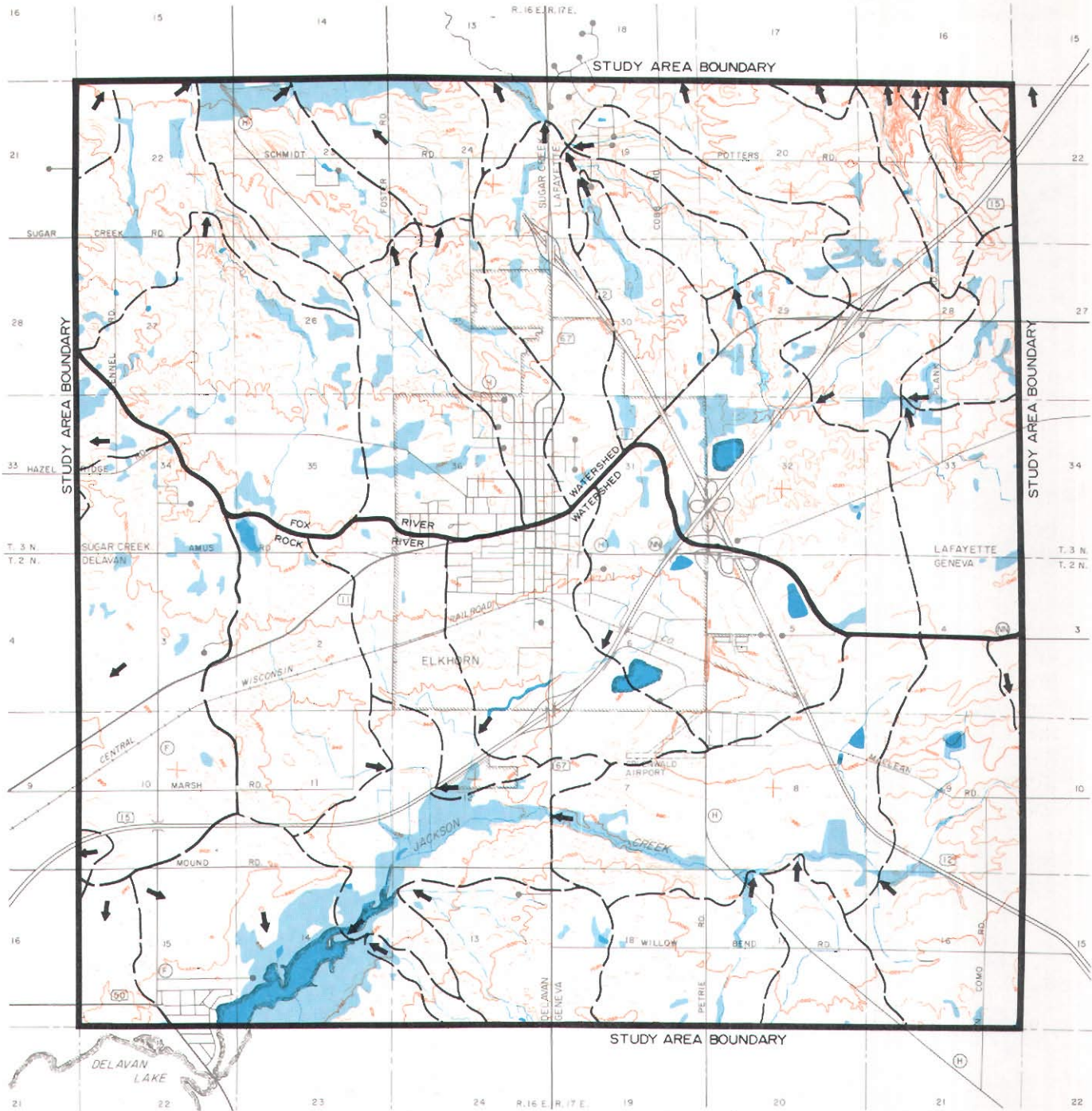
LEGEND

- SOILS HAVING VERY SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC SANITARY SEWERS
- SOILS HAVING SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT SERVED BY PUBLIC SANITARY SEWERS
- OTHER SOILS



Source: SEWRPC.

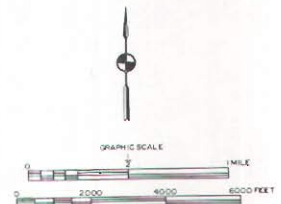
TOPOGRAPHY, SURFACE DRAINAGE, WETLAND AREAS, FLOODLANDS,
AND WATERSHED FEATURES IN THE CITY OF ELKHORN STUDY AREA



LEGEND

- CONTOUR INTERVAL LINES--10 FEET
- WATERSHED BOUNDARY
- SUBWATERSHED BOUNDARY
- SUBBASIN BOUNDARY
- INTERMITTENT STREAM OR WATERCOURSE
- FLOW DIRECTION
- WATER
- WETLANDS

Source: SEWRPC.



Intermittent streams are defined herein as watercourses which do not have continuous flow throughout the year. The study area has a system of intermittent streams that serve a vital function in draining subbasin catchment areas during spring snow melts and heavy rains.

Floodlands: The floodlands of a river or a stream are the wide, gently sloping areas contiguous to, and usually lying on both sides of, a river or stream channel. Most of the time, rivers and streams occupy their channels. However, when stream discharges increase beyond the conveyance capacity of the existing channel, the river or stream rises and spreads laterally over the floodlands. A flood event is then said to occur.

For planning and regulatory purposes, floodlands are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. This is the event that may be expected to be reached or exceeded on the average of once every 100 years. Stated another way, there is a 1 percent chance that such an event will be reached or exceeded in any given year. Commission studies indicate that from 7 to 10 percent of the total land area of any given watershed will be within the 100-year recurrence interval floodplain. The 100-year recurrence interval floodplain contains within its boundaries the areas inundated by floods of less severity, but of more frequent occurrence, such as the 50-, 25-, and 10-year recurrence interval flood events.

Floodland areas are generally not well suited to urban development, not only because of the flood hazard, but because of seasonably or perennially high water tables and the presence of soils poorly suited to urban use. The floodland areas, however, often contain important elements of the natural resource base such as high-value woodlands, wetlands, and wildlife habitat areas, and therefore constitute prime locations for needed park and open space areas. Thus, every effort should be made to discourage indiscriminate and incompatible urban development on floodlands, while encouraging compatible park and open space use.

Map 6 depicts the extent of the flood hazard areas within the study area, based upon the 100-year recurrence interval flood hazard area delineations set forth in SEWRPC Planning Report No. 12, A Comprehensive Plan for the Fox River Watershed (flood hazard areas associated with the Fox River watershed are located along Sugar Creek in Section 23, Township 3 North, Range 16 East, of the study area), and in federal flood insurance reports prepared by the U. S. Department of Housing and Urban Development, Federal Insurance Administration (now FEMA, the Federal Emergency Management Agency).

Wetlands: Wetlands are defined as areas that are inundated or saturated by surface water or groundwater at a frequency and with a duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas. Both rain and snow provide water to wetlands, either by becoming surface water runoff, or by percolating through the soil to become groundwater seepage. Wetlands may receive mostly surface water (direct precipitation, overland flow, or lake and flood waters) or mostly groundwater (precipitation that infiltrates and moves through the ground). Surface water input is usually of a short, periodic duration, whereas

groundwater inflow is usually continuous. The location of the wetland in the landscape affects the type of water received. Wetlands can occur in depressions or on slopes.

Wetlands located in the study area are also identified on Map 6. Wetlands have an important set of natural functions which make them particularly valuable resources. Generally, wetland areas within the Elkhorn study area are located along Jackson Creek, along Sugar Creek, and along the intermittent streams of the study area, as well as in small scattered areas throughout the study area, as shown on Map 6.

Scenic Vistas: Scenic vistas are areas that provide a panoramic or picturesque view comprising a variety of natural resource features. There are two important components of a scenic vista: the picturesque view itself, which usually consists of a diversity of natural features, and the vantage point or viewpoint from which to observe the diversity of natural features. In identifying such viewpoints, it was determined that three basic criteria should be met: 1) the variety of features viewed should exist harmoniously in a natural or rural landscape; 2) there should be one dominant or particularly interesting feature, such as a river or lake, which serves as a focal point of the scenic area; and 3) the viewpoint should permit an unobstructed observation area from which the variety of natural features can be seen.

A special inventory of scenic viewpoints meeting the aforementioned criteria was conducted as part of the study. To permit an unobstructed observation area, it was determined that vantage points should have an elevated view of surrounding natural resource amenities. With the aid of 1" = 2000' scale, 10-foot contour interval topographic maps, areas in the Elkhorn study area with a relief greater than 30 feet and a slope of 12 percent or more were identified. Those areas of steep slope so identified having a ridge of at least 200 feet in length and a view of at least three natural resource features--including surface water, wetlands, woodlands, agricultural lands, or other significant geological features--within approximately one-half mile of the ridge were identified as scenic viewpoints. Areas classified as scenic viewpoints under this methodology are located in the northern one-half of Section 21 in the Town of Lafayette.

Woodland and Wildlife Habitat Areas

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 surface water runoff, the maintenance of woodlands within an area can contribute to the maintenance of a diversity of plant and animal life in association with human life. The existing woodlands of the study area, which required a century or more to develop, can be destroyed through mismanagement within a comparatively 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 can and should be maintained for their total values: scenic, wildlife habitat, open space, educational, recreational, and air and water quality protection.

Primarily located on ridges and slopes, along lakes and streams, and in wetlands, woodlands provide an attractive natural resource of immeasurable value.

Woodlands accentuate the beauty of streams and glacial land forms of the area, and, as already noted, they are essential to the maintenance of the overall environmental quality of an area.

Inventories of woodlands in the City of Elkhorn study area were conducted by the Regional Planning Commission as part of its 1963, 1970, 1975, and 1980 land use and cover inventories. Woodlands, as shown on Map 7, occur in scattered small areas throughout the study area. The lack of major concentrations of woodland areas in the study area may be attributed to the historic intensive agricultural development in the area. A somewhat higher value, consequently, is placed on the existing woodlands owing to their scarcity in the study area.

Wildlife Habitat: Wildlife habitat areas are defined here as those areas which fulfill wildlife needs for food, cover, water, and space. The existing wildlife habitat areas in the study area are shown on Map 7. The wildlife habitat areas were inventoried by the Regional Planning Commission as part of its 1963 and 1970 land use and cover inventories. Map 9 indicates the types of wildlife species associated with each area of the study area outlined, as well as the respective value of each wildlife area in terms of three classifications: high value, medium value, and low value. These classifications are based upon an appraisal of each area's overall value as habitat and potential for recreational use. The principal criteria used in classifying each area were size and quality of the habitat area, location of the habitat area, and the number and kind of species within the area.

A high-value wildlife habitat area is defined as an area which has a large diversity of species and in which the following requirements of the major species which inhabit the area are fully met: 1) that the vegetation provides for nesting, travel routes, concealment, and modification of weather impact; and 2) that the area has undergone little or no disturbance and is located in proximity to other wildlife habitat areas.

A medium-value wildlife habitat area is defined as an area possessing all of the features of a high-value habitat area but at a lower level of quality. The species diversity may not be as high as in the high-value areas. The structure and composition of the vegetation may not adequately provide for nesting, travel routes, concealment, or modification of weather impact. The area may have undergone disturbances or may not be located in proximity to other wildlife habitat areas. Deficiencies in any one or more of these factors may contribute to an area's classification as a medium-value wildlife habitat area.

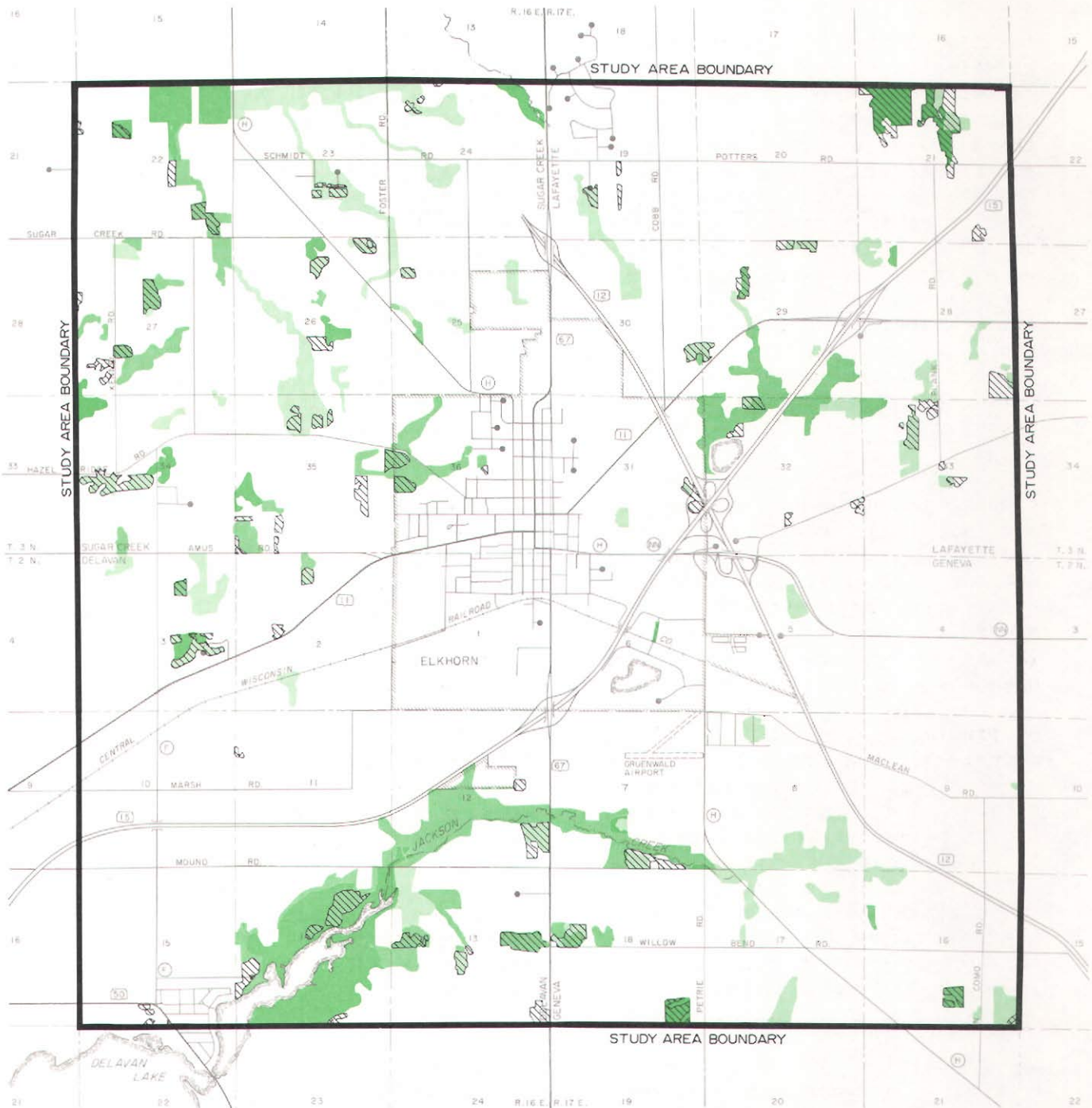
A low-value wildlife habitat area is defined as an area of a supplemental or remnant nature which is usually disturbed but which may provide the only available range in the area, supplement areas of a higher quality, or provide corridors linking higher value wildlife habitat areas.

Wildlife habitat areas designated as having high and medium values are most prevalent in the southwestern one-quarter of the study area. Low-value wildlife habitat areas are found in scattered locations throughout the study area.





Other Resource-Related Elements

In addition to the basic elements of the underlying and sustaining natural resource base, existing and potential sites having scenic, scientific, his-

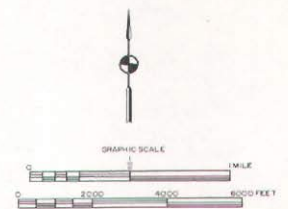
WOODLAND AND WILDLIFE HABITAT
AREAS IN THE CITY OF ELKHORN STUDY AREA



LEGEND

-  WOODLANDS
-  HIGH VALUE WILDLIFE HABITAT AREA
-  MEDIUM VALUE WILDLIFE HABITAT AREA
-  LOW VALUE WILDLIFE HABITAT AREA

Source: SEWRPC.



toric, and recreational value should be considered in any comprehensive land use planning effort. Map 8 indicates the location and extent of such sites in the study area.

Existing Outdoor Recreation Sites: An inventory of the size and location of existing outdoor recreation sites provides a basis for evaluating the extent to which community recreational needs are being met and for determining future outdoor recreation site needs. In 1975, existing outdoor recreational sites in the study area were identified and classified by the Commission into general functional and site size categories, as set forth in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin:2000. This inventory was updated by field surveys conducted by the Commission staff in 1980. Existing outdoor recreation and open space sites in the study area have been classified into three general categories: general-use outdoor recreation sites, special-use outdoor recreation sites, and rural open space sites. General-use outdoor recreation sites may be defined as areas of land and water whose primary function is the provision of space and facilities for outdoor recreation activities. These sites normally consist of publicly owned parks. School-owned playgrounds and playfields and various nonpublic parks and school sites have also been categorized as general-use outdoor recreation sites.

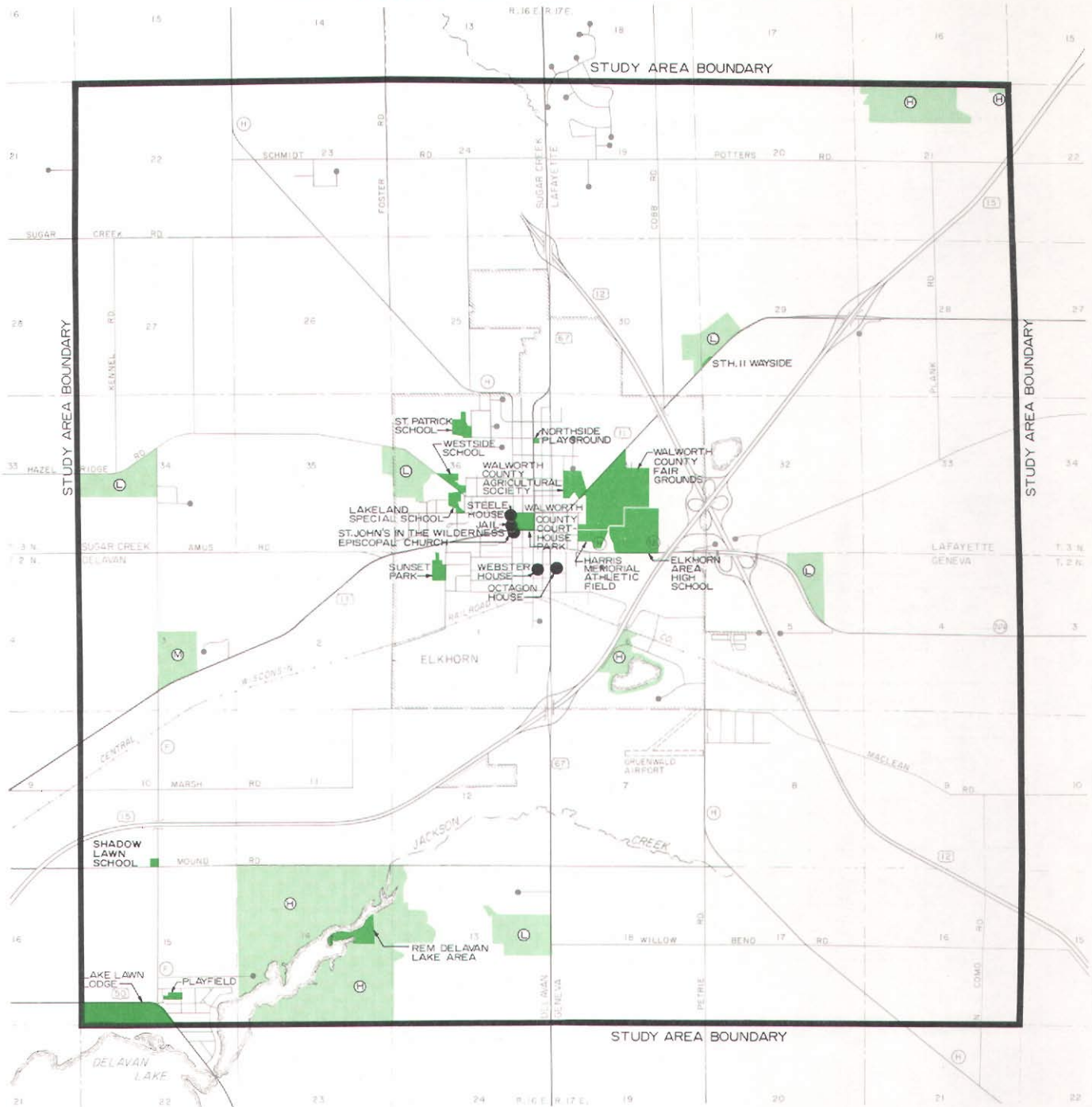
Special-use outdoor recreation sites, as defined by the Regional Planning Commission, are primarily spectator oriented, rather than user oriented, or provide facilities for certain special recreational pursuits. Such facilities include zoological and botanical gardens and skeet and trap shooting areas. Rural open space sites consist of woodlands, wetlands, or wildlife habitat areas acquired by public agencies or private organizations to preserve such lands and associated natural resource amenities in an essentially natural, open state for resource conservation and limited recreation purposes.

As previously indicated, the Regional Planning Commission has classified outdoor recreation sites by site size and function. Type I and Type II parks generally provide opportunities for such activities as camping, golfing, picnicking, and swimming, and generally encompass a large area containing significant natural resource amenities. Type II parks range from 100 to 249 acres in area, while Type I parks are 250 or more acres in size. Type I and Type II parks typically provide diverse specialized recreational opportunities which are not available in smaller park sites, and serve regional and multi-community needs. Type III and Type IV parks provide opportunities for intensive non-resource-oriented recreational activities, such as basketball, ice skating, volley ball, and tennis, and are provided primarily to meet community and neighborhood level recreational needs.

As indicated on Map 8 and in Table 29, there are 14 existing recreation and related open space sites in the study area, having a combined area of 250 acres, or 1 percent of the total study area. Three of these sites, having a combined area of 157 acres, are in private ownership; the rest are in public ownership.

Elkhorn is also the site of the 85-acre Walworth County Fair Grounds. These grounds are used throughout the year for cattle sales and exhibitions, trailer and camping rallies, and conventions, national tractor pulls, and rodeos. The

RECREATIONAL, CULTURAL, STRUCTURAL, AND
HISTORIC SITES IN THE CITY OF ELKHORN STUDY AREA



LEGEND

- EXISTING RECREATION AREA
- POTENTIAL PARK SITE
- H HIGH VALUE
- M MEDIUM VALUE
- L LOW VALUE
- STRUCTURAL HISTORIC SITE

Source: SEWRPC.

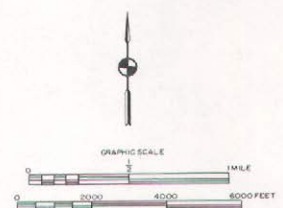


Table 29

EXISTING OUTDOOR RECREATION SITES IN
THE CITY OF ELKHORN STUDY AREA; 1980

Name of Site	Ownership	Type	Type of Facilities	Acres
STH 11 Wayside	Public	Special-use site	--	1
St. Patrick School	Private	Neighborhood park	Playfield, playground, and softball diamond	8
Northside Playground	Public	Neighborhood park	Playground and softball diamond	1
Westside School	Public	Neighborhood park	Basketball goal, playfield, playground, and softball diamond	5
Lakeland Special School	Public	Neighborhood park	Basketball goal, playfield, playground, and softball diamond	4
Sunset Park	Public	Neighborhood park	Playfield, playground, softball diamond, swimming pool, and tennis court	12
Walworth County Courthouse Park	Public	Special-Use site	--	8
Walworth County Agricultural Park	Private	Special-use site	--	97
Elkhorn Area High School	Public	Community park	Playfield	37
Harris Memorial Athletic Field	Public	Neighborhood park	Baseball diamond, basketball goal, ice skating rink, playfield, and softball diamond	10
Rem Delavan Lake Area	Public	Natural area site-wetland	--	12
Playfield	Public	Neighborhood park	Playfield and softball diamond	2
Shadow Lawn School	Public	Neighborhood park	Basketball goal, playfield, and playground	1
Lake Lawn Lodge	Private	Regional park	Boat launch, golf course, ice skating rink, playground, swimming beach and tennis court	52 ^a
Total	--	--	--	250

^aThe total area of the Lake Lawn Lodge is 250 acres; however, only about 52 acres, or 20.8 percent of the total area, is within the City of Elkhorn study area.

Source: SEWRPC.

Fairgrounds also include a one-half-mile dirt track that is utilized year-round for the training of harness racing horses. The Walworth County Fair, held annually on Labor Day weekend, draws attendance of 150,000.

Potential Outdoor Recreation Sites: The potential park sites in the area as identified in the Regional Planning Commission potential park site inventory originally conducted in 1964 and updated in 1975 are shown on Map 10. The procedures utilized in the potential park sites inventory have been described in detail in SEWRPC Technical Report No. 1, Potential Parks and Related Open Spaces. Ten sites, encompassing a combined area of approximately 949 acres, or about 4.1 percent of the total study area, have been identified in the inventories. Four of these sites are rated as having high value, and only one site is rated as having medium value. The balance of the potential park sites are rated as having a low value. Sites rated as medium value possess certain development limitations, but such sites may take on added value as the need for park and open space within the study area develops. Sites rated as low value possess major development limitations, and, therefore, have relatively poor potential for development as park sites without major modifications. The potential park and open space sites have been identified in order to protect such sites from inadvertent destruction as a result of urban land use or highway facility development.

Historical and Cultural Sites and Structures: Map 8 also shows those sites and structures in the study area which have historical and cultural value. No formal historical survey has been undertaken in the City of Elkhorn study area. Nevertheless, the following structures and areas having some historic value have been identified: a stucco home at 12 N. Church Street; St. John's in the Wilderness Episcopal Church at 11 S. Church Street; the Joseph Philbrick Webster home at 9 E. Rockwell Street; the Edward Elderkin octagon house at 127 S. Lincoln Street; the City of Elkhorn jail at 4 N. Church Street; and the Walworth County fairgrounds. During the land use inventory of the City conducted in 1980, it was observed that there may be a sufficient number of structures in the City having significant historic value to warrant a specific historic structure inventory of the entire community. One such structure observed during the inventory that has not been previously identified as a historic site is the First Congregational United Church of Christ located at 76 S. Wisconsin Street.

ENVIRONMENTAL CORRIDOR DELINEATION

Environmental corridors are defined by the Regional Planning Commission as linear areas in the landscape which contain concentrations of high-value elements of the natural resource base. Preservation of the natural resource base and related elements, especially where these elements are concentrated in identifiable geographic areas, is essential to the maintenance of the overall environmental quality of an area, to the continued provision of certain amenities that provide a high quality of life for the resident population, and to the avoidance of excessive costs associated with the development and operation and maintenance of urban land uses in an area.

Seven elements of the natural resource base are considered by the Regional Planning Commission to be essential to the maintenance of the ecological balance and overall quality of life in an area. These elements include: 1) lakes,

rivers, streams, and the associated undeveloped shorelands and floodlands; 2) wetlands; 3) areas covered by wet, poorly drained, and organic soils; 4) woodlands; 5) prairie; 6) wildlife habitat areas; and 7) rugged terrain and high-relief topography having slopes exceeding 12 percent. Six of these seven elements of the natural resource base as they occur in the study area have been described earlier in this chapter. Prairies, however, were not described because of the lack of specific data on their presence in the study area.

As already noted, there are certain other elements which, although not a part of the natural resource base per se, are closely related to or centered on that base. These elements include: 1) existing parks and outdoor recreation sites; 2) potential park, outdoor recreation, and related open space sites; 3) historic sites and structures; 4) areas having scientific value; and 5) scenic areas and vistas or viewpoints. Scenic areas and vistas or viewpoints, as discussed earlier, are defined as areas with a local relief greater than 30 feet and a slope of 12 percent or more having a ridge of at least 200 feet in length, and a view of at least three natural resource features--including surface water, wetlands, woodlands, agricultural lands, or other significant geological features--within approximately one-half mile of the ridge.

The environmental corridors in the study area were delineated using the following criteria:

1. Point values between 1 and 20 were assigned to each natural resource and natural resource-related element. These point values were based on the premise that those natural resource elements having intrinsic natural resource values and a high degree of natural diversity should be assigned relatively high point values, whereas natural resource elements having only implied natural values should be assigned relatively low point values. The values for each element of corridor are shown in Table 30.
2. Each element was then depicted on 1" = 400' scale ratioed and rectified aerial photographs or 1" = 400' scale base maps of the study area.
3. Cumulative point values were totaled for all areas containing natural resource and natural resource-related elements.
4. Environmental corridors were then delineated, based on the following criteria, as shown in Table 31:
 - a. Areas having a point value of 10 or greater, with a minimum area of 400 acres and a minimum length of two miles, were designated as primary environmental corridors.
 - b. Areas having point values of 10 or greater, with a minimum area of 100 acres and a minimum length of one mile, were designated as secondary environmental corridors.
 - c. Isolated areas having point values of 10 or greater, with a minimum of five acres, were designated as isolated natural areas.

Table 30

POINT VALUE DESIGNATION FOR ELEMENTS OF PRIMARY
ENVIRONMENTAL CORRIDORS, SECONDARY ENVIRONMENTAL
CORRIDORS, AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS

Element	Point Value
Natural Resource Base	
Lake	
Major (50 acres or more)	20
Minor (5-49 acres).....	20
River or Stream (perennial).....	10
Shoreland	
Lake or Perennial River or Stream.....	10
Intermittent Stream.....	5
Floodland (100-year recurrence interval).....	3
Wetland	10
Wet, Poorly Drained, or Organic Soil.....	5
Woodland.....	10
Wildlife Habitat	
High Value.....	10
Medium Value.....	7
Low Value	5
Steep Slope Land	
20 Percent or More.....	7
13-19 Percent	5
Prairie	10
Natural Resource Base-Related	
Existing Park or	
Open Space Site	
Rural Open Space Site ^a	5
Other Park and Open Space Sites	2
Potential Park Site	
High Value.....	3
Medium Value.....	2
Low Value.....	1
Historic Site	
Structure	1
Other Cultural.....	1
Archeological	2
Scenic Viewpoint and Vista.....	5
Scientific Area	
State Significance.....	15
County Significance	10
Local Significance.....	5

^aIncludes publicly owned forests and wildlife management areas.

Source: SEWRPC.

Table 31

MINIMUM REQUIREMENTS FOR CLASSIFICATION OF
PRIMARY ENVIRONMENTAL CORRIDORS, SECONDARY
ENVIRONMENTAL CORRIDORS, AND OTHER
ENVIRONMENTALLY SIGNIFICANT LANDS

Classification	Minimum Cumulative Point Value	Minimum Area (acres)	Minimum Length (miles)
Primary Environmental Corridor.....	10	400	2
Secondary Environmental Corridor ^a	10	100	1
Other Isolated Natural Area.....	10	5	--

^aSecondary environmental corridors may serve to connect primary corridor segments or to be linked to primary environmental corridor segments, particularly when such secondary corridors are related to surface drainage (no minimum area or length requirements).

Source: SEWRPC.

Table 32

REQUIREMENTS FOR LINKING SEPARATED
AREAS WITH CORRIDOR VALUES

Acreage of Smaller Area with Significant Resource Value	Maximum Continuity Distance Between Separated Areas	
	Feet	Miles
640+	2,640	1/2
320 - 639	1,760	1/3
160 - 319	1,320	1/4
80 - 159	880	1/6
40 - 79	660	1/8
20 - 39	440	1/12
5 - 19	220	1/24

Source: SEWRPC.

- d. For separate areas with corridor values, linking segments were identified to establish corridor continuity when such areas met the qualifications set forth in Table 32.

The environmental corridors, as delineated within the study area and City, are shown on Maps 9 and 10, respectively.

It is important to note that, because of the many interlocking and interacting relationships existing between living organisms and their environment, the destruction or deterioration of any one element of the total natural resource base may lead to a chain reaction of deterioration and destruction. The drainage and filling of wetlands, for example, may destroy fish spawning grounds, wildlife habitat, groundwater recharge areas, and the natural filtration action and floodwater storage functions which contribute to maintaining high levels of water quality and stable streamflows and lake stages in a watershed. The resulting deterioration of surface water quality may, in turn, lead to the deterioration of the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply and on which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover may result in soil erosion and stream siltation, more rapid storm water runoff, and attendant increased flood flows and stages, as well as in the destruction of wildlife habitat. Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects will eventually create serious environmental and developmental problems. These problems include flooding, water pollution, deterioration and destruction of wildlife habitat, loss of groundwater recharge areas, and destruction of the unique natural beauty of the area. The need to maintain the integrity of the remaining environmental corridors and environmentally significant lands thus becomes apparent. The adopted regional land use plan accordingly recommends that the remaining primary environmental corridors be maintained in essentially natural, open uses, which may, in some cases, include limited agricultural and low-density residential uses.

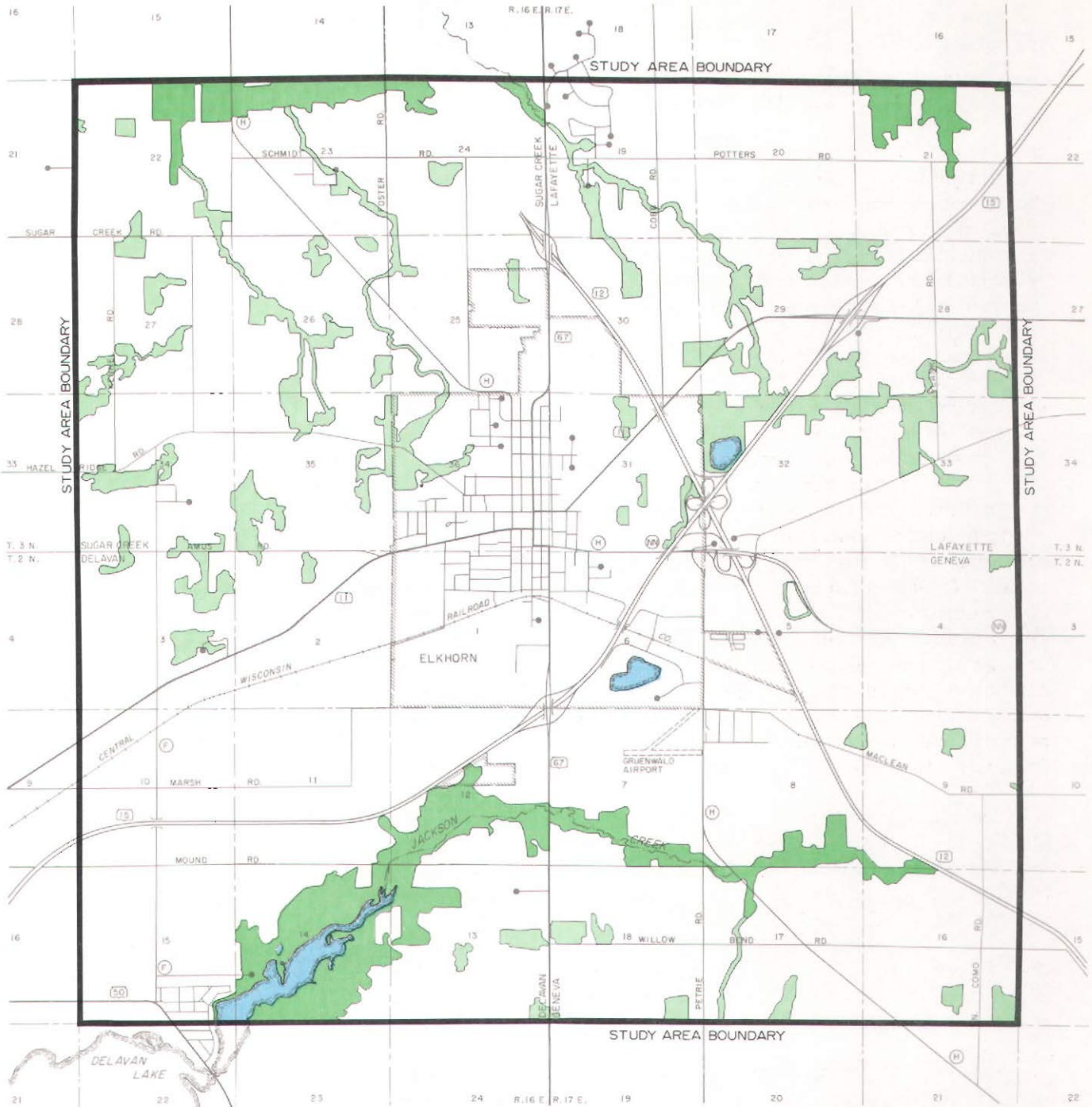
As indicated on Map 9, a total of about 1,256 acres (1.96 square miles), or about 5 percent of the total study area, are encompassed by the primary environmental corridors, as delineated in the planning effort. These areas should be preserved in essentially natural, open uses, and should be protected by a combination of zoning regulations and public land acquisition strategies. The primary environmental corridors within the study area should be considered inviolate, and their continued protection from incompatible rural and urban development is considered to be one of the principal objectives of the land use plan documented herein.

Secondary environmental corridors encompass approximately 772 acres (1.2 square miles), or 3 percent of the study area. Secondary environmental corridors are not as important as primary environmental corridors because of their smaller size; however, such areas should be considered for retention in park and open space use, particularly within the urbanizing portion of the study area, as greenways, drainageways, storm water detention and retention areas, and public and private open spaces.

Isolated natural areas within the study area total approximately 658 acres (1.02 square miles), or 2.8 percent of the total study area. Although these

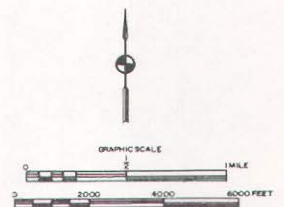
Map 9

PRIMARY ENVIRONMENTAL CORRIDOR, SECONDARY ENVIRONMENTAL CORRIDORS, AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS IN THE CITY OF ELKHORN STUDY AREA



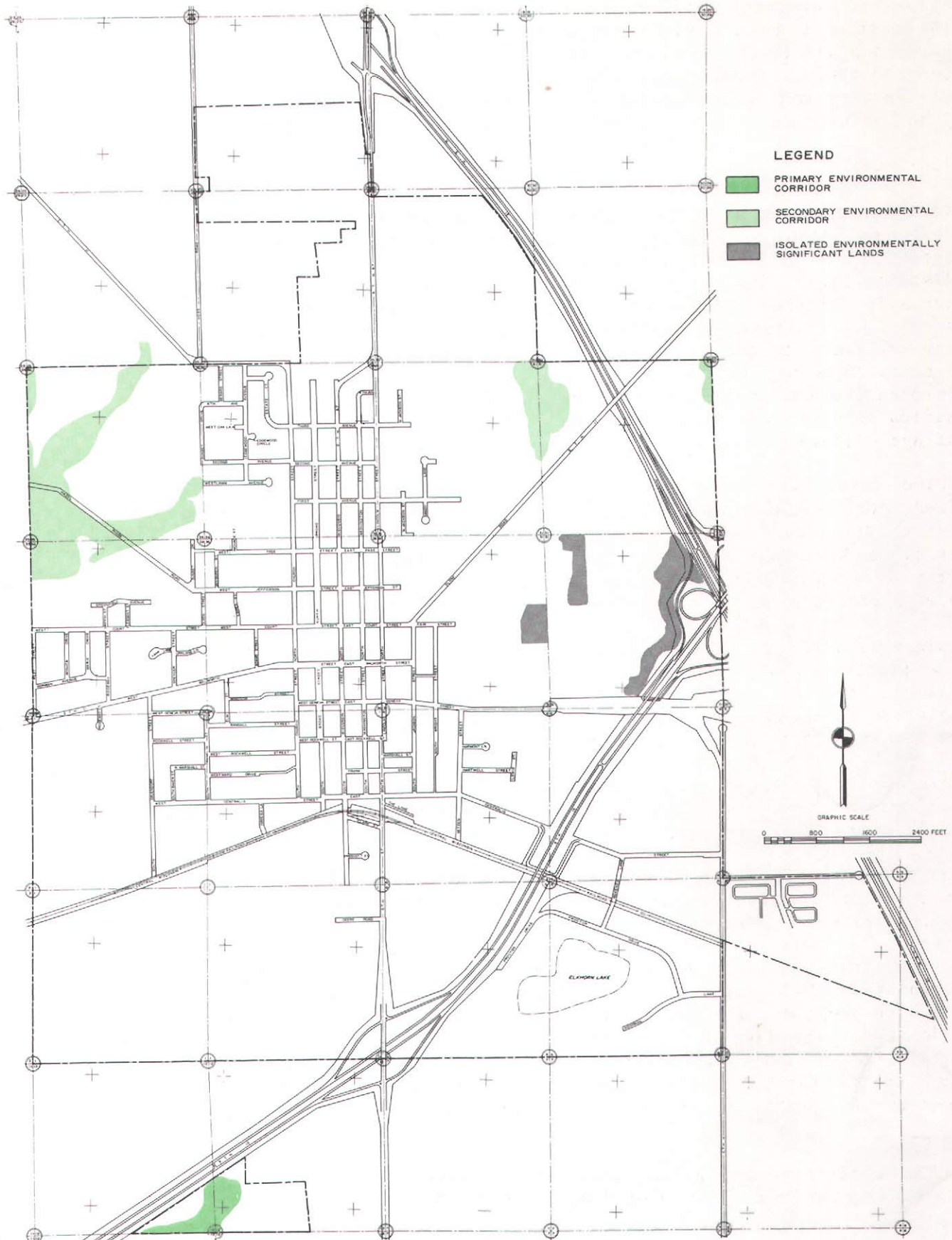
LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR OR OTHER ENVIRONMENTALLY SIGNIFICANT LANDS
- WATER



Source: SEWRPC.

ENVIRONMENTAL CORRIDORS AND ISOLATED
ENVIRONMENTALLY SIGNIFICANT LANDS IN THE CITY OF ELKHORN



areas are separated geographically from the primary and secondary environmental corridors in the study area, they may provide good locations for local parks and add to the aesthetic character and natural diversity of the area. In some instances, these areas have sufficient natural resource value to warrant conservancy zoning protection and preservation in natural, open uses in conjunction with any urban or rural development of surrounding lands.

AGRICULTURAL SOILS AND PRIME AGRICULTURAL LAND DELINEATION

In 1964, prime agricultural lands in the Region were first delineated by the Regional Planning Commission in cooperation with the county agricultural agents and the U. S. Department of Agriculture, Soil Conservation Service, district staff. In late 1976, the U. S. Department of Agriculture, Soil Conservation Service, developed a classification system for use in the preparation of agricultural capability maps. Map 11 depicts the agricultural capability of lands in the study area based upon this federal soils classification system. This map classifies land in the study area as either national prime farmland, unique farmland, or farmland of statewide significance. These classifications of farmlands are based upon policies set by the U. S. Department of Agriculture on the protection and preservation of prime farmland.¹

Prime farmland is defined as land that is well suited for producing food, feed, forage, fiber, and oilseed crops, and that is available for these uses; the existing land use could be cropland, pastureland, rangeland, forest land, or other land, but not urban land or water. Prime farmland has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when properly treated and managed.

Unique farmland is defined as land other than prime farmland that is used for the production of specific high-value food and fiber crops. Unique farmland has the special combination of soil quality, location, growing season, and moisture supply needed to produce a sustained high-quality specialty crop and/or high yields of a specific crop when properly treated and managed.

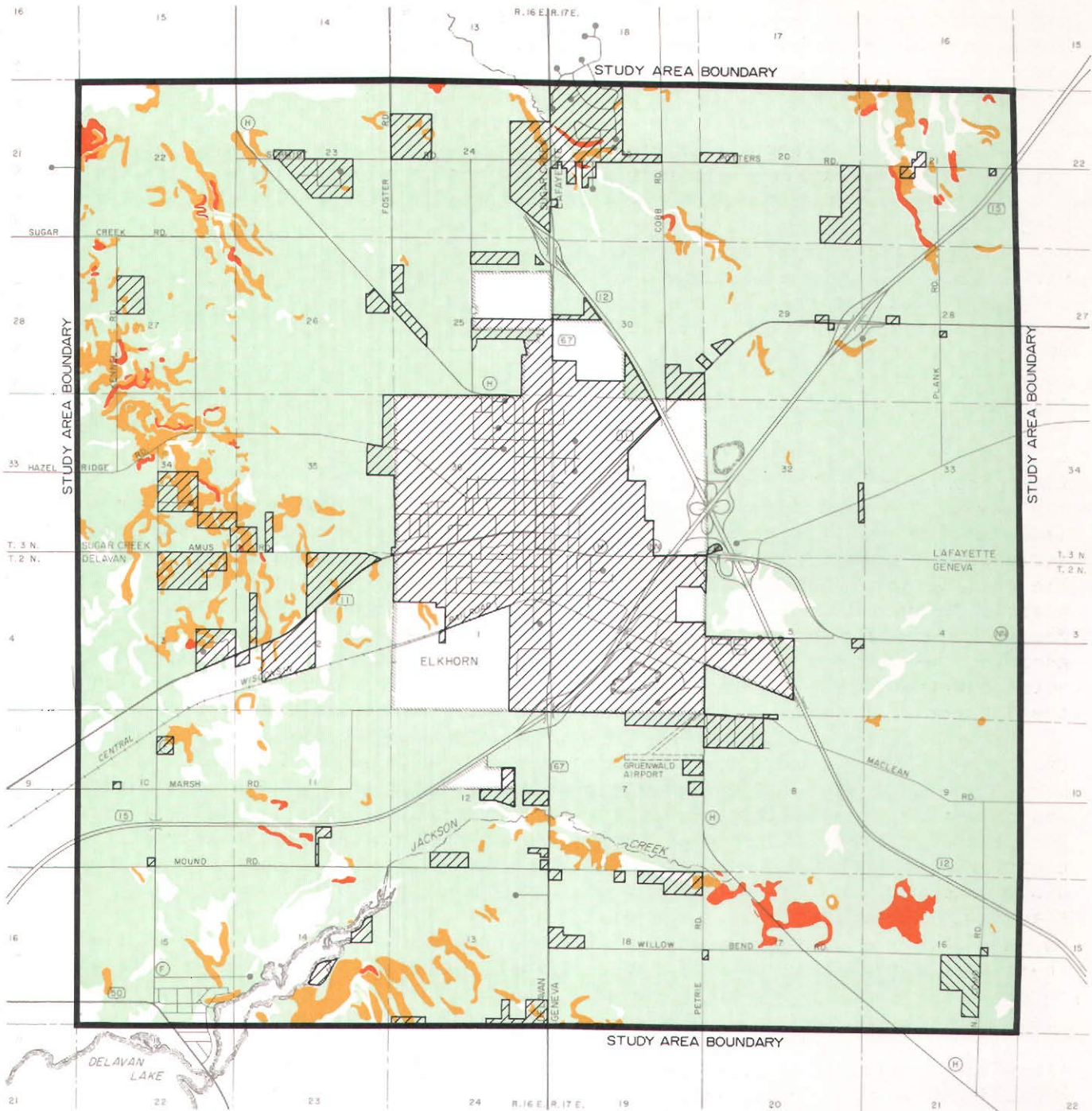
Farmland of statewide significance is defined as land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oilseed crops.

The Wisconsin Farmland Preservation Act, enacted in 1977, provides for the preparation of county farmland preservation plans and the grant of state income tax credits for the maintenance of farmlands in delineated preservation areas. Ultimately, only those farmers owning lands within delineated prime agricultural areas which are zoned for exclusive agricultural use, and, in southeastern Wisconsin, within an area for which a farmland preservation plan has been prepared, will be eligible for the full state income tax credits provided under the law. Map 11 also identifies those areas containing parcels of land 35 acres or larger in size in order to identify those land holdings which may qualify for tax relief under the regulations of the Wisconsin Farmland Preservation Act if zoned for and maintained in agricultural use.

¹U. S. Department of Agriculture, Soil Conservation Service, "Land Inventory and Monitoring Memorandum WI-1," December 3, 1976.

Map 11

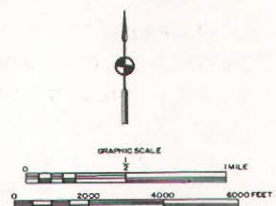
AGRICULTURAL CAPABILITY OF SOILS AND PARCELS OF LAND
LARGER THAN 35 ACRES IN THE CITY OF ELKHORN STUDY AREA: 1980



LEGEND

- NATIONAL PRIME FARMLAND SOILS
- UNIQUE FARMLAND SOILS
- FARMLAND SOILS OF STATEWIDE SIGNIFICANCE
- AREA CONTAINING PARCELS OF LAND LESS THAN 35 ACRES IN SIZE
- OTHER SOILS

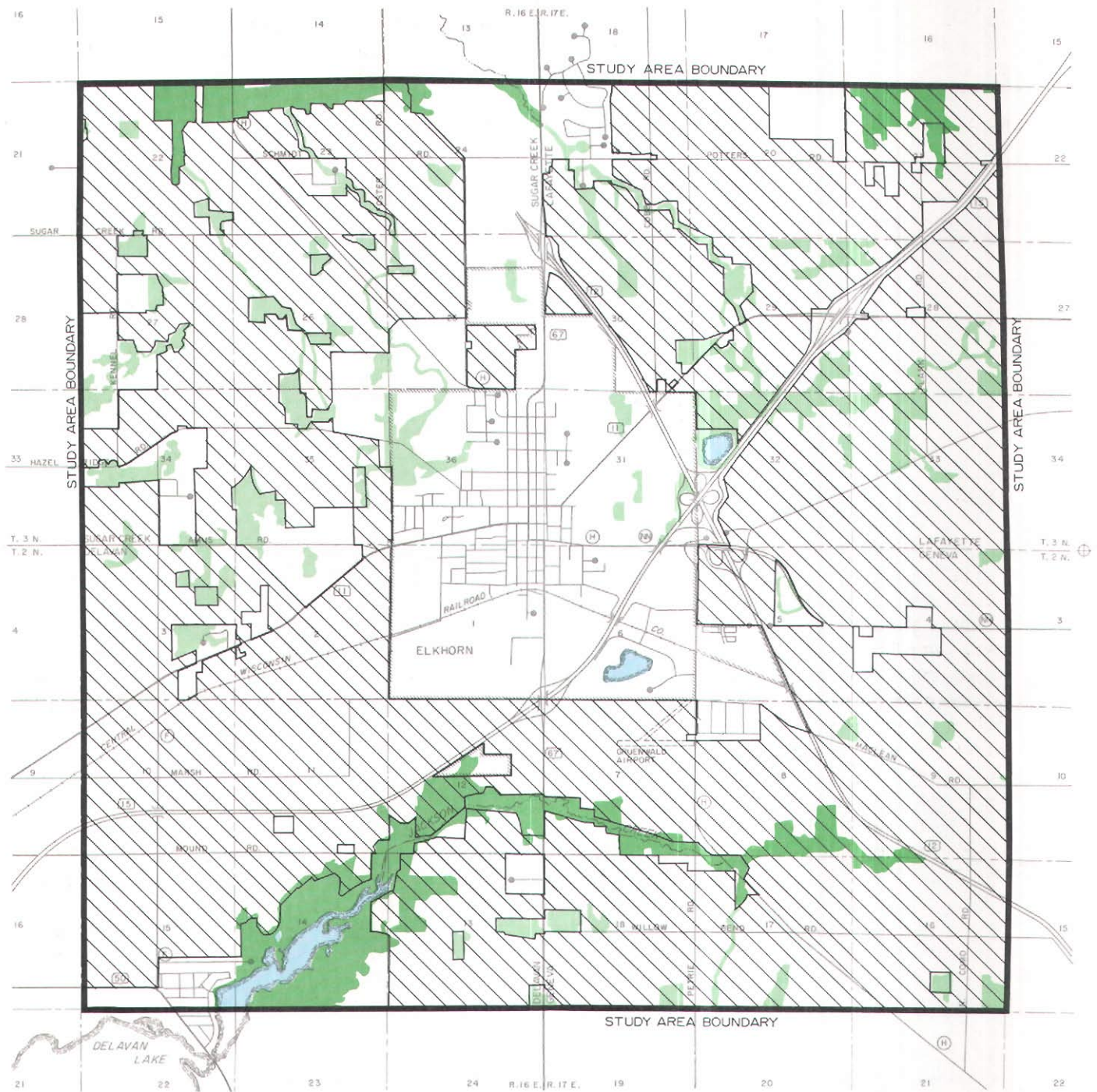
Source: SEWRPC.



In August 1974, prior to the enactment of the Wisconsin Farmland Preservation Act, the Walworth County Board of Supervisors adopted a new county zoning ordinance. The adoption and ratification of the Walworth County zoning ordinance followed an extensive and lengthy public education and participation process carried on cooperatively by the County Park and Planning Commission, the Agricultural Committee of the County Board, the Walworth County office of the University of Wisconsin-Extension, the U. S. Soil Conservation Service, and the Regional Planning Commission. Over a period of seven years, more than 500 meetings and hearings were held on the proposals contained in the ordinance. County planning and University of Wisconsin-Extension staffs provided many presentations about the proposed ordinance to local garden clubs, conservation groups, lake associations, agricultural associations, and other groups that expressed interest in the rezoning effort. As a result, strong support for the ordinance came from various citizen groups, including, significantly, the Walworth County Farm Council, a coalition of representatives of the various farm organizations in the County. This Council assisted greatly in drafting the agricultural district provisions of the ordinance. During the rezoning process, many farmers in the County expressed growing concern over the amount of prime agricultural land that was disappearing under the thrust of urbanization. For example, the Walworth County planning staff had determined that for the period February 1971 through August 1972, about 70 percent of the urban land subdivisions in the County were developed on soils classified as prime agricultural land. These divisions, scattered throughout the County, involved the loss of more than 300 acres of prime agricultural land over the 19-month period. In addition to the public educational effort, the County held four formal public informational meetings and one formal public hearing before adopting the ordinance. Fifteen of the 16 towns in Walworth County adopted the joint county-town zoning ordinance subsequent to adoption by the County, and the sixteenth, Lafayette Town, adopted an almost identical local ordinance.

Protection of the agricultural resource base of the County was one of the primary objectives of the county rezoning effort. Historically, Walworth County had placed the bulk of its farmlands into an agricultural zoning district, but failed to make that district an exclusive use district. The old agricultural district permitted single-family homes as a matter of right. Furthermore, the district contained no effective minimum farm size, but rather simply specified that a single-family home in the district could be built on parcels as small as one acre. As urban development pressures mount, local governments find themselves with no way to stop indiscriminate urban development on scattered parcels throughout what are generally considered to be prime agricultural areas. Developers, as a matter of right, can obtain subdivision plat approval and zoning and building permits for residences in the agricultural district since no rezoning to residential use is required. The net result is scattered urban development accompanied by generally rising local property tax rates and an increasing set of problems for the remaining farmers, including complaints about agricultural odors and agricultural operations such as late night harvesting. The only effective way to resolve this problem is to make the agricultural district an exclusive use district--that is, a district which permits only agricultural and related uses and which prohibits the development of single-family homes not associated with agricultural production activities. This is precisely what the new Walworth County zoning ordinance does in the five agricultural districts provided. The agricultural-zoned lands are shown on Map 12, in addition to environmental corridor lands previously delineated and described in this section.

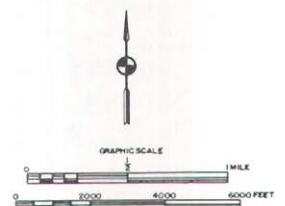
ENVIRONMENTAL CORRIDORS AND AGRICULTURE-ZONED
LANDS IN THE CITY OF ELKHORN STUDY AREA: 1980



LEGEND

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL AREAS
- WATER
- LANDS ZONED FOR EXCLUSIVE AGRICULTURAL USE (35 ACRE MINIMUM PARCEL SIZE) BY WALWORTH COUNTY

Source: SEWRPC.



EXISTING LAND USE

In the summer of 1980, a special field survey was conducted within the study area by the Regional Planning Commission to determine the nature and extent of existing land use. The data gathered in this land use survey were mapped, charted, and analyzed in order to provide a part of the basis for the determination of appropriate patterns of future land use development in the City and surrounding area.

The existing land uses in the City of Elkhorn study area are shown on Map 13, and the amount of land devoted to each type of land use in the study area is set forth in Table 33 for the years 1970, 1975, and 1980. The existing land uses in the incorporated area of the City of Elkhorn are also shown on Map 14, and the amount of land devoted to each type of land use in the City is set forth in Table 34.

The study area totals 23,089.1 acres, or about 36 square miles. The incorporated City of Elkhorn occupies 2,800.7 acres, or about 12.1 percent of the total study area. In 1980, urban land uses occupied about 3,126.9 acres, or about 13.5 percent of the total study area. Rural land uses, which include woodlands, wetlands, unused lands, and agricultural lands, totaled about 19,964.2 acres, or about 86.5 percent of the study area.

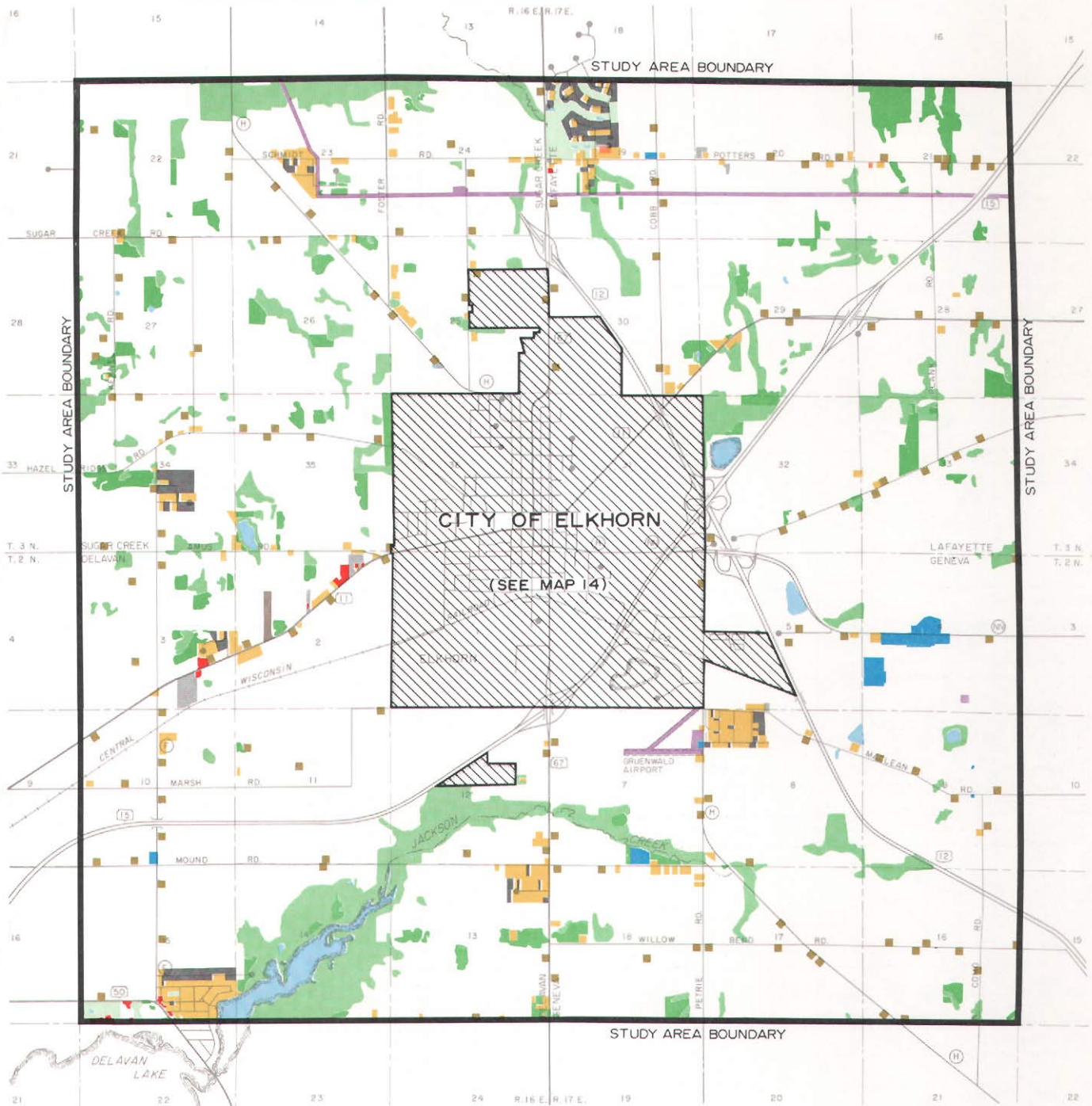
Several important elements of the character of the study area can be noted in Table 34 and on Map 13. First, the singularly largest land use in the Elkhorn study area still is agriculture, representing over 76 percent of the total study area. Second, because of the high proportion of land in agricultural use, woodlands and wetlands do not constitute as a high proportion of the total area as in other areas of the Region. Together, woodlands and wetlands account for only 1,939.5 acres, or about 8.4 percent of the total study area. Third, residential, commercial, and industrial development is concentrated in the City of Elkhorn.

Residential Land Use

In 1980, residential land use accounted for approximately 31 percent of the developed urban area but only about 4 percent of the total study area. Within the City of Elkhorn, residential land use accounts for about 17 percent of the total city area and approximately 38 percent of the total developed area of the city proper. Single-family residential development in the City is predominantly located in the central and northwestern areas of the City, as shown on Map 14. Two-family and multiple-family residential land uses are scattered throughout the City, and a mobile home park site with 70 dwelling units is located in the eastern half of the City.

In 1970, about 721.2 acres of land within the study area was developed or under development for residential use. Of this total, about 619 acres, or about 85.8 percent, were developed and in residential use, and the remainder was under development. By 1980, about 969.2 acres of land within the study area was developed or under development for residential use, an increase of about 248 acres, or about 34.4 percent, over the 10-year period. Of this 969.2 acres, about 777 acres, or about 80 percent, were developed and in residential use.

EXISTING LAND USE IN THE CITY OF ELKHORN STUDY AREA: 1980



LEGEND

- CITY OF ELKHORN CORPORATE LIMITS: 1980
- SINGLE-FAMILY RESIDENTIAL
- FARMSTEAD
- TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- RESIDENTIAL LAND UNDER DEVELOPMENT
- COMMERCIAL
- INDUSTRIAL

- TRANSPORTATION AND UTILITIES
- GOVERNMENTAL AND INSTITUTIONAL
- PARK AND RECREATIONAL
- NATURAL AREAS-WETLANDS
- NATURAL AREAS-WOODLANDS
- NATURAL AREAS-WATER
- AGRICULTURAL AND OTHER OPEN LANDS

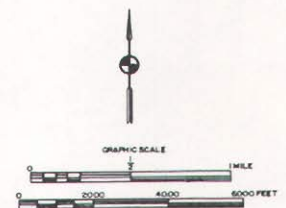


Table 33

SUMMARY OF EXISTING LAND USE IN THE CITY
OF ELKHORN STUDY AREA: 1970, 1975, AND 1980

Land Use Category	Acreage			Percent of Subtotal 1980	Percent of Total 1980	Change 1970-1980	
	1970	1975	1980			Acres	Percent
Urban ^a							
Residential							
Single Family.....	588.4	657.0	718.2	22.9	3.1	129.8	22.1
Two Family.....	9.9	9.9	15.3	0.5	0.1	5.4	54.5
Multiple Family.....	20.9	29.0	43.5	1.4	0.2	22.6	108.3
Under Development.....	102.0	221.4	192.2	6.1	0.8	90.2	88.4
Subtotal	721.2	917.3	969.2	30.9	4.2	248.0	34.4
Retail Sales and Service.....	81.2	93.9	93.9	3.0	0.4	12.7	15.6
Industrial ^b	92.2	96.2	122.3	3.9	0.5	30.1	32.6
Transportation and Utilities							
Arterial Streets ^c	523.6	666.6	746.7	23.8	3.2	223.1	42.6
Collector and Other Streets..	433.5	463.8	476.9	15.3	2.1	43.4	10.0
Utilities and Other.....	217.4	420.0	350.1	11.3	1.5	132.7	61.0
Subtotal	1,174.5	1,550.4	1,573.7	50.4	6.8	399.2	33.6
Governmental and Institutional							
Public.....	122.3	129.0	172.1	5.5	0.7	49.8	40.7
Private.....	20.4	23.8	31.6	1.0	0.1	11.2	54.9
Subtotal	142.7	152.8	203.7	6.5	0.8	61.0	42.7
Recreational							
Multi-Community Public.....	--	--	--	--	--	--	--
Community Public.....	--	--	--	--	--	--	--
Neighborhood Public.....	20.4	20.4	20.4	0.6	0.1	--	--
Other Public.....	0.6	0.6	0.6	0.1	0.1	--	--
Private.....	86.1	143.1	143.1	4.6	0.6	57.0	66.2
Subtotal	107.1	164.1	164.1	5.3	0.8	57.0	53.2
Urban Land Use Subtotal	2,318.9	2,974.7	3,126.9	100.0	13.5	808.0	34.8
Rural							
Natural Areas							
Water.....	200.2	191.9	197.9	1.0	0.9	- 2.3	- 1.1
Wetlands.....	1,377.7	1,457.0	1,342.9	6.7	5.8	- 34.8	- 2.5
Woodlands.....	617.4	612.6	596.6	3.0	2.6	- 20.8	- 3.4
Subtotal	2,195.3	2,261.5	2,137.4	10.7	9.3	- 57.9	- 2.6
Agricultural and							
Other Open Lands.....	18,475.5	17,756.0	17,725.9	88.8	76.7	-749.6	- 4.0
Farmsteads.....	99.4	98.9	98.9	0.5	0.5	- 0.5	- 0.5
Rural Land Use Subtotal	20,770.2	20,116.4	19,962.2	100.0	86.5	-808.0	3.8
Total	23,091.1	23,091.1	23,089.1	--	100.0	--	--

^aIncludes related off-street parking.

^bIncludes quarries and industrial-related off-street parking.

^cIncludes freeways and expressways.

Source: SEWRPC.

EXISTING LAND USE IN THE CITY OF ELKHORN: 1980

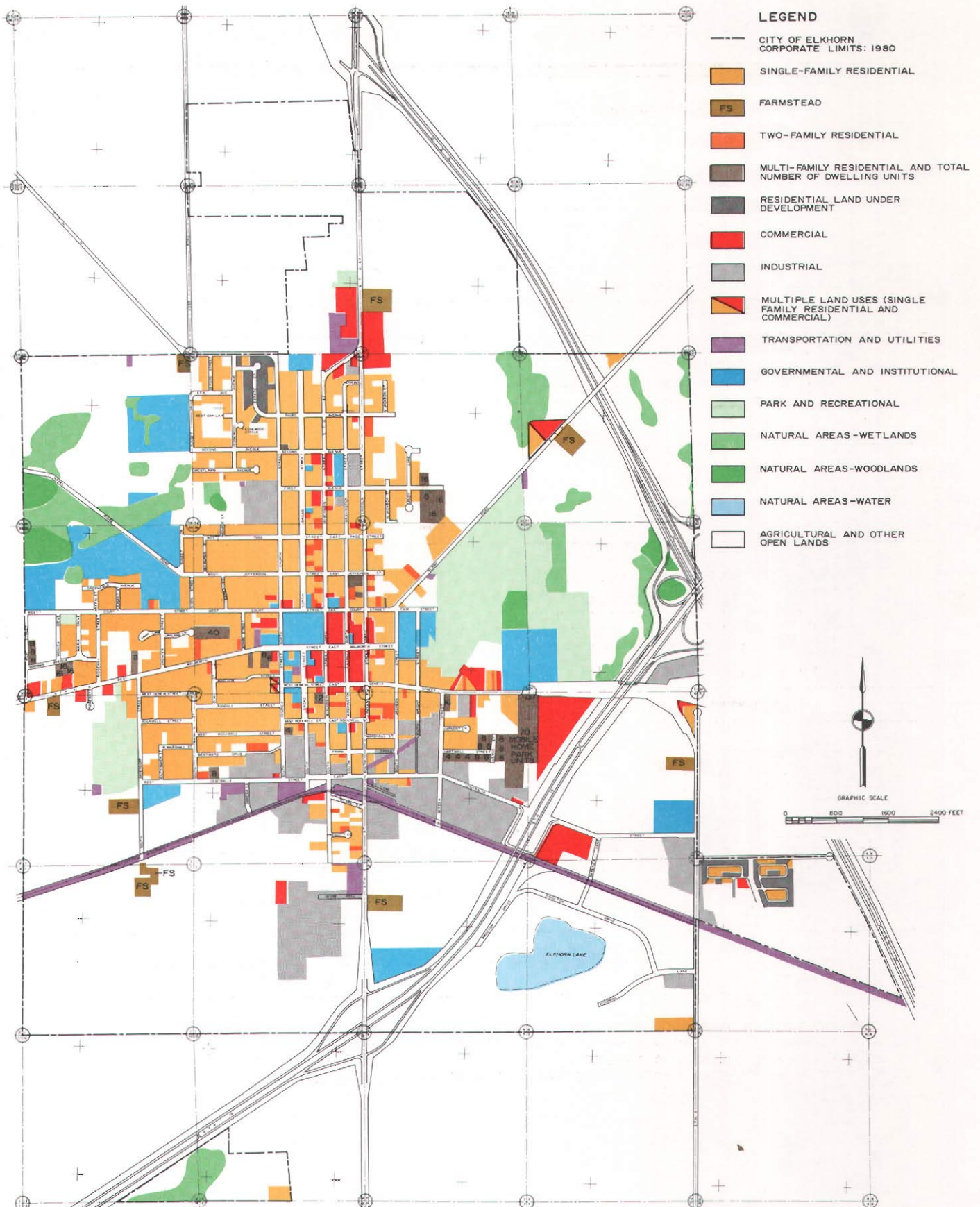


Table 34

SUMMARY OF EXISTING LAND USE IN THE CITY OF ELKHORN: 1980

Land Use Category	Acreage	Percent of City
Urban ^a		
Residential		
Single Family.....	378.2	13.5
Two Family.....	12.8	0.4
Multiple Family.....	34.4	1.2
Under Development.....	62.6	2.2
Subtotal	488.0	17.4
Retail Sales and Service.....	67.0	2.4
Industrial ^b	102.3	3.7
Transportation and Utilities		
Arterial Streets ^c	197.7	7.1
Collector and Other Streets.....	136.3	4.9
Utilities and Other.....	50.5	1.8
Subtotal	384.5	13.8
Governmental and Institutional		
Public.....	134.6	4.8
Private.....	19.7	0.7
Subtotal	154.3	5.5
Recreational		
Multi-Community Public.....	--	--
Community Public ^d	--	--
Neighborhood Public.....	18.4	0.6
Other Public.....	--	--
Private.....	64.0	2.3
Subtotal	82.4	2.9
Urban Land Use Subtotal	1,278.5	45.7
Rural		
Natural Areas		
Water.....	17.4	0.6
Wetlands.....	101.3	3.6
Woodlands.....	26.9	1.0
Subtotal	145.6	5.2
Agricultural and Other Open Lands.....	1,370.3	48.9
Farmsteads.....	6.3	0.2
Subtotal	1,376.4	49.1
Rural Land Use Subtotal	1,522.2	54.3
Total	2,800.7	100.0

^a Includes related off-street parking.

^b Includes quarries and industrial-related off-street parking.

^c Includes freeways and expressways.

^d Excluding the park area surrounding the Walworth County Courthouse.

Source: SEWRPC.

Commercial Land Use

In 1980, commercial land uses accounted for about 93.9 acres, or 3 percent of the urban land uses and 0.4 percent of the total land uses within the Elkhorn study area. Within the City of Elkhorn, commercial land uses accounted for about 67 acres, or about 5.2 percent of the urban uses and 2.4 percent of the total land uses in the City of Elkhorn. Community-oriented commercial land uses in the City are located predominantly in the Elkhorn central business district (CBD) and in a retail shopping center located on the east side of the City contiguous to STH 15. Highway-oriented commercial land uses in the City are located, for the most part, on the north side of Elkhorn along STH 67 and on the west side of the City along STH 11. Neighborhood-oriented commercial land uses are scattered throughout the City rather than in any designated neighborhood shopping center, as shown on Map 13.

The Elkhorn CBD has traditionally served as the focal point for county community and commercial activities. It has become a primary source of identity for the City, an identity well worth preserving and maintaining for the entire Elkhorn study area.

Industrial Land Use

In 1980, industrial land uses accounted for 122.3 acres, or about 3.9 percent of the urban land uses within the study area and about 0.5 percent of the total study area. Within the City of Elkhorn proper, industrial land uses accounted for 102.3 acres, or about 8 percent of the developed urban area and about 3.7 percent of the total land in the City. Industrial land uses are concentrated along the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way on the south side of the City, as shown on Map 14. Another concentration of industrial land use in the City is located along N. Church Street in the northwest quarter of the City. The City of Elkhorn has recently designated an industrial park located to the east of and along STH 15 and to the south of and along the Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way in the southeast quarter of the City.

Transportation and Utilities

In 1980, transportation and utility land uses, which include arterial streets and highways, collector streets, minor land access streets, railways, and utilities, accounted for approximately 1,573.7 acres of land in the study area, or 50.4 percent of the urban land uses in the study area and 6.8 percent of the total study area--a 339.2-acre, or 33.6 percent, increase over the total of 1,174.5 acres in 1970. In the City, transportation and utility land uses accounted for about 384.5 acres, or 3.0 percent of the developed portion of the City and 13.8 percent of the entire city area. This large increase in transportation and utility land uses can be attributed to the construction of the new USH 12 and STH 15 freeways and associated interchanges through the study area.

Governmental and Institutional Land Use

In 1980, governmental and institutional land uses accounted for about 203.7 acres of land in the Elkhorn study area, representing about 6.5 percent of the urban uses of the study area and about 0.8 percent of the total study area. Within the City of Elkhorn proper, these land uses accounted for 154.3 acres, or about 12.1 percent of the urban area and 5.5 percent of the total city area. The governmental and institutional land uses within the City include the County Courthouse and jail, the City Municipal Building and Fire Station,

Gateway Technical Institute, Matheson Memorial Library, the U. S. Post Office, the West Side Primary School, the Elkhorn Area Middle School, the Elkhorn Area High School, and a Wisconsin Department of Transportation drivers' license office.

Recreational Land Uses

In 1980, recreational land uses represented approximately 164.1 acres of land, or 5.3 percent of the urban portion of the Elkhorn study area and 0.8 percent of the total land area within the study area. Within the City of Elkhorn, recreational land uses accounted for about 82.4 acres, representing about 6.4 percent of the developed portion of the City and 2.9 percent of the total city area. The various recreational land use sites are located and identified on Map 8 and are also shown on Maps 13 and 14.

Rural Land Uses

Rural land uses include surface water, wetlands, woodlands, unused land, other open lands, and agricultural lands. In 1980, surface water areas represented 197.9 acres, or about 1.0 percent of the rural area in the study area and 0.9 percent of the total study area. In 1980, wetland areas represented 1,342.9 acres, or about 6.7 percent of the rural area in the study area and 5.8 percent of the total study area.

In 1980, woodlands occupied 596.6 acres of land, or 3.0 percent of the rural area in the study area, and 2.6 percent of the total study area. In 1980, agricultural lands and other open lands accounted for 17,725.9 acres, or 88.8 percent of rural area in the study area and 76.7 percent of the total study area. In 1970, rural land uses in the study area totaled 20,770.2 acres, and in 1980, 19,962.2 acres, a decrease of 808 acres, or of -3.8 percent, over the 10-year period. Agricultural lands, natural areas, and other open and unused lands within the City of Elkhorn proper account for 1,522.2 acres, or 54.3 percent of the total city area.

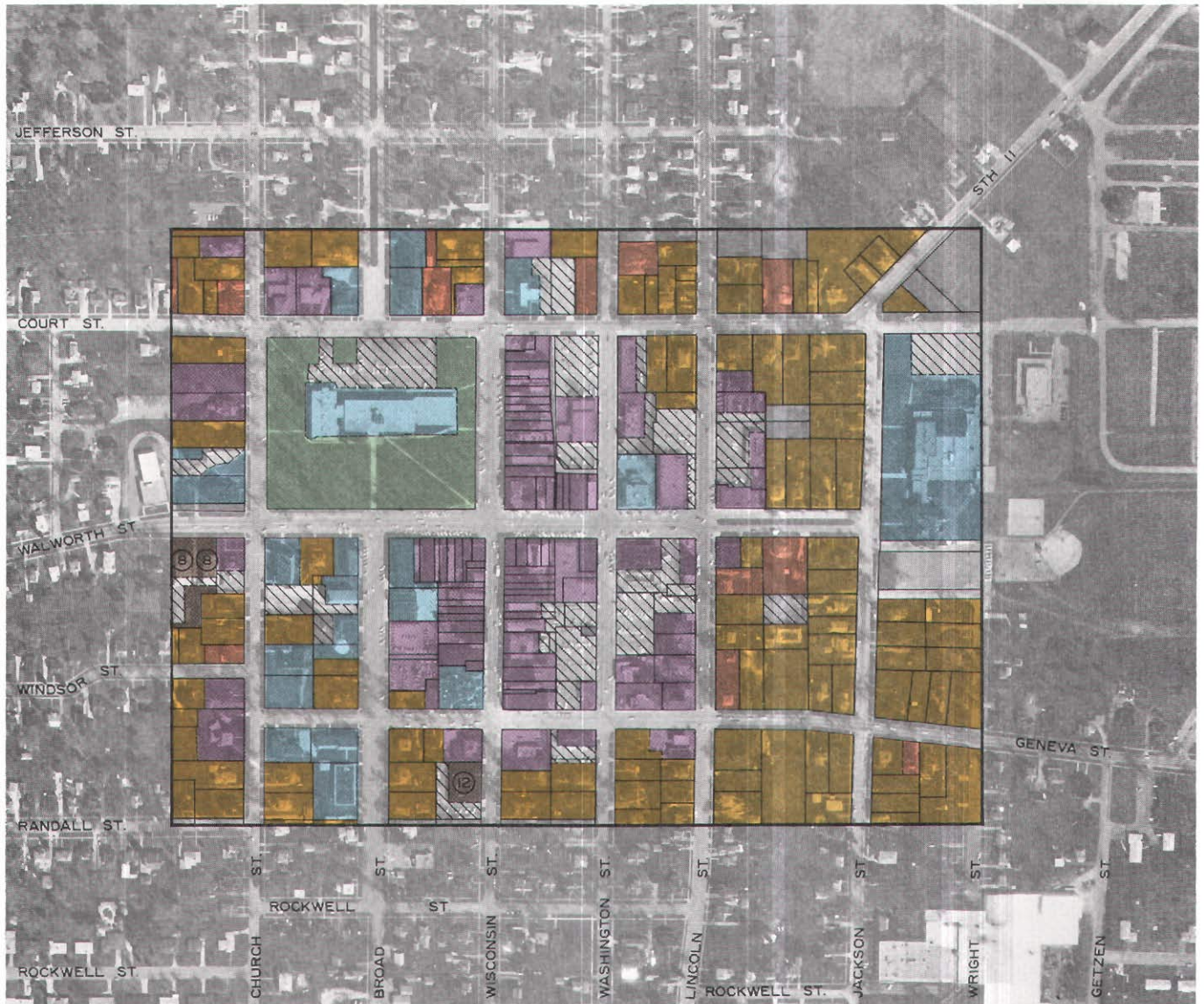
The agricultural and related rural land use category includes all croplands, pasturelands, orchards, nurseries, fowl and fur farms, and unused lands. Farm dwelling sites were classified as farmsteads and were assigned an arbitrary site area of 20,000 square feet. All other farm buildings were included in the overall agricultural land use category.

Central Business District Land Use

Map 15 shows the character of land use development in the Elkhorn central business district in 1980. The existing central business district area, as defined by the extent of commercial and governmental/institutional land uses, consists of about 60 acres, of which approximately 38 acres, or 63 percent, is in commercial and governmental/institutional use. Land uses in addition to the commercial and governmental land uses in the Elkhorn CBD include residential uses, parks, and supporting automobile parking facilities. Commercial development in the downtown consists of a mixture of three types of retail establishments: first, stores providing convenience shopping goods and services such as hardware stores, barber shops, and professional offices; second, stores providing comparison shopping goods such as family apparel stores and general merchandise stores; and third, automotive-oriented stores including new and used auto sales dealers and automotive repair and service shops. Like many older central business districts, Elkhorn's CBD is fraught with the complexities of a wide range of lot sizes, a variety of ownerships, and numerous conflicts between adjacent incompatible land uses.

Map 15

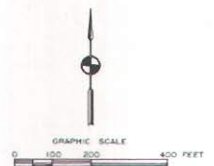
EXISTING LAND USE IN THE CITY OF
ELKHORN CENTRAL BUSINESS DISTRICT: 1980



LEGEND

- CENTRAL BUSINESS DISTRICT BOUNDARY
- EXISTING PROPERTY BOUNDARY
- SINGLE-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTIPLE-FAMILY RESIDENTIAL AND NUMBER OF UNITS
- COMMERCIAL
- OFF-STREET PARKING (FOR SIX OR MORE VEHICLES) AND UTILITIES
- GOVERNMENTAL AND INSTITUTIONAL
- PARK AND OPEN SPACE
- OPEN UNUSED LANDS

Source: SEWRPC.



The primary focus of activity in the Elkhorn central business district is the intersection of Wisconsin Street and Walworth Street. From this intersection, commercial land uses extend to the north along the east side of Wisconsin Street; to the east along both sides of Walworth Street; to the south along both sides of Wisconsin Street between Geneva Street and Walworth Street; and to the west along Walworth Street between Wisconsin Street and Broad Street. Most of these commercial uses are established in two-story structures, built at or near street right-of-way lines. Also, many of these structures contain second-story apartments over first-floor commercial uses. Within the central business district, existing commercial land use development exhibits varying levels of commercial vitality, structural condition, and extent of utilization. The identification of these characteristics can provide a general delineation of those areas in the downtown containing development of relatively high viability and importance, as well as of those areas of lesser commercial viability and importance. This information can then be used as a basis for determining where some form of redevelopment might be considered.

Central Business District Vehicular and Pedestrian Circulation

Vehicular movements to and from the Elkhorn CBD are primarily accomplished via Walworth Street (STH 11 east to Wisconsin Street), Wisconsin Street (STH 67 and STH 11), and Lincoln Street (STH 67 north to Geneva Street). These three arterial roadways provide subregional road system continuity to areas beyond the corporate limits of the City to the west, north, and south, respectively. Since these arterials pass through the Elkhorn CBD, they promote the routing of traffic through the Elkhorn CBD. Average weekday traffic volumes in 1978 on Walworth Street west of Wisconsin Street totaled 7,760 vehicles, and east of Wisconsin Street totaled 5,160 vehicles. Traffic volumes on Wisconsin Street totaled 9,990 vehicles south of Walworth Street and 8,470 vehicles north of Walworth Street; and on Lincoln Street, totaled 2,090 vehicles south of Walworth Street. The combination of through traffic, local shopping, and government-oriented traffic, together with the vehicular movements associated with on-street parallel and angle parking, generates some traffic congestion and pedestrian conflicts during the peak travel periods.

The grid-type circulation system of residential areas surrounding the CBD promotes the use of these residential streets for vehicular access to the CBD. While this situation may not be of immediate concern because of the small amounts of commercial-oriented traffic using these streets, additional traffic may be expected to use these streets if forecast population levels for the City are achieved during the planning period, which in turn will affect the overall character and liveability of residential areas adjacent to the Elkhorn CBD.

Pedestrian circulation is provided by concrete walks along the existing street rights-of-way parallel to the roadway pavements and street-facing building facades (facades are defined as the face or front of a building or group of buildings). Crosswalks are provided at street intersections; none are provided at midblock. Effective linking pedestrian paths are not provided between front entrances of buildings and off-street parking areas.

Visual and Urban Design Characteristics of the Central Business District

In 1980, the City did not have any landscape plantings or green spaces in the CBD area with the exception of the park area contiguous to the County Courthouse. Street trees and other general landscape materials were nonexistent

along the street facades of CBD buildings. Landscape plantings in the CBD can help to visually define the street lines, add texture and natural color to the CBD, provide needed visual screening, and fill spaces which are currently void of design significance. Together with the building masses, landscape plantings can form continuous and cohesive enclosures along the streetscape. It is important that such plantings be placed to emphasize the urban design character of the CBD rather than to obscure such character.

Other urban design problems in Elkhorn's CBD have been analyzed and are graphically identified on Map 16. As shown on Map 16, the large courthouse park is not well related, in terms of urban design, to the storefronts on the south side of Walworth Street between Wisconsin Street and Broad Street, or to the storefronts on the east side of Wisconsin Street between Walworth Street and Court Street, and no linking design elements are provided. In the winter, the park area can act as a significant barrier to pedestrian flow from these two abutting commercial streets. The deep building setback of the existing gas station at the southeast corner of the intersection of Court Street and Wisconsin Street creates a "hole" in the continuity of the east facade of Wisconsin Street between Walworth Street and the Matheson Memorial Library, as noted on Map 16.

The prevailing summer winds in the Elkhorn area are from the southwest and the south-southwest. For proper urban design response to area climatic conditions, tree plantings taller than six feet should be provided along these summer breeze lines in order to take full advantage of their potential cooling effect on pedestrians using the CBD in summer. Conversely, since predominant winds in the winter are from the west, pedestrian protection from winter winds can best be afforded by shelters or tree plantings placed in lines perpendicular to these westerly winds. Tree plantings in these areas should be of a coniferous variety which retains its foliage during the winter months. Tree plantings also decrease insolation before it reaches the ground, thus preventing surface re-radiation (long wave radiation) from concrete and asphalt surfaces in the Elkhorn CBD. Since there are presently no tree plantings or sheltered areas along the Elkhorn CBD streets and walks, the severity of both the winter and the summer climate is keenly felt by the pedestrians using downtown.

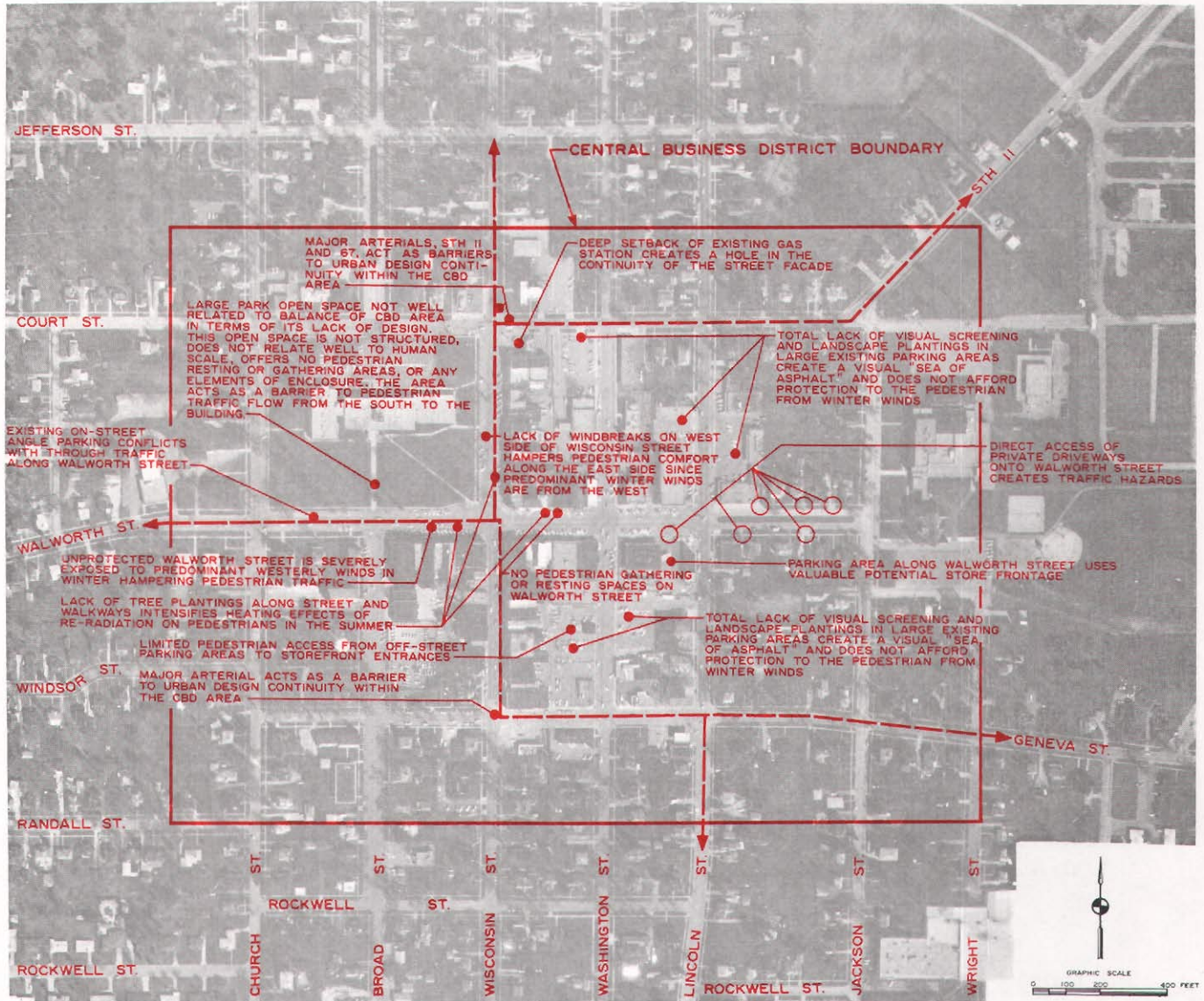
Recalling the mercantile glory of the Italian Renaissance, and symbolizing flourishing commerce, an adaptation of the Italian Palazzo style of architecture was utilized in the original facade designs of many of the buildings in the Elkhorn CBD. Unfortunately, many of these facades have been remodeled and their original design character altered.

Although some of the original CBD building facades exhibited a design harmony in the past, this harmony of design has been weakened or destroyed by the many nonrelated visual elements which have been added to the buildings since their original construction. These types of visual elements include noncompatible signs and false facades which are contradictory to the original design intent of some buildings. In addition to being inharmonious with the general character of the CBD, many of the signs overhang the public rights-of-way and obscure one another from view, creating visual clutter. Existing street lighting along these facades is unattractive and not at a human scale.

The facades have no unity in their signage systems and thus add to the visual complexity and visual clutter in the area. Landscape planting materials and

Map 16

ANALYSIS OF URBAN DESIGN PROBLEMS IN THE
CITY OF ELKHORN CENTRAL BUSINESS DISTRICT: 1980



Source: SEWRPC.

street furniture are nonexistent. Overall, there is no unity in the remodeled building facades or overall design concept in relation to their older, architecturally intact, neighboring buildings. In particular, the south facade of Walworth Street between Broad Street and Wisconsin Street and the east facade of Wisconsin Street between Walworth Street and Court Street do not relate well with the large open park space of the Courthouse, which is contiguous to both of these facades, and neither facade provides linking urban design elements. Each of these two facades is separated from the Courthouse park by the strong barrier created by Walworth Street and Wisconsin Street and their attendant angle parking areas.

Some overall spatial relationships in the Elkhorn CBD exist which could be exploited as design opportunities. These urban design opportunities are shown on Map 17. A primary overall unifying and ordering design concept for the Elkhorn CBD is possible along the axis formed along Walworth Street by the Courthouse park and the Elkhorn Area Middle School, a three-and-one-half story building of large, massive design character located on Jackson Street at the east end of Walworth Street. This school is a strong visual landmark. A secondary axis offering potential for a unifying and ordering design concept for the Elkhorn CBD exists along Broad Street between Geneva Street and Walworth Street; this axis is secondary in nature since it has no activity space or visual landmark at its southern extremity as a termination point; however, at its northern extremity the Courthouse acts as a termination point. Activities along this secondary access are limited to governmental and institutional uses.

The two axes are directional, orderly, and dominating. If not dealt with properly in an urban design context, they could become monotonous and not conducive to pedestrian use and enjoyment; if they are further ignored, their urban design potential could be seriously hampered.

COMMUNITY FACILITIES

Municipal Building

The City of Elkhorn Municipal Building is located at the southeast corner of Broad Street and Walworth Street. The facility houses both the City's general administrative offices and the City Police Department on its lower level. The existing facility offers adequate space for the expansion of office space in the future on its upper-level floor. The entire facility offers approximately 9,660 square feet of usable floor area, excluding hallways, stairs, lobby areas, and rest rooms.

Police Protection

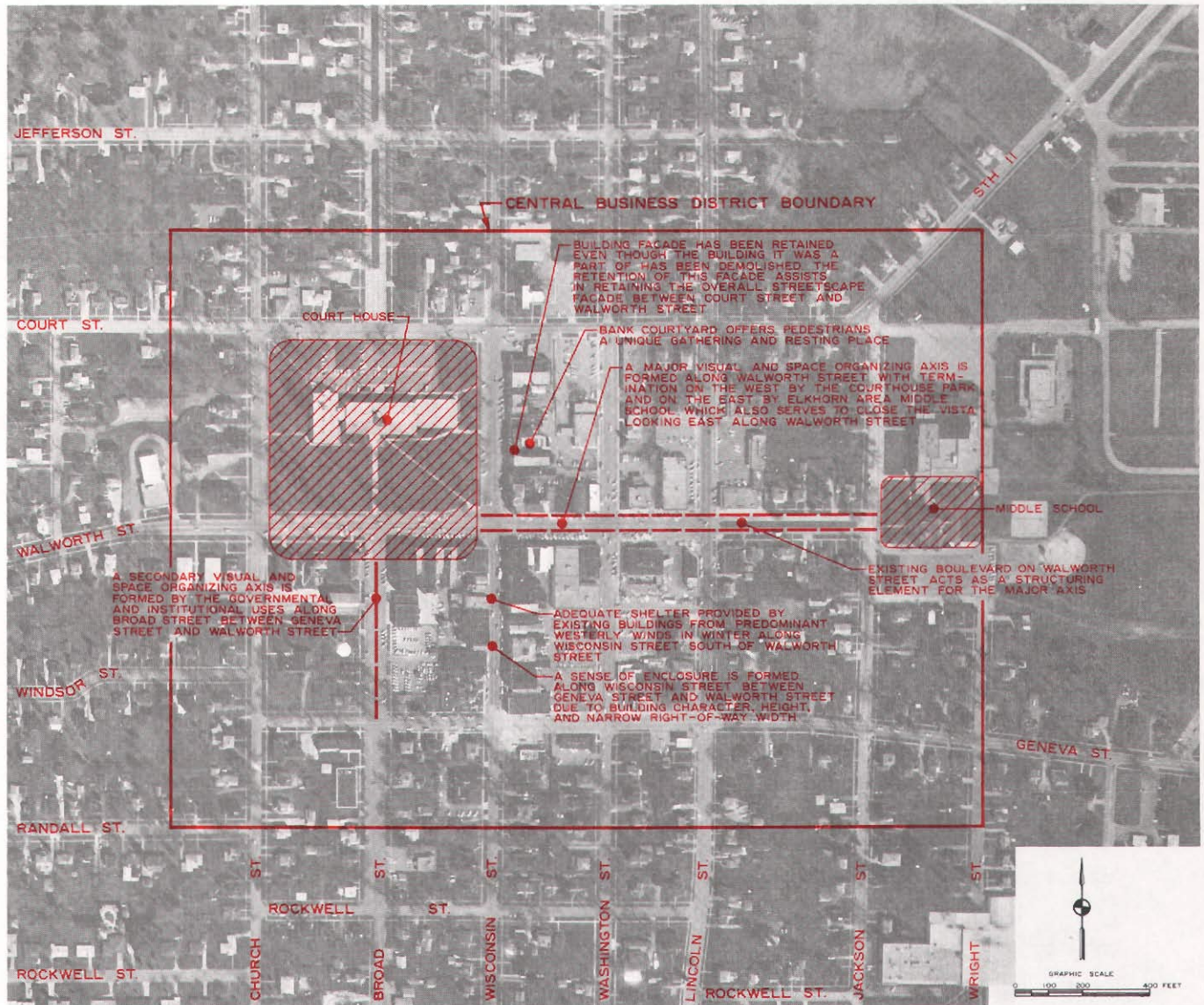
The City of Elkhorn Police Department is located in the Municipal Building. In 1980, the Department consisted of 12 personnel, including a police chief, one lieutenant, one sergeant, one detective, four patrolmen, one traffic controller, one secretary, and two part-time reservists. The Department has two marked squad cars and one unmarked squad car. The Police Department occupies about 670 square feet of the Municipal Building, excluding hallway, storage areas, and rest rooms.

Fire Protection

The City of Elkhorn is served by one fire station located on Broad Street south of, and contiguous to, the City of Elkhorn Municipal Building. The sta-

Map 17

ANALYSIS OF URBAN DESIGN POTENTIALS IN THE
CITY OF ELKHORN CENTRAL BUSINESS DISTRICT: 1980



Source: SEWRPC.

tion is manned by 40 active members of a volunteer fire-fighting force. The Fire Department has three fire-fighting vehicles consisting of a 1946 Pirsch aerial ladder truck, a 1954 General Motors Corporation fire truck, and a 1972 Ford fire truck, and reserve equipment consisting of a 1972 Chevrolet ambulance and a 1976 Ford ambulance. Elkhorn has reciprocal service agreements with surrounding community fire departments whereby additional men and equipment can be called if additional fire-fighting capability is needed.

The existing fire-fighting equipment is housed at the fire station, which is about 5,360 square feet in size. The existing fire station has a 3,768-square foot apparatus room, a 663-square-foot training room, a 314-square foot storage area, a 250-square-foot lavatory with showers, a 166-square-foot fire chief's office, a 110-square-foot workroom, and a 92-square-foot kitchen.

The adequacy of fire protection within the City is evaluated by the Insurance Service Office (ISO) through the use of the Grading Schedule for Municipal Fire Protection. The schedule provides criteria to be used by insurance grading engineers in classifying the fire defenses and physical conditions of municipalities. Gradings obtained under the schedule are used throughout the United States in establishing base rates for fire insurance. While ISO never presumes to dictate the level of fire protection services that should be provided by a municipality, reports of surveys made by its Municipal Survey Office generally contain recommendations for correcting any serious deficiencies found and, over the years, have been accepted as guides by many municipal officials in planning improvements to their fire-fighting services. The gradings are obtained by ISO based upon their analyses of fire department equipment, alarm systems, water supply, fire prevention programs, building construction, and distance of potential hazard areas, such as the central business district, from a fire department station. In rating a community, total deficiency points in the several areas of evaluation are used to assign a numerical rating of from one to 10, with one representing the best protection and 10 representing an essentially unprotected community. Class nine usually indicates a community without effective public water supply and hydrant protection, while higher categories have such facilities. The City of Elkhorn was given a rating of six by the ISO in 1979.

Public Library

The Matheson Memorial Library, built in 1931, serves the City of Elkhorn. The Matheson Library is located at the northeast corner of Court Street and Wisconsin Street.

In 1969, the library housed 12,640 volumes, and in 1980, 20,280 total volumes, representing an increase of 7,640 volumes, or 60 percent, over the 11-year period, with no increase in floor area of the facility to accommodate the increase. The total floor area of the Matheson Memorial Library is about 5,203 square feet, with a parlor area of 673 square feet, an adults' reading room of 630 square feet, a children's room of 630 square feet, a 125-square-foot workroom, a 125-square-foot stock room, and a 169-square-foot office. The Matheson Memorial Library occupies a site of about 30,000 square feet.

Educational Facilities and Services

Primary and Secondary Educational Facilities: The City of Elkhorn is served by the Elkhorn Area School District, which also serves adjacent areas in Walworth County. The public schools in the Elkhorn Area School District serve grades

kindergarden through twelfth grade. The public schools within the District comprise three elementary schools--Bauers Primary, Tibbets Primary, and West-side Primary; Elkhorn Area Middle School; and Elkhorn Area High School. In addition, there are two private elementary schools in the Elkhorn Area School District--First Evangelical Lutheran School and Saint Patrick Grade School. The total 1979-1980 public and private primary and secondary school enrollment for the Elkhorn Area School District was 4,366 students.

Higher Education Facilities: In addition to the public and private primary and secondary education system, three institutions of higher learning serve the City of Elkhorn. These institutions are briefly described below.

Vocational, Technical, and Adult Education Schools--The State of Wisconsin has a strong post-secondary education system. The first vocational, technical, and adult education (VTAE) system to be established in the United States was originated in the State of Wisconsin in 1911. The primary goal of the state-wide system is to prepare students for gainful employment in a manner which meets the needs of the labor market. Accordingly, the state system emphasizes vocational training and education for jobs that require special technical skills. The VTAE systems schools serving the City of Elkhorn area are the Gateway Technical Institute center in the City of Elkhorn and the Gateway Technical Institute center in the City of Delavan.

Gateway Technical Institute (GTI) provides services to persons who are about to enter the job market and persons who are seeking to upgrade their present skills or change jobs. More than 50 associate degree and diploma programs are available, offering a blend of skill and theory, to prepare the graduate for competent job entry. A wide range of programs is available at GTI centers, including accounting and banking, agribusiness, aviation occupations, cosmetology, court and conference reporting, data processing, electronics, health occupations and human services, marketing and sales, office occupations, public protectors, radio broadcasting, service and hospitality, supervisory management, technical occupations, vehicle repair, and welding machine tool. In addition, a variety of Adult and Continuing Education (noncredit) classes, workshops, and seminars are offered to assist residents within the District in expanding or augmenting their occupational skills or to assist in the general improvement of their chosen lifestyles. Apprentice programs are also available, with more than 400 individuals taking related training in over 30 trades. GTI centers provide a full range of student services and counseling, testing, employment, and financial aids, health assessment, and student activities.

The University of Wisconsin-Whitewater--Located just 16 miles northwest of Elkhorn in Whitewater is one of the 13 four-year campuses in the University of Wisconsin system. As an accredited university, UW-Whitewater confers degrees in arts, letters and sciences, education, business, and economics. Pre-professional work and graduate studies are also offered by this recognized university. The UW-Whitewater College of Business and Economics enjoys national recognition for its pioneering work in the field of business education. In fact, in 1981-1982, it was ranked the eleventh largest undergraduate business college in the nation. UW-Whitewater has a student body population of about 10,500, with the graduate school the third largest in the UW system, enrolling more than 1,700 students.

Currently, several programs are being expanded and developed at the University campus. The University is receiving a steadily increasing number of graduates from two-year technical school programs such as Gateway Technical Institute. Accordingly, the University is modifying curriculum to accommodate the needs of students who have already received two years of college-level training. The University is also receiving a steadily increasing number of part-time adult students and is accordingly developing programs to meet the needs of those students. Also, several years ago the Board of Regents of the University of Wisconsin determined that the Whitewater campus would be one of the schools in the University system which would emphasize programs in the field of computer science. Since that determination, enrollment in the Computer Science Department at the University has more than tripled, along with corresponding growth in faculty and facilities in the department. In 1984, the Data Processing Management Association, the largest professional association serving the information processing management community, recognized the University of Wisconsin-Whitewater management computer systems program as the top program in the nation. As a result, the University's undergraduate information processing program is the standard by which other programs are evaluated. The University is also placing an increased emphasis on teacher education, as the federal government is attempting to increase the pool of competent science teachers throughout the U. S. by providing additional financial support to universities with such programs. Perhaps the program receiving the greatest emphasis by the University at this time is the College of Business and Economics. The accounting and marketing programs within the College of Business and Economics continue to be expanded, as well as the activities of the University's Small Business Development Center.

PUBLIC UTILITIES

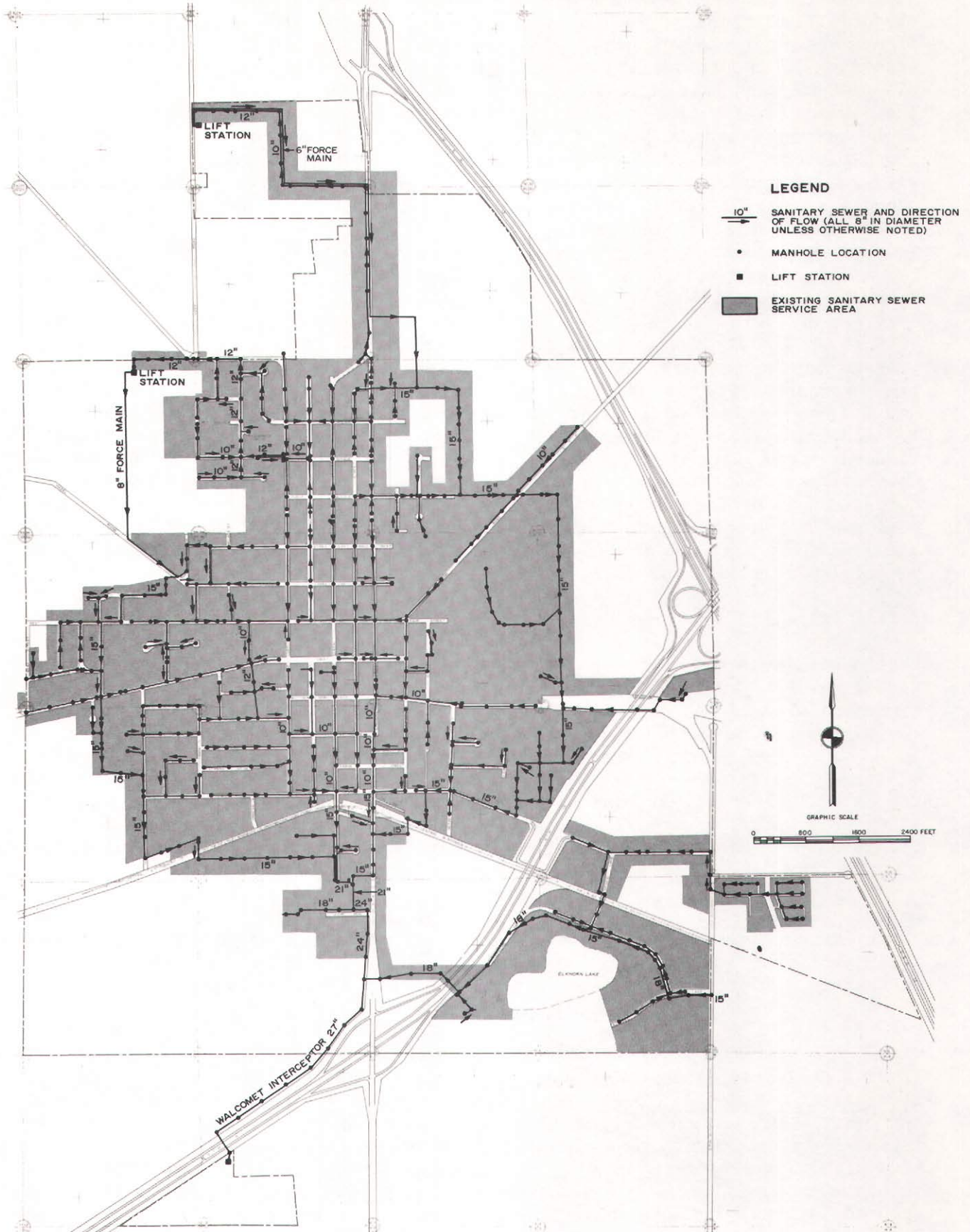
Public utility systems are one of the most important elements influencing community growth and development. Moreover, certain utility facilities are closely linked to the surface water and groundwater resources of the area, and may, therefore, affect the overall quality of the natural resource base. This is particularly true of sanitary sewerage, water supply, and storm water drainage facilities, which are in a sense modifications of, or extensions to, the natural lake, stream, and watercourse system of the area and of the underlying groundwater reservoir. Knowledge of the location and capacities of these utilities is, therefore, essential to intelligent economic development planning for the City.

Sanitary Sewer Service

The existing sanitary sewer service area and sanitary sewerage system is shown on Map 18. The existing sanitary sewer service area totals 2.0 square miles and served a resident population of about 4,590 persons in 1983.

On July 12, 1979, the Regional Planning Commission formally adopted an area-wide water quality management plan for southeastern Wisconsin, as documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000. The plan is primarily aimed at achieving clean and wholesome surface waters within the seven-county Region. The adopted regional water quality management plan includes recommended sanitary sewer service areas attendant to each recommended sewage treatment facility based upon the general urban land use configurations identified in the Commission-adopted regional land use plan for the year 2000. As such, the delineations

EXISTING SANITARY SEWERAGE SYSTEM
AND SERVICE AREA OF THE CITY OF ELKHORN: 1983



Source: City of Elkhorn Engineering Department and SEWRPC.

are necessarily general and do not reflect local planning considerations. The areawide water quality management plan recommended that each community served by public sanitary sewerage facilities refine and detail attendant sanitary sewer service areas to the year 2000. Chapter NR 110.08(4) of the Wisconsin Administrative Code requires that the Regional Planning Commission review and comment on all sanitary sewer extensions, relating the proposed extensions to the sanitary sewer service areas identified in the adopted regional water quality management plan. This requirement reinforces the above recommendation of the water quality management plan.

The process of refining and detailing the sanitary sewer service area tributary to the Walworth County Metropolitan Sewerage District treatment facilities, of which Elkhorn is a part, began shortly after the Commission adopted the regional water quality management plan in July 1979. On August 20, 1979, the Walworth County Metropolitan Sewerage District transmitted a letter requesting that the Regional Planning Commission refine and detail the proposed year 2000 sewer service areas tributary to the District facility.

An intergovernmental meeting for the purpose of refining and detailing the Walworth County Metropolitan Sewerage District sanitary sewer service areas was held on December 20, 1979. In attendance at the meeting were representatives of the District; the Cities of Delavan and Elkhorn; the Delavan Lake Sanitary District; the Towns of Darien, Delavan, Geneva, Lafayette, Sugar Creek, and Walworth; and the Walworth County Park and Planning Commission. A general consensus on the service area boundaries was not achieved at that meeting. Accordingly, a series of joint meetings was held between the Walworth County Metropolitan Sewerage Commission and the individual communities in order to resolve specific areas of concern regarding the sewer service area boundaries. As an outgrowth of these local intergovernmental meetings, tentative agreement on the final year 2000 sewer service area boundaries was reached. This agreement was presented at a public hearing on the refined and detailed Walworth County Metropolitan Sewerage District sanitary sewer service areas held on February 24, 1981. The final refined and detailed sanitary sewer service area for the Walworth County Metropolitan Sewerage District is shown on Map 19.

The Walworth County Metropolitan Sewerage District has completed plans and specifications for a new areawide sewage treatment facility and trunk sewer system designed to accommodate existing and proposed year-round and resident populations in the Delavan, Delavan Lake, Elkhorn, and Walworth County Institutions sewer service areas. The sewage treatment facility and system were under construction in 1980.

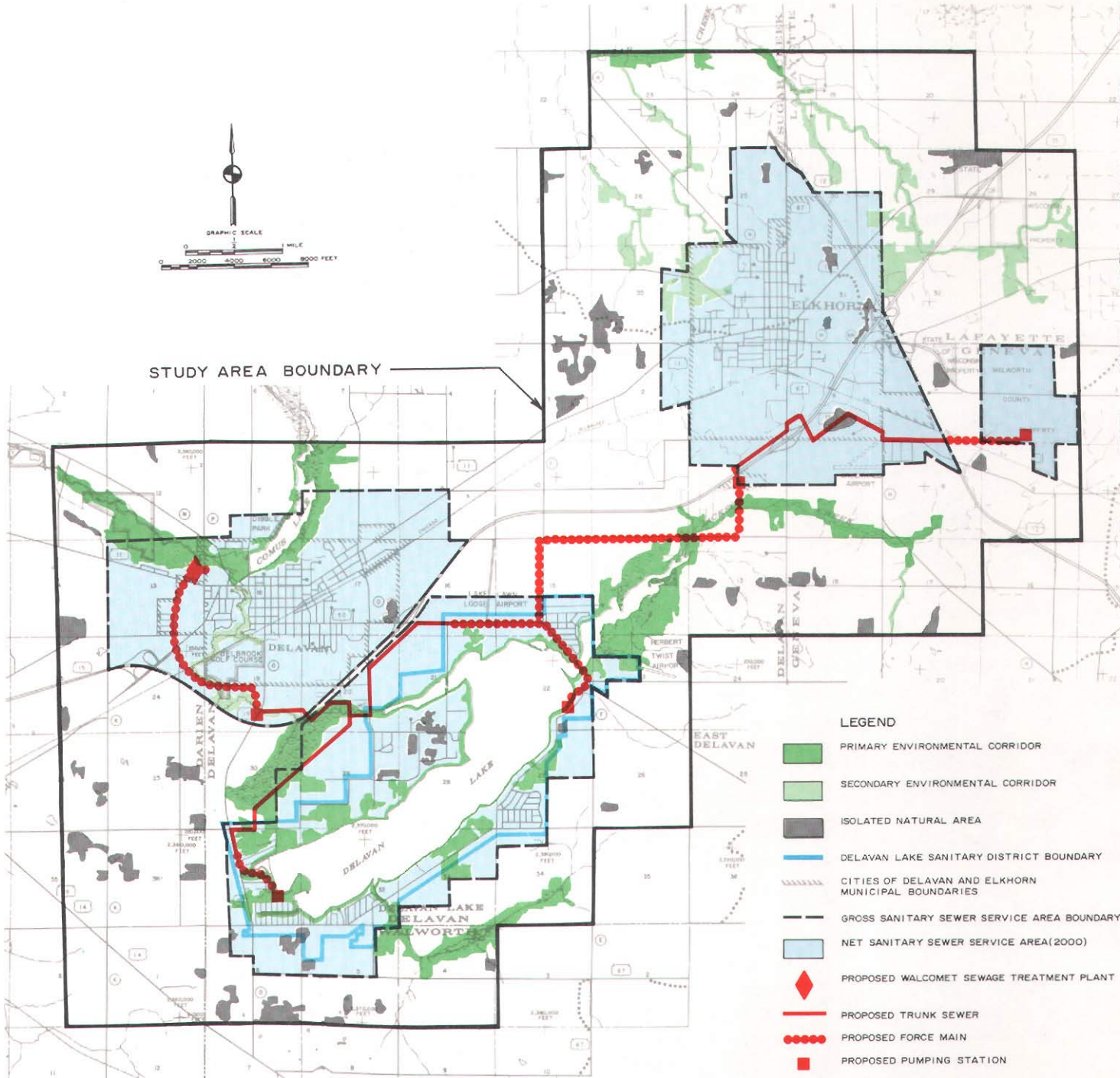
Public Water System

The City of Elkhorn public water supply and service area is shown on Map 20. In 1983, the system served 1,485 acres of land, or about 53 percent of the total city area, and a resident population of about 4,650 persons. The water system is served by two wells and two elevated water storage tanks.

In March 1977, a water system plan for the City was completed by Jensen and Johnson, Engineers and Surveyors of Elkhorn, and documented in a report entitled, Comprehensive Water Plan for the City of Elkhorn, dated March 1977. The report presented the results of investigations of the adequacy of the then

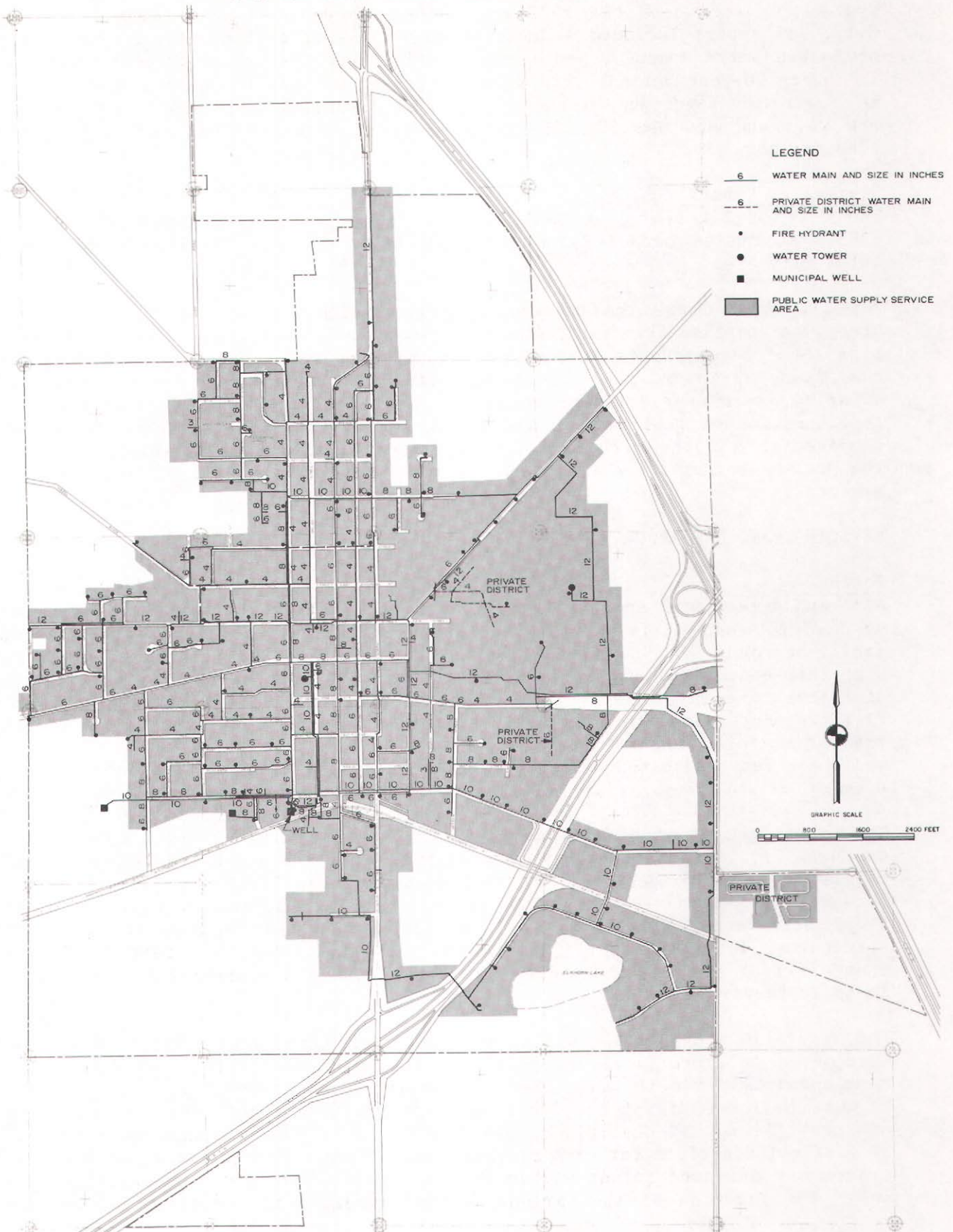
Map 19

FINAL REFINED AND DETAILED SANITARY SEWER SERVICE AREA FOR
THE WALWORTH COUNTY METROPOLITAN SEWERAGE DISTRICT: 1981



Source: SEWRPC.

EXISTING PUBLIC WATER SUPPLY SYSTEM AND
SERVICE AREA OF THE CITY OF ELKHORN: 1983



Source: City of Elkhorn Engineering Department and SEWRPC.

existing City of Elkhorn water supply, storage, treatment, and distribution systems to meet both the 1977 and forecast year 2000 water demands in the City. The report included a description of 1977 water facilities, projections of future water demands, and recommendations for system improvements over the following 20-year period. This plan is currently being implemented by the City as new urban development occurs. The plan indicates the construction of one new well and one new 500,000-gallon elevated water storage tank during the plan period.

Stormwater Runoff

The City of Elkhorn storm sewer system is graphically shown on Map 21. In 1983, the system served 1,300 acres of land, or about 46.4 percent of the total city area.

Map 21, which shows the existing stormwater drainage system in the Elkhorn area, was compiled from available city records. In so doing, it was recognized that these records were incomplete and, in some cases, might even be erroneous. It is therefore recommended that the City undertake an inventory of the existing stormwater drainage system to determine accurately the location and configuration of that system; the sizes, elevations, and grades of the system components; and the tributary drainage areas involved as an initial step in the preparation of a needed stormwater management system plan for the City and environs.

EXISTING LAND USE REGULATIONS

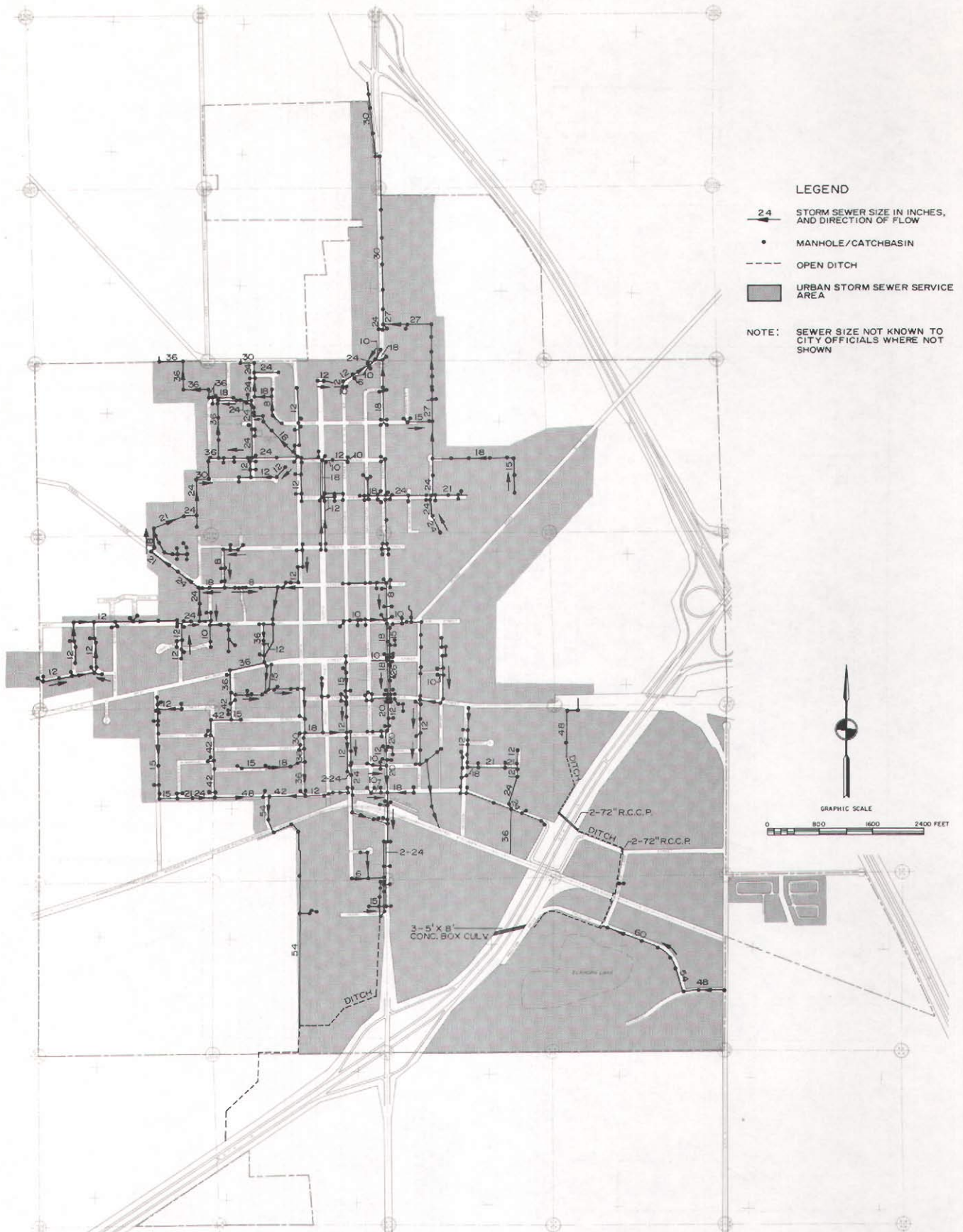
Zoning

All land development and building activity in the City of Elkhorn is regulated by zoning, land division, and building ordinances and codes. The present zoning ordinance of the City of Elkhorn, Ordinance No. 426, provides 11 zoning districts--one single-family residential district, two two-family residential districts, one multiple-family residential district, one mobile home residential district, one agricultural district, two commercial districts, two industrial districts, and one quarrying district. The location of these districts and their respective boundaries are shown on Map 22. Table 35 presents a brief summary of the regulations applicable within each of these 11 districts.

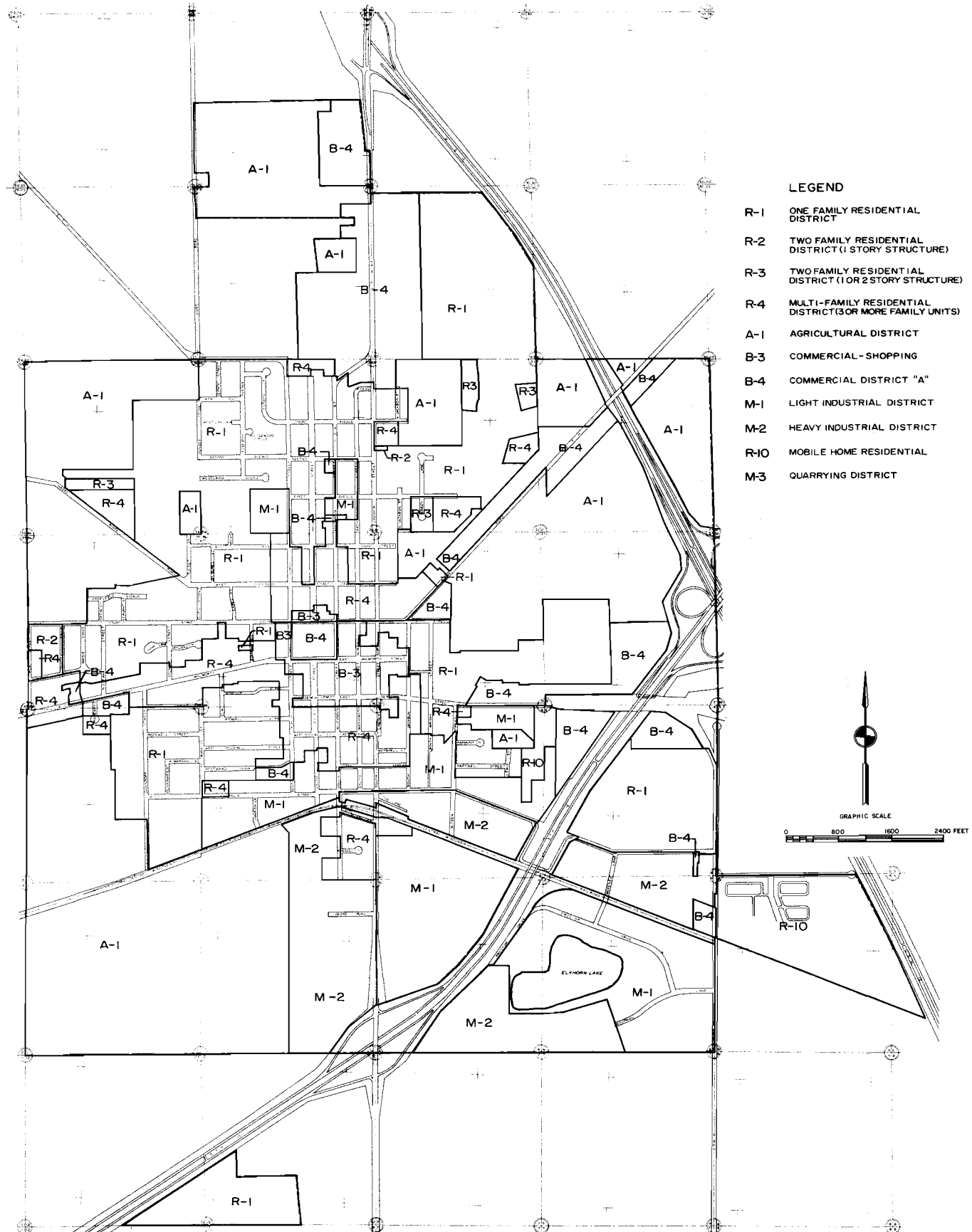
The existing City of Elkhorn zoning ordinance, which was adopted by the City on March 27, 1971, has several shortcomings. The R-2 and R-3 Two-Family Districts are almost identical, as indicated in Table 22. The major difference between the R-2 and R-3 Districts is that the R-2 District permits only one-story structures, while the R-3 District permits either one- or two-story structures; yet the height limitation for each of these two districts is the same--35 feet or two-and-one-half stories. These two districts are redundant in their requirements.

The regulations applicable within the two commercial zoning districts are not structured to properly accommodate the variety of commercial districts which should exist within the City, such as neighborhood, community, downtown, and highway business districts. Parks, governmental uses, and institutional uses are provided for by conditional use permits rather than through the provision of distinct districts for each of these uses. None of the existing zoning districts has a stated intent within the ordinance relating to the district purpose. The location of the various zoning districts do not always adequately

EXISTING STORM SEWER SYSTEM AND
SERVICE AREA OF THE CITY OF ELKHORN: 1983



EXISTING ZONING IN THE CITY OF ELKHORN: 1983



Source: City of Elkhorn and SEWRPC.

Table 35

SUMMARY OF EXISTING ZONING DISTRICTS IN THE CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN: 1980

District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
	Principal	Accessory			Total Area (square feet)	Area per Family (square feet)	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
R-1 Single-Family Residential	Single-family dwellings, public parks	Uses incidental to principal uses	Schools, churches, governmental facilities, utilities	4.84	9,000	9,000	Lots platted prior to March 27, 1972--65; cul-de-sacs--95; other--80	25 and as further detailed in the zoning ordinance	-- ^a	--	35 or two-and-one-half stories
R-2 Two-Family Residential Limited to One-Story Structures	Single-family dwellings, two-family dwellings limited to one story, public parks	Uses incidental to principal uses	Governmental and cultural facilities, utilities, home occupations	9.68	9,000	9,000	Lots platted prior to March 27, 1972--65; cul-de-sacs--95; other--80	25 and as further detailed in the zoning ordinance	-- ^a	--	35 or two-and-one-half stories
R-3 Two-Family Residential for Either One- or Two-Story Structures	Single-family dwellings, two-family dwellings limited to two stories, public parks	Uses incidental to principal uses	Governmental and cultural facilities, home occupations	9.68	9,000	9,000	Lots platted prior to March 27, 1972--65; cul-de-sacs--95; other--80	25 and as further detailed in the zoning ordinance	-- ^a	--	35 or two-and-one-half stories
R-4 Multiple-Family Residential for Three- or More Family Units	All residential-type uses incorporating one building on one lot	--	Governmental and cultural facilities, utilities, colleges, clubs, rest homes, home occupations	Varies from 12.45 to 21.78, depending upon dwelling unit type	--	Efficiency--2,000; one-bedroom--2,500; two-bedroom--3,000; three-bedroom--3,500	80	25 and as further detailed in the zoning ordinance	-- ^b	Two-story building--25 plus 5 for each additional story	45 or 3 stories
R-10 Mobile Home Residential	Mobile home development	--	Mobile home park sites, governmental and cultural facilities, utilities	Unsewered--1.09; sewer--7.26	Total development--10 acres, Lot--40,000 with septic system, 6,000 with sanitary sewer	Severed lot--6,000; Unsewered lot--40,000	Total development--450	Development yard--40; mobile home yard--30	Development yard--40	Development yard--40	20 or one story
A-1 Agricultural	Single-family dwellings, public parks, existing agricultural uses	--	Airports, governmental and cultural facilities, utilities, colleges	4.84	9,000	9,000	80	25 and as further detailed in the zoning ordinance	20	25	Building for human habitation--35 or two-and-one-half stories
B-3 Commercial Shopping	Residential-type uses, stores, professional offices, theaters	Uses customary and incidental to the principal uses	Governmental and cultural facilities, utilities, rest homes	14.52	3,000	3,000	--	-- ^c	None except when adjoining other districts; then adjoining district side yard requirements apply	Two-story building--25, plus 5 for each additional story	45 or three stories
B-4 Commercial "A"	Residential-type uses, stores, drug stores, real estate offices, barbershops	--	Governmental and cultural facilities, utilities, rest homes	--	--	--	--	25	None except when adjoining other districts; then adjoining district side yard requirements apply	Two-story building--25 plus, 5 for each additional story	45 or three stories
M-1 Light Industrial	Barber shops, dress shops, florists, professional offices, theaters, manufacture of products from paper, repair shops, laboratories	Uses customary and incidental to the principal uses	Airports, governmental and cultural facilities, utilities	--	--	--	--	25 and as further detailed in the zoning ordinance	10	Three story building--25, plus 3 for each additional story	60 or six stories
M-2 Heavy Industrial	Any uses except residential, educational, institutional, and uses in conflict with any laws of the State of Wisconsin or City of Elkhorn ordinances	--	Airports, utilities	--	--	--	--	25 and as further detailed in the zoning ordinance	10	Three story building--25, plus 3 for each additional story	60 or five stories
M-3 Quarrying	Removal of gravel, sand, topsoil, or subsoil, or any other minerals from the earth by excavating, stripping, or leveling	Washing, refining, or processing of gravel, sand, or other minerals from the earth by excavating, stripping, or leveling	Governmental and cultural facilities, utilities	--	Sufficient area	--	--	150	150	150	45

^aFor buildings not more than one-and-one-half stories high, the sum of the widths of the required side yards shall not be less than 25 feet, and no single side yard shall be less than 10 feet in width. For buildings from one-and-one-half to two-and-one-half stories high, the sum of the widths of the required side yards shall be not less than 30 feet, and no single side yard shall be less than 12 feet in width.

^bFor buildings not more than one-and-one-half stories high, the sum of the widths of the required side yards shall not be less than 25 feet, and no single side yard shall be less than 10 feet in width. For buildings two or more stories high, each side yard shall be 20 feet.

^cWhere parts of the frontage are designated on the District Map as Residence District and Commercial District, the setback regulations of the Residence District shall apply to the Commercial District; otherwise, no setback shall be required.

Source: SEWRPC.

reflect the current land use pattern of the City. Some additional zoning districts need to be created in order to better accommodate and protect the existing land uses in the City, as well as to promote the further sound development of the City.

The study area, as noted in this fact book, consists of portions of the Towns of Delavan, Geneva, Lafayette, and Sugar Creek. The Towns of Delavan, Geneva, and Sugar Creek utilize the Walworth County Zoning Ordinance, while the Town of Lafayette has adopted a town ordinance virtually identical to the county ordinance. The county and town ordinances provide for 26 zoning district classifications. Table 36 presents for each district the permitted uses, conditional uses, maximum residential density in terms of dwelling units per net acre, minimum lot size requirements, minimum yard requirements, and maximum building height. Each zoning district, as it relates to the entire study area, is delineated on Map 23.

Land Subdivision

Land subdivision regulations have a five-fold purpose:

1. To ensure that the subdivision of land will fit into the existing land use pattern and overall plan for the physical development of the community;
2. To ensure that adequate provision is made for necessary community and neighborhood facilities--parks, schools, churches, shopping centers--so that a harmonious and desirable environment will result;
3. To provide adequate standards for the design of the land divisions and the improvement of the land being subdivided, with particular attention to such requirements as utilities, storm water drainage, street improvements, and lot improvements;
4. To provide a basis for clear and accurate property boundary line records; and
5. To promote the health, safety, and general welfare of all citizens in the community, as well as of the future occupants of the land to be subdivided.

Ideally, land division control regulations are a means of implementing a community comprehensive plan. As such, land division regulations should coordinate and integrate development with the community's comprehensive plan, and are, therefore, properly prepared within the context of such a plan. Since land division is far more than a means of marketing land--being the first step in the process of building a community--substantial benefits are to be derived from sound subdivision regulations. Much of the form and character of a community is determined by the quality of its land divisions and the standards which are built into them. Once land has been divided into blocks and lots, streets established, and utilities installed, the development pattern is permanently established and unlikely to be changed. For generations, the entire community, as well as the individuals who occupy the community subdivisions, will be influenced by the quality and character of the design of the subdivisions.

Table 36

SUMMARY OF EXISTING ZONING DISTRICTS IN THE
TOWNS OF DELAVAN, GENEVA, LAFAYETTE, AND
SUGAR CREEK, WALWORTH COUNTY, WISCONSIN: 1980

District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
	Principal	Accessory			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
A-1 Prime Agricultural Land	Apiculture, dairying, floriculture, grazing, two single-family farm dwellings	--	Housing for farm laborers, commercial feedlots, commercial fur farms, commercial egg production	2.0 per lot	35 acres	35 acres	--	Subdivision road--25; town road--50; county road--65; state and federal road--85	20	100	Dwelling--35; other--twice the distance from the nearest lot line
A-2 Agricultural Land	One single-family farm dwelling, apiculture, dairying, floriculture, grazing	--	Housing for farm laborers, commercial feedlots, commercial fur farms, commercial egg production	1.0 per lot	5 acres	5 acres	300	Subdivision road--25; town road--50; county road--65; state and federal road--85	20	100	Dwelling--35; other--twice the distance from the nearest lot line
A-3 Agricultural Land Holding	Apiculture, dairying, grazing, two single-family farm dwellings	--	Housing for farm laborers, commercial feedlots, commercial fur farms, commercial egg production	2.0 per lot	35 acres	35 acres	--	Subdivision road--25; town road--50; county road--65; state and federal road--85	20	100	Dwelling--35; other--twice the distance from the nearest lot line
A-4 Agricultural-Related Manufacturing, Warehousing, and Marketing	None	--	Corn shelling, bottling of spring water, grist mills, cereal preparation, cottonseed oil milling, livestock sales facilities	--	Sufficient area	--	--	Subdivision road--25; town road--50; county road--65; state and federal road--85	75	75	60
A-5 Agricultural-Rural Residential	Single-family dwellings, home occupations, orchards, greenhouses, vegetable raising	--	Sewage disposal plants, governmental uses, utilities, schools, churches	1.0 per lot	40,000 square feet	40,000 square feet	150	Subdivision road--25; town road--50; county road--65; state and federal road--85	15	25	35
C-1 Lowland Resource Conservation	Farming and related uses, boat landing sites, drainage, swimming beaches, impoundments	--	Land restoration, golf courses, recreation camps, utilities, sewage disposal plants	--	--	--	--	--	--	--	--
C-2 Upland Resource Conservation	Farming and related agricultural, forest preservation, hunting and fishing clubs, single-family detached dwellings	--	Animal hospitals, golf courses, ski hills, riding stables	1.0 per lot	5 acres	5 acres	300	Subdivision road--25; town road--50; county road--65; state and federal road--85	20	100	Dwelling--35; other--twice the distance from the nearest lot line
C-3 Conservancy-Residential	Forest preservation, forest and game management, single-family detached dwellings	--	Animal hospitals, land restoration, sewage disposal plants, utilities	1.0 per lot	100,000 square feet	100,000 square feet	200	Subdivision road--25; town road--50; county road--65; state and federal road--85	20	50	35
P-1 Recreational Park	Parks, forest reserves, golf courses, ice skating, picnic grounds	--	Ski hills, recreation camps, archery ranges, sports fields	--	Sufficient area	--	--	Subdivision road--25; town road--50; county road--65; state and federal road--85	50	50	35
P-2 Institutional Park	Churches, college dormitories, monasteries, nursing homes, town hall	--	Golf courses, country clubs, firearm ranges, utilities, schools, airports	--	Sewered--10,000 square feet	--	Sewered--100	Subdivision road--25; town road--50; county road--65; state and federal road--85	25	25	35
R-1 Single-Family Residence (unsewered)	Single-family detached dwellings	--	Golf courses, Planned Unit Developments (PUD's), sewage disposal plants, utilities, schools, churches	Determined by soil type	Determined by soil type	Determined by soil type	Determined by soil type	Subdivision road--25; town road--50; county road--65; state and federal road--85	15	25	35

Table 36 (continued)

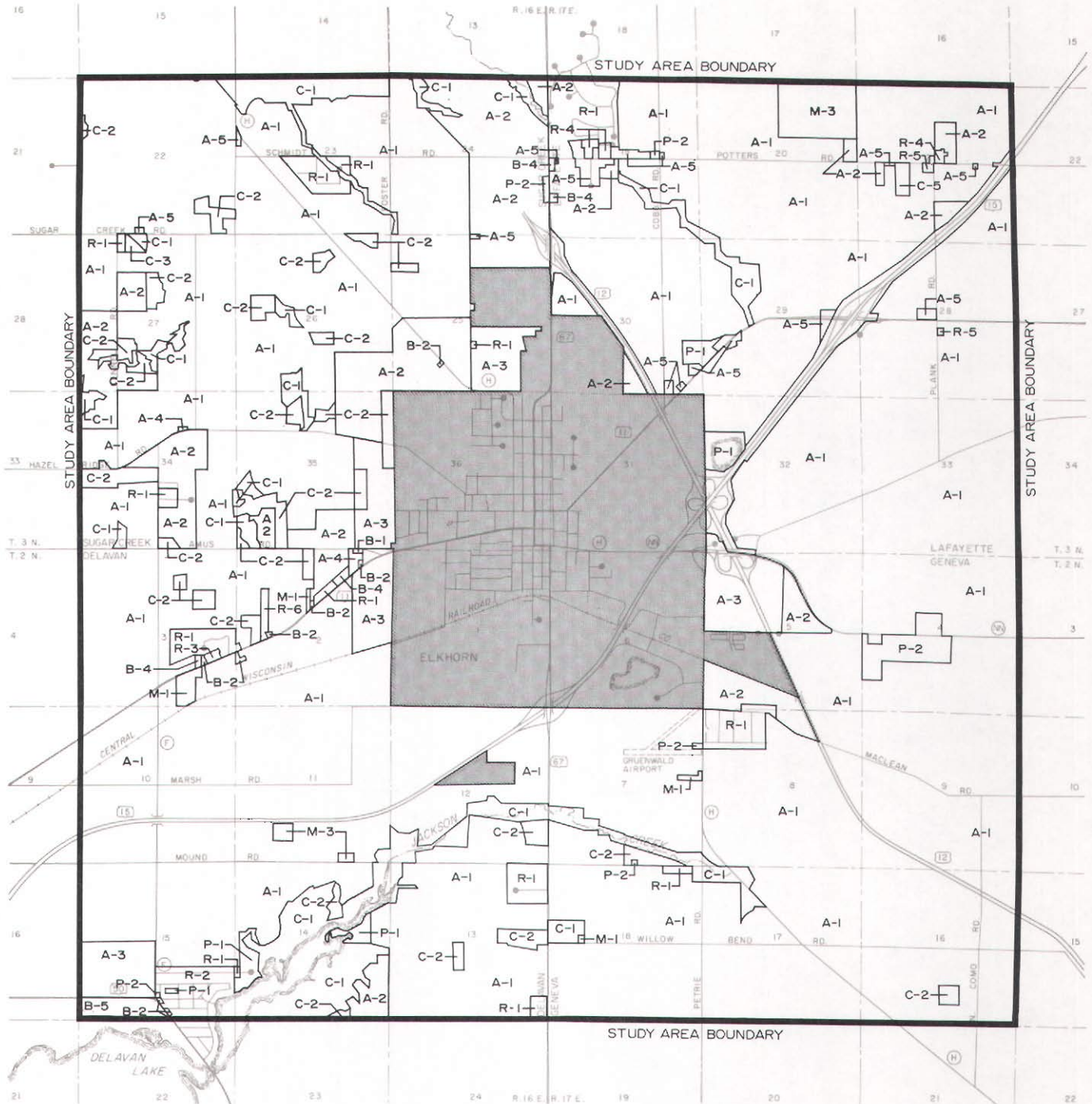
District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
	Principal	Accessory			Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
R-2 Single-Family Residence (sewered)	Single-family detached dwellings, parks, playgrounds	--	Golf courses, PUD's, home occupations, sewage disposal plants, schools, churches	2.9	15,000 square feet	15,000 square feet	100	Subdivision road--25; town road--50; county road--65; state and federal road--85	10	25	35
R-3 Two-Family Residence (sewered or unsewered)	Single-family detached dwellings, two-family dwellings, parks, playgrounds	--	Golf courses, PUD's, home occupations, sewage disposal plants, utilities, schools	Sewered--5.8; unsewered--determined by soil type	Sewered--15,000 square feet; unsewered--determined by soil type	Sewered--7,500 square feet; multiple--determined by soil type	Sewered--100; unsewered--determined by soil type	Subdivision road--25; town road--50; county road--65; state and federal road--85	10	25	35
R-4 Multiple-Family Residence (sewered or unsewered)	None	--	Single-family dwellings, two-family dwellings, multiple-family dwellings, parks, playgrounds	6.0	Sewered--two-family, 12,000 square feet; multiple-family--15,000 square feet; unsewered--determined by soil type	Sewered--two-family, 6,000 square feet; multiple-family--7,500 square feet; unsewered--determined by soil type	Sewered--two-family, 80 multiple-family--100	Subdivision road--25; town road--50; county road--65; state and federal road--85	10	25	35
R-5 Planned Residential Development	None	--	One-family detached, semi-detached, and attached dwellings; two-family dwellings; multiple-family dwellings; golf courses, utilities, schools	Sewered--5.0; unsewered--determined by soil type	--	--	--	Interior--25; Exterior--subdivision road--25; town road--50; county road--65; state and federal road--85; Perimeter--50	Interior--single-family, 10; two-family, 10; multiple-family, 15; Perimeter--50	Interior--40; Perimeter--50	35
R-6 Planned Mobile Home Park Residence	None	--	Single-family detached dwellings, mobile homes, accessory buildings, golf courses, utilities, schools	5.0	10 acres	8,712 square feet	450	Site--subdivision road--25; town road--50; county road--65; state and federal road--85; Interior--20	Site--40; Interior--15	Site--40; Interior--20	20
R-7 Mobile Home Subdivision Residence (sewered or unsewered)	Mobile homes, single-family detached dwellings, parks	--	Golf courses, sewage disposal plants, utilities, schools	Sewered--2.9; unsewered--determined by soil type	Sewered--15,000 square feet; unsewered--determined by soil type	Sewered--15,000 square feet; unsewered--determined by soil type	Sewered--100; unsewered--determined by soil type	Subdivision road--25; town road--50; county road--65; state and federal road--85	10	25	35
B-1 Local Business	Bakeries, clinics, drug stores, florists, gift stores, meat markets, supermarkets	--	Residential dwelling units, nursing homes, utilities, schools, churches	Sewered--5.8; Unsewered--determined by soil type	Sewered--7,500 square feet; unsewered--determined by soil type	Sewered--7,500 square feet; unsewered--determined by soil type	Sewered--75; unsewered--determined by soil type	Subdivision road--25; town road--50; county road--65; state and federal road--85	10	30	35
B-2 General Business	Antique shops, churches, food lockers, hotels, liquor stores, variety stores	--	Residential dwelling units, animal hospitals, sewage disposal plants, schools, churches	Sewered--5.8; unsewered--determined by soil type	Sewered--7,500 square feet; unsewered--determined by soil type	Sewered--7,500 square feet; unsewered--determined by soil type	Sewered--75; unsewered--determined by soil type	Subdivision road--25; town road--50; county road--65; state and federal road--85	10	30	45
B-3 Waterfront Business	None	--	Boat rental facilities, hotels, bait shops, supper clubs, dance halls	--	Sufficient area	Sufficient area	--	Subdivision road--25; town road--50; county road--65; state and federal road--85	10	50	35

Table 36 (continued)

District	Permitted Uses		Conditional Uses	Maximum Residential Density (dwelling units per net acre)	Minimum Lot Size			Minimum Yard Requirements			Maximum Building Height (feet)
					Total Area	Area per Family	Width at Setback (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	
B-4 Highway Business	None	--	Automobile service stations, bars, hotels, restaurants, nursing homes, utilities, schools	--	Sufficient area	Sufficient area	--	Subdivision road--25; town road--50; county road--65; state and federal road--85	40	40	35
B-5 Planned Commercial-Recreation Business	None	--	Aircraft fields, amusement parks, campgrounds, fairgrounds, recreational resorts, retail sales, personal services	10.0	--	4,356 square feet	--	Interior--25; Perimeter--100	Interior--15; Perimeter--100	Interior--40; Perimeter--100	Commercial--75; Perimeter--35
M-1 Industrial	Commercial bakeries, food locker plants, publishing companies, warehousing, wholesaling	--	Machine shops, painting, automotive body repairs, utilities	--	Sufficient area	--	--	Subdivision road--25; town road--50; county road--65; state and federal road--85	30; 50 when abutting residential district	30; 50 when abutting residential district	45
M-2 Heavy Industrial	Commercial bakeries, food locker plants, publishing companies, warehousing, freight yards, breweries	--	Crematories, pea vineries, manufacturing and processing, junkyards, utilities	--	Sufficient area	--	--	Subdivision road--25; town road--50; county road--65; state and federal road--85	20; 50 when abutting residential district	30; 50 when abutting residential district	60
M-3 Mineral Extraction	None	--	Aggregate plants, ready-mix plants, sand and gravel quarrying, utilities	--	--	--	--	Principal use--200; accessory use--100	Principal use--200; accessory use--100	Principal use--200; accessory use--100	--
M-4 Sanitary Landfill	None	--	Sewage disposal plants, utilities	--	--	--	--	200	200	200	35

Source: SEWRPC.

EXISTING ZONING IN THE CITY OF ELKHORN STUDY AREA: 1980



LEGEND

COUNTY ZONING DISTRICTS

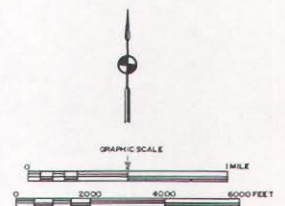
- A-1 PRIME AGRICULTURAL DISTRICT
- A-2 AGRICULTURAL LAND DISTRICT
- A-3 AGRICULTURAL LAND HOLDING DISTRICT
- A-4 AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING DISTRICT
- A-5 AGRICULTURAL-RURAL RESIDENTIAL DISTRICT
- C-1 LOWLAND RESOURCE CONSERVATION DISTRICT
- C-2 UPLAND RESOURCE CONSERVATION DISTRICT
- C-3 CONSERVANCY-RESIDENTIAL DISTRICT

- P-1 RECREATIONAL PARK DISTRICT
- P-2 INSTITUTIONAL PARK DISTRICT
- R-1 SINGLE-FAMILY RESIDENCE DISTRICT (UNSEWERED)
- R-2 SINGLE-FAMILY RESIDENCE DISTRICT (SEWERED)
- R-4 MULTIPLE-FAMILY RESIDENCE DISTRICT (SEWERED OR UNSEWERED)
- R-6 PLANNED MOBILE HOME PARK RESIDENCE DISTRICT
- B-2 GENERAL BUSINESS DISTRICT
- B-4 HIGHWAY BUSINESS DISTRICT

- M-1 INDUSTRIAL DISTRICT
- M-3 MINERAL EXTRACTION DISTRICT

City of Elkhorn (See Map 22)

Source: SEWRPC.



The land division ordinance used by the City of Elkhorn, Ordinance No. 467, was adopted on March 18, 1974. By reference and associated text, Section 26.0 of Ordinance No. 467 conforms to the procedures outlined in Section 236 of the Wisconsin Statutes for platting lands within the City, as well as to the City's extraterritorial plat approval jurisdiction area which is one-and-one-half miles from the city limits. Also, the land division ordinance deals with the subdivision of land into lots larger than 1.5 acres and the subdivision of a parcel of land into fewer than five new parcels (certified survey maps). Design standards for land divisions are also given in the existing ordinance.

The land division ordinance has relatively few deficiencies. These deficiencies could be resolved through the amendment of those areas of concern in the ordinance. Since the adoption of the city land division ordinance, Chapter 236 of the Wisconsin Statutes has been altered to revise the 40-day preliminary plat review period for a municipality to 90 days, and to revise the 20-day preliminary plat review period of an objecting authority to 30 days.

Section 26.57 of the city land division ordinance, the public sites and open space section, does not offer many options for the City in acquiring new park areas, based upon new land divisions in the City. Section 26.57 states that, "If designated on the comprehensive plan, comprehensive plan component, official map, or component neighborhood development plan, if any such areas (i.e., future school sites, parks, playgrounds, drainageways, and other public purposes) shall be made part of the preliminary" However, the City, until now, has not had any of these planning instruments through which these types of public use sites could be reserved and/or preserved. Consequently, land dedication, or reservation, or public site fee for these public use areas was not required.

Also, the existing land division ordinance does not require the subdivider to provide street lamps or street trees along proposed dedicated rights-of-way. The City may wish to consider providing such a requirement.

Official Map

The official map is one of the oldest plan implementation devices at the disposal of local communities. It is also one of the most effective and efficient devices which can be brought to bear on the problem of preserving land for future public use. Section 62.23(6) of the Wisconsin Statutes provides that the governing body of a local municipality may establish an official map for the precise designation of right-of-way lines and site boundaries of streets, highways, parkways, parks, and playgrounds. Such a map has the force of law and is deemed to be final and conclusive with respect to the location and width of both existing and proposed streets, highways, and parkways, and the location and extent of existing and proposed parks and playgrounds. The Statutes further provide that the official map may be extended to include areas beyond the corporate limit lines but within the extraterritorial plat approval jurisdiction of the municipality.

The official map is thus intended to constitute a means of implementing the community's master plan of streets, highways, parkways, parks, and playgrounds. Its basic purpose is to prohibit the construction of buildings or structures and their associated improvements on land that has been designated for current or future public use. The official map permits the community to protect the beds of future streets, as well as the beds of partially or wholly

developed streets which are to be widened, by essentially prohibiting the construction of new buildings in such beds. Possible monetary savings which can accrue to the community from such protection is large. The fact that an official map assures the integrity of the community's long-range plan of streets is even more important. The official map has similar functions in implementing the community's plan of parks, parkways, and other open spaces. An incidental but important benefit of an official map is that it adequately locates and records existing street lines that constitute the boundaries of the public property, and thereby tends to stabilize the location of real property boundary lines--both private and public.

In 1980, the City of Elkhorn did not have an official map. Accordingly, an official map for the City should be prepared which seeks to implement the community's current long-range development plans, as outlined in this land use and urban design plan.

LAND USE AND URBAN DESIGN PLAN FOR THE CITY OF ELKHORN: 2000

On July 12, 1984, the City of Elkhorn Plan Commission finally adopted the City of Elkhorn and Environs Land Use Plan. In addition to setting forth an adopted land use plan and supporting plan implementation devices for the City, this report presents pertinent information on the present stage of development of the City, including information on population and employment levels; on existing land use; on sanitary sewerage, water supply, and transportation system development; and on the topography and drainage pattern, soils, woodlands, wetlands, wildlife habitat areas, prime agricultural areas, and environmental corridors of the City and environs, all of which constitute important considerations in any local planning effort. In addition, urban design analyses and recommendations are presented relating to the City of Elkhorn central business district. The city-adopted land use plan for the year 2000 is shown on Map 24.

EXISTING HOUSING STOCK INVENTORY

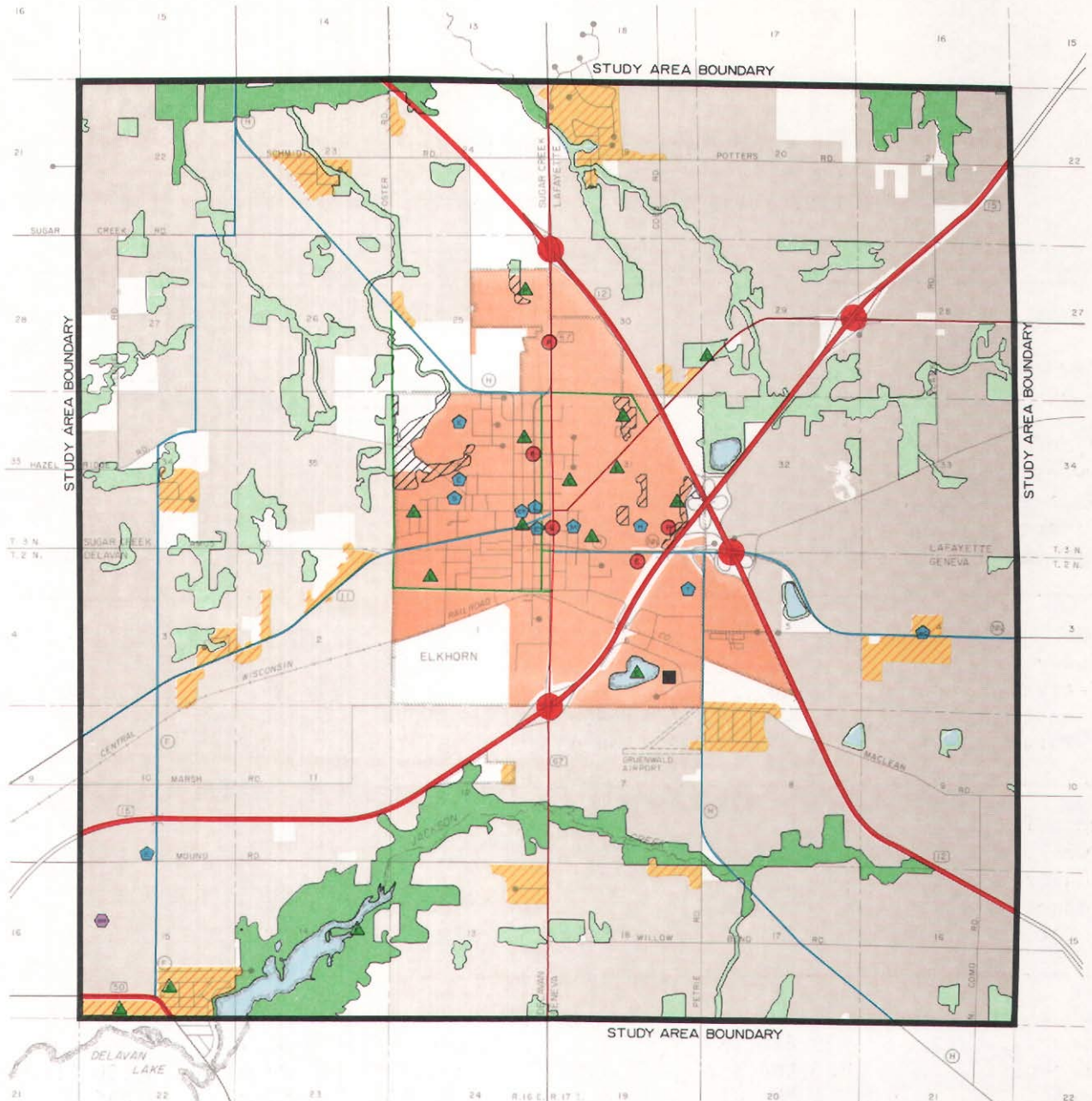
Basic data pertaining to the existing housing stock in the City of Elkhorn helps to facilitate an understanding of the current housing situation in the City. In particular, data pertaining to the quantity and quality of housing in the City of Elkhorn, as set forth in this section, helps to determine the extent to which the existing housing stock is able to meet the current and future housing needs of the City.

Tenure Status

As shown in Table 37, in 1980 there were a total of 1,873 year-round housing units in the City of Elkhorn. Year-round housing units comprise all occupied housing units and vacant year-round housing units, the latter being vacant units which are intended for occupancy at any time of the year.

Of the total, 1,078 units, or 58 percent, were owner-occupied housing units, while 736 units, or about 39 percent, were renter-occupied units. A housing unit was considered occupied if it was the usual place of residence of the person or persons living in it at the time of the census enumeration. A housing unit was reported as being owner-occupied in the census if it was reported as owned or being bought by someone in the household. As indicated in Table 13, the City of Elkhorn has a somewhat smaller percentage of owner-occupied

ADOPTED REGIONAL LAND USE PLAN FOR THE CITY OF ELKHORN STUDY AREA: 2000



LEGEND

- LOW DENSITY URBAN DEVELOPMENT (0.7-2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM DENSITY URBAN DEVELOPMENT (2.3-6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- COMMUNITY RETAIL AND SERVICE CENTER
E-EXISTING
P-PROPOSED
- COMMUNITY INDUSTRIAL PARK
- PARKS
E-EXISTING
P-PROPOSED
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR AND OTHER ENVIRONMENTALLY SIGNIFICANT LANDS
- PRIME AGRICULTURAL LANDS
- OTHER AGRICULTURAL AND RURAL LANDS

- GOVERNMENTAL AND INSTITUTIONAL
E- ELEMENTARY SCHOOL
M- MIDDLE SCHOOL
H- HIGH SCHOOL
S- SPECIAL SCHOOL
T- TECHNICAL SCHOOL
C- CITY HALL
CT- COUNTY COURTHOUSE
L- LIBRARY
WC- WALWORTH COUNTY COMPLEX
- BASIC UTILITY/RECREATIONAL AIRPORT
- AREAS OF WET OR POORLY DRAINED SOILS WHICH WILL REQUIRE CAREFUL STUDY AND PROPER ENGINEERING TO ACCOMMODATE URBAN DEVELOPMENT
- WATER

ARTERIAL STREET AND HIGHWAY SYSTEM

- STATE TRUNK FREEWAY
- STATE TRUNK NONFREEWAY
- COUNTY TRUNK
- LOCAL TRUNK *
- FREEWAY-NONFREEWAY INTERCHANGE

*NOTE: PROPOSED LOCAL TRUNK HIGHWAY RIGHTS-OF-WAY ARE SHOWN IN APPROXIMATE LOCATIONS

Table 37

TOTAL YEAR-ROUND HOUSING UNITS AND STATUS
OF YEAR-ROUND HOUSING UNITS IN THE CITY OF ELKHORN,
THE REGION, WISCONSIN, AND THE UNITED STATES: 1970 AND 1980

Area and Status of Housing Unit	Housing Units					
	1970		1980		Change 1970 to 1980	
	Number	Percent	Number	Percent	Number	Percent
City of Elkhorn						
Owner.....	945	66.5	1,078	57.6	133	14.1
Renter.....	420	29.5	736	37.3	316	75.2
Vacant.....	57	4.0	59	3.1	2	3.5
Total	1,422	100.0	1,873	100.0	451	31.7
Region						
Owner.....	331,339	59.5	389,381	59.4	58,042	17.5
Renter.....	205,147	36.9	238,547	36.4	33,427	16.3
Vacant.....	20,100	3.6	27,791	4.2	7,691	38.3
Total	556,586	100.0	655,746	100.0	99,160	17.8
Wisconsin						
Owner.....	918,123	64.9	1,127,367	64.3	209,244	22.8
Renter.....	410,681	29.1	524,894	29.9	114,213	27.8
Vacant.....	85,301	6.0	100,708	5.8	15,407	18.1
Total	1,414,105	100.0	1,752,969	100.0	338,864	24.0
United States						
Owner.....	39,885,180	59.0	51,494,545	59.7	11,909,365	29.9
Renter.....	23,564,567	34.8	28,595,128	33.0	5,030,561	21.4
Vacant.....	4,206,819	6.2	6,303,150	7.3	2,096,331	49.8
Total	67,656,566	100.0	86,692,823	100.0	19,036,757	28.1

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

housing units, 58 percent, than does the Region, 59 percent; the State, 64 percent; or the nation, 60 percent. The City of Elkhorn also has a somewhat smaller percentage of vacant housing units, 3.1 percent, than does the Region, 4.2 percent; the State, 5.8 percent; or the nation, 7.3 percent.

Measures of Housing Quality

For the purposes of this study, the relative quality of housing in the City of Elkhorn was determined by comparing information on the cost, age, and renter vacancy rates for housing in the City with that for housing in the Region, State, and nation. As shown in Table 38, the median value of owner-occupied housing units was higher in Elkhorn, \$49,300, than in Wisconsin, \$48,600, and the United States, \$47,300; and lower than in the Region, \$60,271. The median monthly contract rent of \$181 for renter-occupied housing units in the City of Elkhorn was lower than the median contract rents in the Region \$211; State, \$186; and nation, \$199. As further shown in Table 38, the renter vacancy rate of 2.1 percent for Elkhorn was lower than that recorded for the Region, 4.5 percent; State, 5.0 percent; or nation, 2.5 percent.

The relationship between the age of housing units and the quality of housing they provide is very difficult to specify. The quality of original construction and the extent to which a housing unit is regularly maintained strongly influences the quality of housing provided. However, data pertaining to the age of housing units, when evaluated along with other housing characteristics, can provide a basis for determining housing quality and the degree to which existing stock is able to satisfy current housing needs. Table 39 indicates that about 47 percent of the housing units in the City of Elkhorn were built prior to 1950, a substantially lower level than shown for the areas of comparison. Correspondingly, Table 39 shows that about 54 percent of the total housing units in the City of Elkhorn were built since 1950, a lower level than in the areas of comparison.

Inadequately Housed Low- and Moderate-Income Households

While most households in the City of Elkhorn are able to obtain decent, safe, and sanitary housing through the normal operation of the housing market, some low- and moderate-income households are presently inadequately housed. Data regarding existing unmet housing needs are provided for local units of government in Wisconsin through the Housing Information System (HIS) developed and maintained by the Wisconsin Department of Development. The Housing Information System data are widely used as the statistical basis for housing planning in Wisconsin.

Under the Housing Information System, low- and moderate-income households are considered to be inadequately housed if any of the following conditions exist: 1) the unit which they occupy lacks plumbing facilities; 2) there is an average of more than 1.25 persons per room of the unit; 3) the unit is renter occupied and the household pays more than 25 percent of its income for rent; or 4) the unit is owner occupied, is more than 30 years old, and is valued at less than \$10,000 in standard metropolitan statistical areas, or less than \$7,500 in other areas.

According to the Wisconsin Housing Information System, in 1983 an estimated 238 low- and moderate-income households in the City of Elkhorn were considered to be inadequately housed because they experienced one or more of the above-mentioned housing problems. As indicated in Table 40, this total included 92

Table 38

MEDIAN VALUE AND MEDIAN MONTHLY CONTRACT RENT
OF HOUSING UNITS IN THE CITY OF ELKHORN, THE
REGION, WISCONSIN, AND THE UNITED STATES: 1980

Characteristic	City of Elkhorn	Region	Wisconsin	United States
Median Value, Specified Owner-Occupied Noncondominium Housing Units.....	\$49,300	\$60,271	\$48,600	\$47,300
Median Monthly Contract Rent, Specified Renter- Occupied Housing Units.....	181	211	186	199

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

Table 39

AGE OF TOTAL YEAR-ROUND HOUSING UNITS IN THE CITY OF
ELKHORN, THE COUNTY, THE REGION, WISCONSIN, AND THE UNITED STATES

Year Structure Was Built	City of Elkhorn		Region		Wisconsin		United States	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Before 1940	786	42.4	213,394	32.5	642,905	36.6	22,414,352	25.8
1940 to 1949	84	4.5	77,590	11.8	176,466	10.1	9,642,209	11.1
1950 to 1959	235	12.7	128,901	19.7	254,792	14.5	14,871,096	17.1
1960 to 1969	273	14.7	114,226	17.4	276,902	15.8	17,086,673	19.7
1970 to 1974	277	14.9	60,539	9.2	188,144	10.7	11,348,219	13.1
1975 to 1978	142	7.6	47,754	7.3	168,101	9.6	8,364,798	9.6
1979 to 1980	59	3.8	13,391	2.1	49,001	2.7	3,031,370	3.6
Total	1,856	100.0	655,795	100.0	1,756,311	100.0	86,758,717	100.0

Source: SEWRPC.

Table 40

INADEQUATELY HOUSED LOW- AND MODERATE-
INCOME HOUSEHOLDS IN THE CITY OF ELKHORN: 1980

Tenure Status	Inadequately Housed Low- and Moderate-Income Households					
	Number	Percent	Number	Percent	Number	Percent
Owner.....	11	12.0	6	4.1	17	7.1
Renter.....	81	88.0	140	95.9	221	92.9
Total	92	100.0	146	100.0	238	100.0

Source: Wisconsin Department of Development, Housing Information System; and
Southeastern Wisconsin Regional Planning Commission.

elderly households and 146 nonelderly households. Homeowners accounted for 17 households, or 7 percent of all inadequately housed low- and moderate-income households, while renters accounted for 221 households, or 93 percent.

HEALTH CARE FACILITIES AND SERVICES

The availability of physicians to diagnose and treat illnesses, to provide preventive care, and to maintain or improve health is an important consideration in decisions concerning the location of economic development. As indicated in Table 41, services for Walworth County residents are provided by community and special medical centers. Specifically, Lakeland Hospital in the City provides full hospital care to local residents. In certain cases, however, where particular needs cannot be met through local facilities, supplemental health care facilities are readily accessible in nearby communities of Milwaukee County. Among the 25 area hospitals and 12 immediate medical care centers serving area residents, specialized hospitals provide specific needs of residents of the Southeastern Wisconsin Region, as well as the State. These hospitals include DePaul Rehabilitation Hospital, Ivanhoe Treatment Center, Milwaukee Children's Hospital, Milwaukee County Mental Health Center, Milwaukee Psychiatric Hospital, Sacred Heart Rehabilitation Hospital, St. Mary's Hill Hospital, and Veteran's Administration Center. In addition, both the Milwaukee County Medical Center, which offers an emergency eye care facility, and the St. Mary's Burn Center, which provides emergency treatment for burn patients, function as regional hospital facilities which specialize in treatment of industrially related work accidents.

For emergency medical transport of patients, the Flight for Life service based at the Milwaukee County Regional Medical Center flies persons needing specialized emergency treatment via helicopter--within a 150-mile radius--to one of its 21 cooperating metropolitan Milwaukee and Wisconsin area hospitals for treatment. Co-sponsored by Froedtert Memorial Lutheran Hospital, the Milwaukee County Medical Complex and the Medical College of Wisconsin, Flight for Life, which has been transporting patients for over a year, provides an emergency flight service upon the request of hospitals, rescue and law agencies, and medical personnel of area industries.

PUBLIC AND PRIVATE FINANCIAL RESOURCE BASE

Public Financial Resource Base

Information pertaining to the availability of public financial resources in the City of Elkhorn is important to the formulation of any sound economic development program. Existing industry, as well as industry that may be expected to locate in the City in the future, will examine sewer and water facilities, transportation, health, education, and social services, and recreational opportunities in the area to determine their adequacy for business activity and for meeting the needs of their employees. Consequently, if the City has the financial resources needed to alleviate deficiencies in facilities and services, it can promote the expansion of employment opportunities.

Resources Available for Financing

Construction of Community Utilities and Facilities

There are a number of methods by which improvements to community utilities and facilities may be financed in the City of Elkhorn. Each method has its own particular advantages and disadvantages. The public financial resources

Table 41

COMMUNITY AND SPECIAL MEDICAL
CENTERS IN WALWORTH COUNTY: 1981

Hospitals and Clinics	Location
Hospitals	
Lakeland Hospital	City of Elkhorn
Lakeland Counseling Center (hospital component)	City of Elkhorn
Clinics	
Doctors Clinic of Elkhorn	City of Elkhorn
Lakeland Counseling Center of Walworth County	Town of Geneva
Lake Geneva Clinic	City of Lake Geneva
Whitewater Family Practice Clinic	City of Whitewater
Walworth Medical Group, Ltd.	
Walworth Branch	Town of Walworth
Lake Geneva Branch	City of Lake Geneva
Delavan Branch	City of Delavan

Source: Southeastern Wisconsin Regional Planning Commission.

available within the City of Elkhorn are dependent, in part, upon the current fiscal policies of each unit of government, as well as upon the details of the current financial situation in each unit of government.

The City of Elkhorn has typically utilized general revenues, general obligation bonding, special assessments, and borrowing to finance improvements to municipal utilities and facilities. General revenues tend to be utilized by the City on a limited basis, since the property taxes received by the City may be expected to vary significantly from year to year, and because the cost of major improvement projects tends to cause relatively large short-term property tax increases to support the additional debt. General obligation bonds are frequently used by the City of Elkhorn to finance community utilities and facility improvements. However, the amount of outstanding bonding indebtedness a municipality may incur is limited by Wisconsin Statutes to not more than 5 percent of the total equalized valuation of all taxable property within the municipality. There is a tendency in the City of Elkhorn, as well as in other communities throughout southeastern Wisconsin, to maintain bonded indebtedness levels below the statutory limitations so that bonding capacity is always available for use in an emergency situation.

The cost of borrowing or debt financing for a local unit of government is determined, in part, by its credit rating, or bond rating. The 1984 edition of The Moody's Investors Services report gave the City of Elkhorn an A rating. Bonds which are rated A are judged to possess many favorable investment attributes and are to be considered upper-medium grade obligations.

When conventional methods of financing cannot be utilized to finance improvements to community utilities and facilities, certain federal and state programs may be available to finance such projects. The following sections summarize the various federal and state programs available for use in the City of Elkhorn and environs, with many of the programs already being utilized to varying degrees by municipalities in Walworth County.

Small Cities Community Development Block Grant (CDBG) Program: A primary source of financing for community utilities and facilities is the Small Cities Community Development Block Grant program. The Wisconsin Department of Development (DOD) administers the program for the U. S. Department of Housing and Development (HUD). Eligible applicants under the program are limited to general-purpose local units of government, including towns, villages, cities, and counties that are not an entitlement city under the program or a part of an eligible urban county. The City of Elkhorn is eligible to apply. In order to receive funding, the City must compete against other municipalities in the State for the funds through an annual grant competition administered by DOD. A quantitative scoring system is utilized by the DOD in evaluating the applications. Factors such as need, relationship of the proposed project to existing local economic development policies, and the economic development impact of the proposed project are assessed by the DOD in evaluating an application.

Activities that are eligible for funding under the CDBG program include: acquisition of real property; acquisition, construction, reconstruction, or installation of public work facilities, and site or other improvements; and the construction of new buildings and rehabilitation of existing buildings. The application process is very competitive, with about one-third of all grant applications receiving approval annually. Additional information on this program is available from the Regional Planning Commission at (414) 547-6721.

Tax Incremental Financing: Tax incremental financing (TIF) is a local financing program authorized by Wisconsin Statutes Section 66.46 that allows a city or village to designate a portion of its area as a tax incremental financing district. At least 50 percent of the property within the district must be blighted, in need of redevelopment, or suitable for industrial sites, and the district must be a continuous geographic area.

Creation of a TIF district allows the municipality to finance urban redevelopment and industrial development projects within the boundaries of a TIF district through the taxes collected on the increase in value of taxable property resulting from the proposed project. The tax collected from the base value of the properties within the district at the time of its creation are distributed among all taxing jurisdictions, just as the taxes from property outside the district are distributed. However, the incremental tax revenues received from the increased values of properties within the district as a result of completed development on them are allocated to a special fund to be used by the city for the payment of costs associated with the completion of projects as listed in the community district project plan. The initial creation or amendment to a TIF district plan must be approved by a joint review board. This board is made up of representatives from the city, the county, the affected school districts, and the vocational, technical, and adult education (VTAE) districts, in addition to one citizen representative. The TIF district terminates either when all costs of all projects are paid or 15 years following the last expenditure identified in the community's project plan. In September 1980, the City of Elkhorn created a tax incremental district. Contact the Wisconsin Department of Development--(608) 266-1018--for more information.

U. S. Department of Agriculture, Farmers Home Administration Programs: The Farmers Home Administration provides community facility loans and funds for new or improved water and waste disposal systems for rural communities. Eligible applicants for community facility loans in southeastern Wisconsin are public bodies and nonprofit corporations serving residents in rural communities, including towns with populations under 20,000. Activities that are eligible for these loans include the construction, enlargement, or improvement of community facilities providing essential services to rural areas, such as fire protection, health care, industrial parks, and community, social, or cultural services. Applicants eligible for funds for water and waste disposal systems include public bodies such as districts, authorities, or other political subdivisions of the State, as well as nonprofit organizations, in rural areas and towns having less than 10,000 population. Eligible activities include the construction, repair, improvement, expansion, or modification of rural water and waste disposal facilities. Contact the U. S. Farmers Home Administration, U. S. Department of Agriculture, Washington, D. C. 20250.

Business Improvement Districts: Chapter 66.608 of the Wisconsin Statutes authorizes cities, villages, and towns to create one or more business improvement districts (BID's) to allow businesses within those districts to develop, manage, and promote the districts, and to establish an assessment method to fund these activities. Under the law, an operating plan must be adopted which sets forth a plan for the redevelopment, maintenance, operation and promotion of the business improvement district. Contact the Wisconsin Department of Development--(608) 266-1018--for more information.

U. S. Small Business Administration, Section 503--Certified Development Company Program: Certified development companies organized under provisions set forth by the U. S. Department of Commerce, Small Business Administration, provide long-term, fixed-asset financing for the acquisition of land, building construction, expansion, and renovation, and the purchase of equipment. Loans are usually available for up to 25 years at below-market rates. The statewide Wisconsin Business Development Finance Corporation, located at 217 S. Hamilton Street, Suite 405 (608) 258-8300, in Madison, Wisconsin, provides this financing for the Elkhorn area.

Small Cities Community Development Block Grant Program: General-purpose local units of government of less than 50,000 population may apply to the Wisconsin Department of Development for funds to meet the needs of local business. Generally, grants are awarded to the local units of government, which then lend the money to a business for construction, renovation, or expansion of the building, the purchase of lands, or the purchase of machinery and equipment. The application process is very competitive, with about one-third of all grant applications receiving approval annually. Contact the Regional Planning Commission--(414) 547-6721--for more information.

U. S. Department of Agriculture, Farmers Home Administration: The U. S. Department of Agriculture, Farmers Home Administration (FmHA), provides loan guarantees for the construction, conversion, and modernization of property, the purchase of land, equipment, and supplies, and working capital. Applicants can include individuals and public and private organizations in any area outside a city of 50,000 population or more and its adjacent urban area having a population density of more than 100 per square mile. Contact the U. S. Department of Agriculture, Farmers Home Administration, Washington, D. C. 20250.

Industrial Revenue Bonds: Industrial revenue bonding is a method of public financing used to assist private industry in the construction, enlargement, or equipping of business and industrial firms. Industrial revenue bonds are issued by a local unit of government, such as the City of Elkhorn, and serve to build the community's industrial base, broaden the property tax base, and potentially provide additional employment opportunities. Industrial revenue bonds are attractive in the bond market because the purchasers of the bond are not required to pay taxes on the interest earned by the bond purchased. Therefore, industrial revenue bonds are not general obligations of the issuing local unit government. The local unit of government issuing industrial revenue bonds is simply in partnership with the business or industry. Contact the Wisconsin Department of Development at (608) 266-1018 for more information.

Small Business Development Centers: The University of Wisconsin, through its extension services, has created a number of centers of business management and development assistance at campuses across the State. The centers provide information on sources of business financing, as well as on how to solve business management problems and problems related to new business start-ups. The Small Business Development Center has four main objectives: to provide one-to-one counseling to owners/managers and prospective entrepreneurs in Wisconsin, to provide management education, to generate basic and applied research, and to publish and distribute useful business information.

Recognizing that a strong business community is a prerequisite for economic growth, the University of Wisconsin-Whitewater College of Business and Economics, located in Walworth County just eight miles northwest of Elkhorn, has been steadily increasing its management assistance efforts by generating a teamwork atmosphere among its faculty, local financial institutions, and business organizations in order to act as a catalyst for economic growth within the area. For information pertaining to the Small Business Development Center contact the SBDC Coordinator, UW-Whitewater SBDC, 4033 Carlson, Whitewater, Wisconsin 53190, (414) 472-3217.

Small Business Investment Company (SBIC): The Small Business Investment Company is a privately owned and operated company which has been licensed by the U. S. Department of Commerce, Small Business Administration, to provide equity capital and long-term loans to small businesses. Several licensed SBIC's are located in the Milwaukee metropolitan area and in Madison, Wisconsin.

Job Training Partnership Act (JTPA): The U. S. Department of Labor provides funding through the Job Training Partnership Act (JTPA) to local private industry councils (PIC's) that provide employment training services to eligible persons. Funding is available for work experience programs whereby a portion of the wages paid to employees by a business is reimbursed by the council. The PIC involved in JTPA activities in the Elkhorn area is the South-eastern Wisconsin Private Industry Council. Contact the PIC at (414) 632-3103 for more information.

Wisconsin Housing and Economic Development Administration (WHEDA): The Wisconsin Housing and Economic Development Administration provides low-interest financing to businesses and individuals with current annual sales of \$35 million or less through its small enterprise economic development (SEED) program. SEED money can be used for the purchase, expansion, and improvement of land, plants and equipment, and for depreciable research and development expenditures, so long as such projects result in the creation and maintenance of jobs. Eligible projects include manufacturing establishments, and storage and distribution facilities for manufactured products; national or regional headquarters; retail establishments located in tax incremental financing districts; research and development facilities; recreation and tourism facilities; or facilities involving the production of raw agricultural commodities. The SEED program is most useful to firms purchasing existing facilities, to firms located in municipalities which do not offer industrial revenue bond programs, to firms that require fixed-rate, long-term capital, and to credit-worthy firms that cannot find a buyer for their bonds. Contact WHEDA at (608) 266-7884 for more information.

Technology Development Fund: Funding may be provided to a consortium composed of a company headquartered in Wisconsin and an institution that is part of the University of Wisconsin system, or another Wisconsin institution of higher learning. Grants are made in support of research and development for new products. Contact the Wisconsin Department of Development at (608) 266-1018 for more information.

Private Financial Resource Base

The private financial resource base of the City of Elkhorn primarily consists of banks and savings and loan institutions and venture capital groups. The

banks and savings and loan institutions in the City of Elkhorn provide capital, financial operating systems, and technical assistance in financial management to local business and industry. Table 42 provides a listing of private financial institutions in the City of Elkhorn, including the location of full service banks and the location of savings and loan institutions. In addition to banks and savings and loan institutions, a number of venture capital groups have been formed to assist new businesses in projects that are of high risk, but that have long-term, above-average growth potential. Each investment by a venture capital group is individually structured and should include subordinated debt with warrants and/or conversion rights, income participation debentures, preferred stock, and common stock.

LOCAL ECONOMIC DEVELOPMENT ORGANIZATIONS AND CONTACT PERSONS IN THE CITY OF ELKHORN

Local public and private development organizations play an important part in community economic development. Public agencies, such as city planning and engineering departments, help to plan for the community facilities and services necessary for economic development activities. Local offices of state agencies provide employee training and services for the unemployed. Private development organizations assist in business location and retention strategies, provide technical assistance to their members, and lobby for legislation to improve the overall business climate. Below is a listing of the local development organizations, related economic development organizations, and employment training organizations serving the City of Elkhorn.

Local Development Corporations

1. Organization: Elkhorn Commercial Development Corporation
Contact: Ms. Kim Given, Executive Director
109 N. Wisconsin Street
Elkhorn, Wisconsin 53121
(414) 723-5788
2. Organization: Elkhorn Chamber of Commerce
Contact: Ms. Kim Given, Director
P. O. Box 41
109 N. Wisconsin Avenue
Elkhorn, Wisconsin 53121
(414) 723-5788
3. Organization: Elkhorn Development Company
Contact: Ms. Kim Given, Executive Secretary
P. O. Box 41
109 N. Wisconsin Avenue
Elkhorn, Wisconsin 53121
(414) 723-5788

Related Economic Development Organizations

1. Organization: Forward Wisconsin
Contact: Mr. Patrick A. LeSage, President
11270 W. Park Place
Milwaukee, Wisconsin 53224

Table 42

PRIVATE FINANCIAL LOCATIONS IN THE CITY OF ELKHORN: 1984

Financial Institution	Address	Telephone Number
Banks		
Independence Bank Elkhorn (N.A.).....	Independence Bank Plaza Elkhorn, Wisconsin 53121	(414) 723-4030
State Bank of Elkhorn.....	101 E. Walworth Street Elkhorn, Wisconsin 53121	(414) 723-2100
Savings and Loan Association		
First State Savings, Elkhorn..	23 S. Washington Street Elkhorn, Wisconsin 53121	(414) 723-4005
Hopkins Savings and Loan.....	17 N. Washington Street Elkhorn, Wisconsin 53121	(414) 723-2240

Source: Office of the Commissioner of Banking, 1982; FSLIC-insured Savings and Loan Associations, 1982.

2. Organization: Wisconsin Department of Development
Contact: Business Development Services
P. O. Box 7970
Madison, Wisconsin 53707
(608) 266-1018
3. Organization: Southeastern Wisconsin Regional Planning Commission
Contact: Mr. Kurt W. Bauer, Executive Director
Old Courthouse Building
916 N. East Avenue
P. O. Box 769
Waukesha, Wisconsin 53187-1607
(414) 547-6721
4. Organization: Walworth County Overall
Economic Development Program Committee
Contact: Mr. Gareth Betts
P. O. Box 1007
Courthouse Annex
Elkhorn, Wisconsin 53121
(414) 741-3190

Employment Training Organizations

1. Organization: Gateway Technical Institute
Contact: Elkhorn Campus
E. Centralia Street at CTH H
Elkhorn, Wisconsin 53121
(414) 723-5390
2. Organization: Private Industry Council of Southeastern Wisconsin
Contact: Mr. James P. Sullivan, President
1648 Washington Avenue
Racine, Wisconsin 53403
(414) 632-3103
3. Organization: Tri-County Employment and Training Consortium
Contact: Mr. George Moore, Executive Director
800 Center Street
Racine, Wisconsin 53403
(414) 636-3651
4. Organization: Wisconsin Job Service
Contact: Walworth County Office
422 N. Wisconsin Street
Elkhorn, Wisconsin 53121
(414) 723-5370
5. Organization: Wisconsin Department of Development,
Customized Labor Training Fund
Contact: Wisconsin Department of Development
123 W. Washington Avenue
Madison, Wisconsin 53702
(608) 266-9869